

LAND FOR SALE OR LEASE



**SWQ MICHIGAN AVE. & SHELDON RD.
CANTON, MICHIGAN 48188**

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CANTON, MICHIGAN 48188**

DISCLAIMER / DISCLOSURE	page 3
SUMMARY	page 4
CONCEPTUAL PLANS	pages 5-6
AERIAL	page 7
MARKET MAP	page 8
AREA MAP	page 9
DEMOGRAPHICS	pages 10-12
TRAFFIC COUNTS	page 13
ZONING ORDINANCE	pages 14-16



DISCLAIMER/DISCLOSURE

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



SUMMARY

Location: 44551 Michigan Ave.
Canton, MI 48188

Parcel I.D.: 71-133-02-0078-006

Land Size: 1.49 Acres (64,904 SF)

Sale/Lease Pricing: Contact Broker

Property Taxes: \$2,900.21 (2020)

Zoning: C-3: Regional Commercial

**Demographics in
5 Mile Radius:**

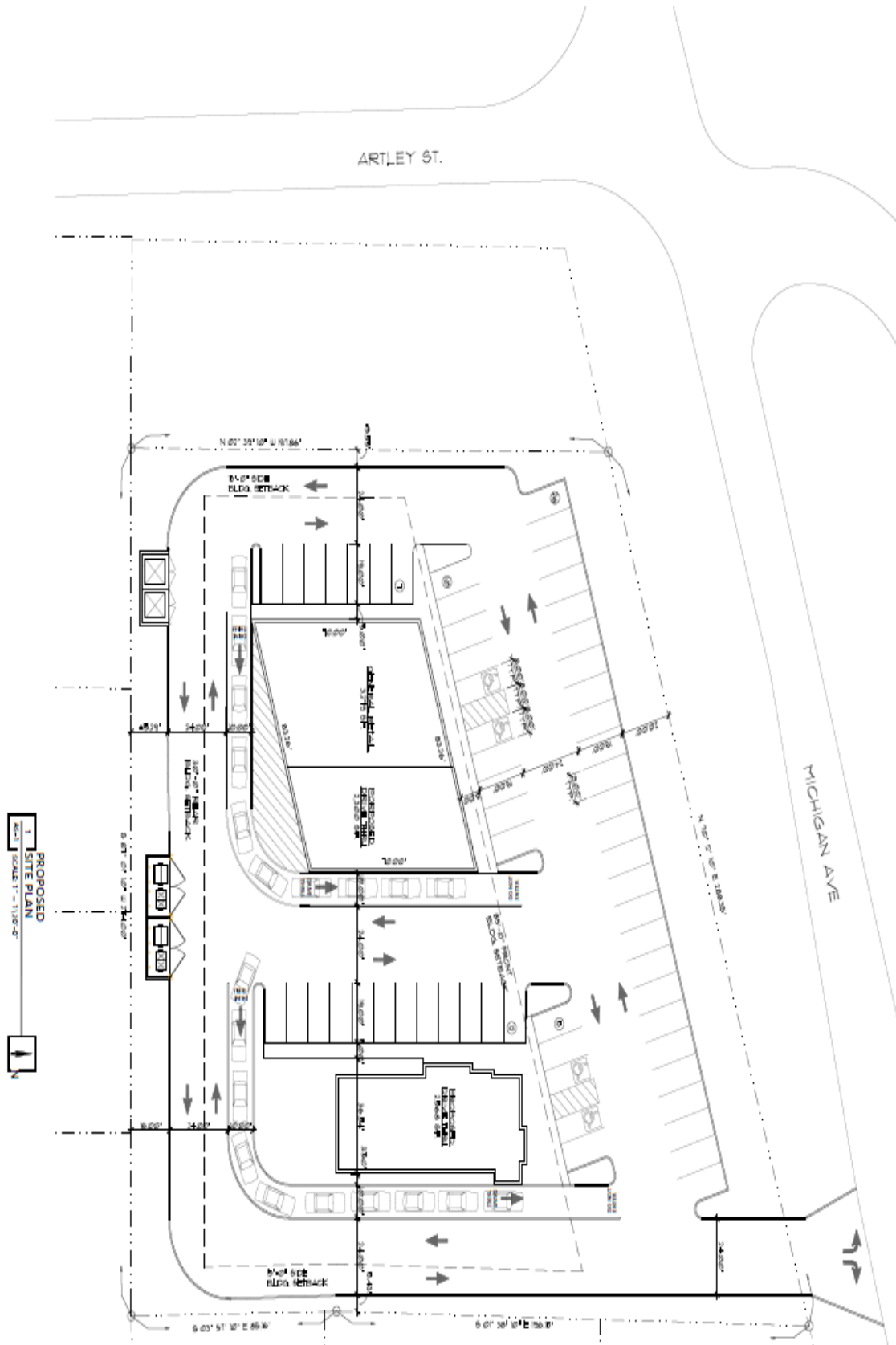
Population:	148,886 people
Households:	57,923 homes
Avg. HH Income:	\$98,824 USD
Traffic Counts:	53,808 VPD

