

OUTLOT OPPORTUNITY

10.07 ACRES

Canton, Michigan
41640 Ford Road



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PROPERTY SUMMARY

Located in one of Michigan's strongest retail trade corridors, two approximately 5-acre outlots are available for sale. Both sites are easily accessible from I-275 and Ford Road in Canton, Michigan. Situated conveniently between Detroit and Ann Arbor, Canton is just minutes from Metro Airport. Property highlights include:

- Incredibly strong trade area with Walmart, Sam's Club, Marshalls, Five Below, Hobby Lobby, HomeGoods and more less than 1 mile from site, all on Ford Road
- Excellent visibility from I-275 with traffic counts of 129,897 vehicles per day
- Adjacent to the only IKEA store in the entire State of Michigan
- 2 detention ponds on combined acreage
- Zoned C-4 Interchange Service District



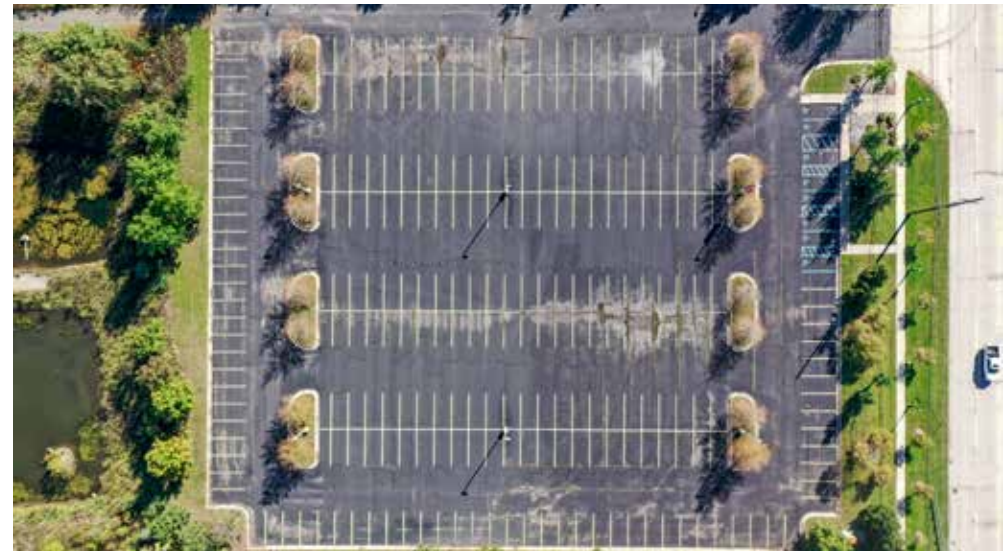
PROPERTY PHOTOS

Canton, Michigan
41640 Ford Road



PROPERTY PHOTOS

Canton, Michigan
41640 Ford Road



9th Most Populous Municipality in Michigan

Source: CQ Press, City Crime Rankings 2015



[CLICK HERE TO VIEW DRONE TOUR OF THE MARKET](#)

QUICK STATS 30 MINUTE DRIVE TIME



2,158,164
POPULATION



2,283,165
DAYTIME
POPULATION



\$59,293
MEDIAN HH INCOME



40.5%
HOUSEHOLD INCOME
\$75,000 +



35.6%
BACHELOR'S
DEGREE +



548,630
OWNED HOMES



70,685
BUSINESSES



305*
HOTELS
±30,958 Rooms



30
MAJOR MEDICAL
CENTERS



126 MSF*
RETAIL



104 MSF*
OFFICE



**20 MINUTE
DRIVE**
TO THE DTW AIRPORT

**Source: ESRI, CoStar*



THE TRADE AREA

DEMOGRAPHICS (3 Miles)

Ford Road & Haggerty Road

- **Population:** 101,787
- **Daytime Population:** 100,769
- **Median HH Income:** \$74,481
- **Total Businesses:** 2,933
- **Total Employees:** 39,052

HOTELS

10 Hotels / 958 Rooms

NOTABLE RETAILERS



MAJOR EMPLOYERS

1. **Plymouth-Canton Schools** - 2,014 employees
2. **Yazaki North America** - 898 employees
3. **Walmart** - 762 employees
4. **A&D Transport** - 610 employees
5. **Sysco Detroit** - 353 employees



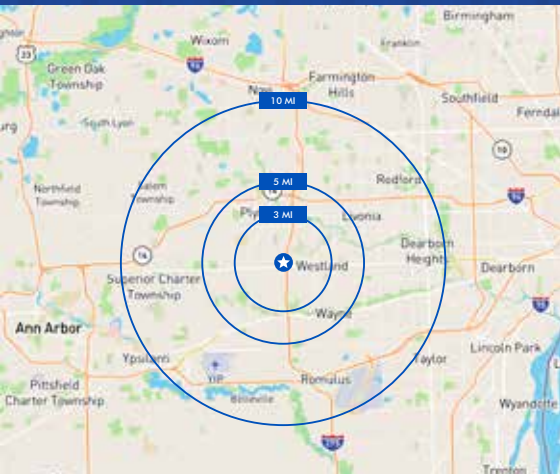
Traffic Counts: CoStar, 2020

20 miles west of Downtown Detroit

Canton was ranked the 29th safest city in the United States in 2015

Source: CQ Press, City Crime Rankings 2015

Ford Road is one of the strongest retail corridors in Metro Detroit



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