- Property Highlights:**
- Land for sale or lease located at the Southwest Quadrant of Michigan Avenue and Sheldon in Canton Township
 - Ideal opportunity for numerous commercial uses with over 280' frontage on Michigan Ave
 - Potential for multiple pads
 - Strong area tenancy with new construction projects, multiple national retailers, as well as a number residential developments in the area
 - Contact broker for additional details

For Information Contact:
KYLE NELSON or SIMON RUBIN
248-359-9000 Ext. 5

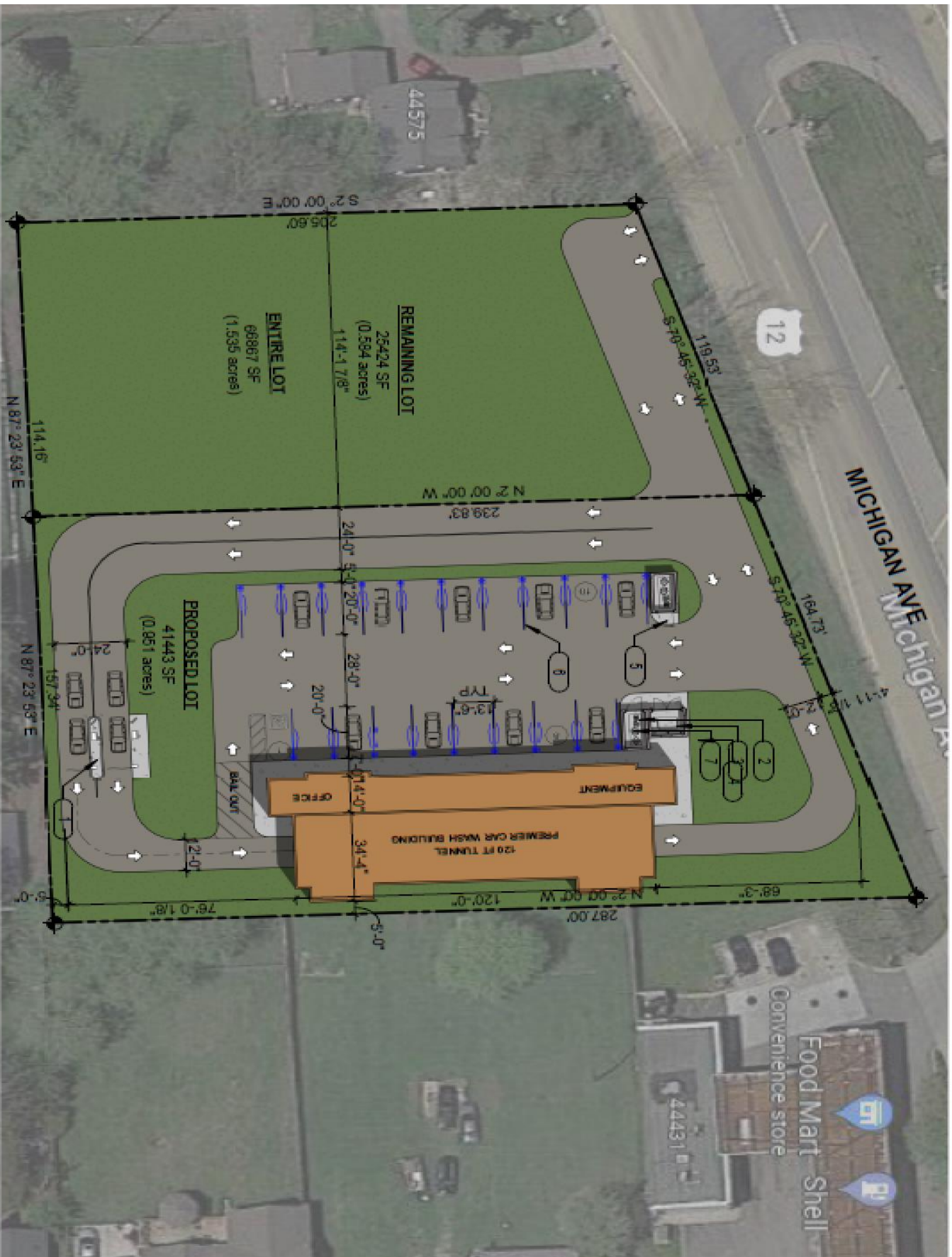


CONCEPTUAL PLANS



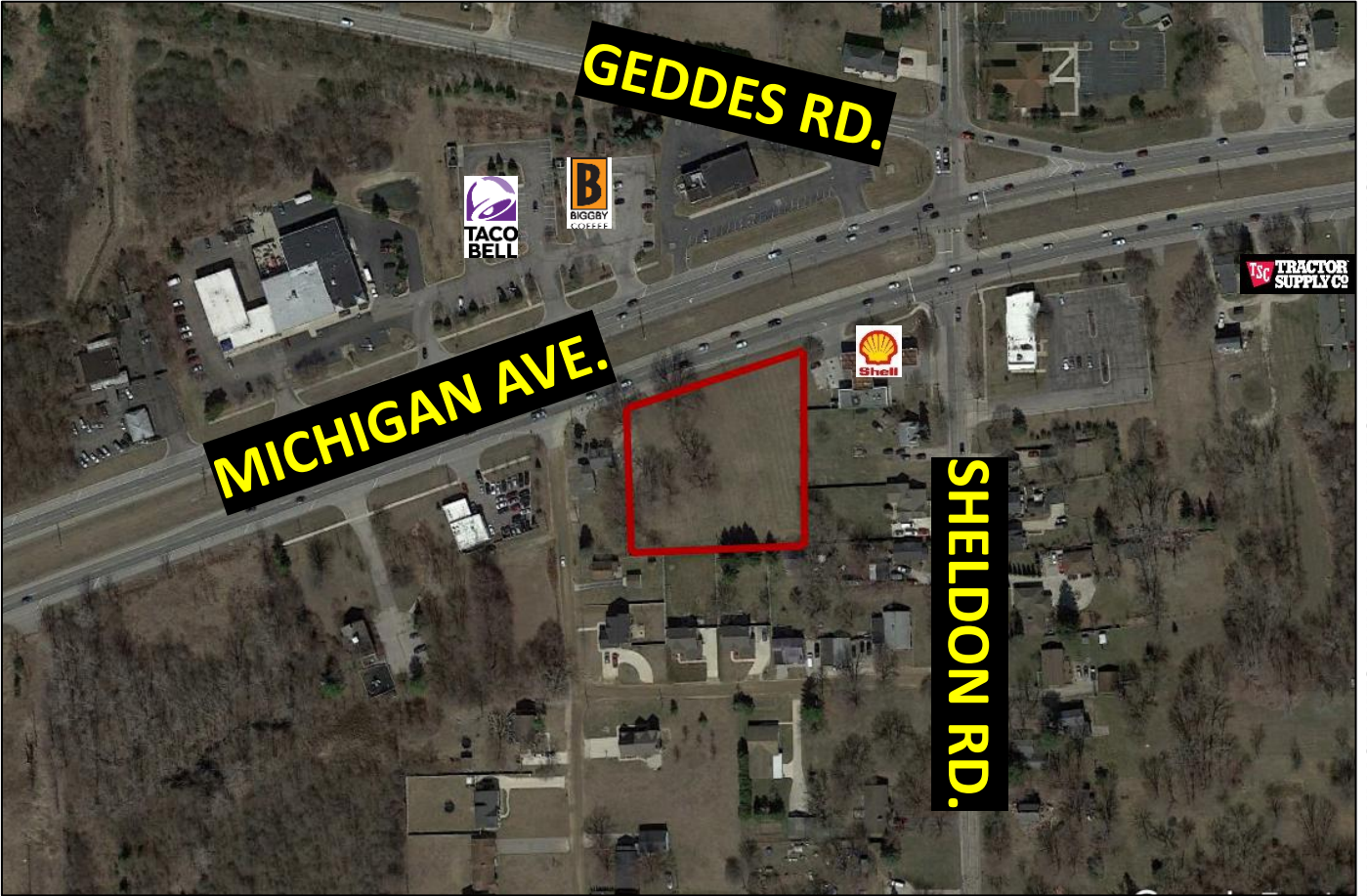
CONCEPTUAL PLANS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



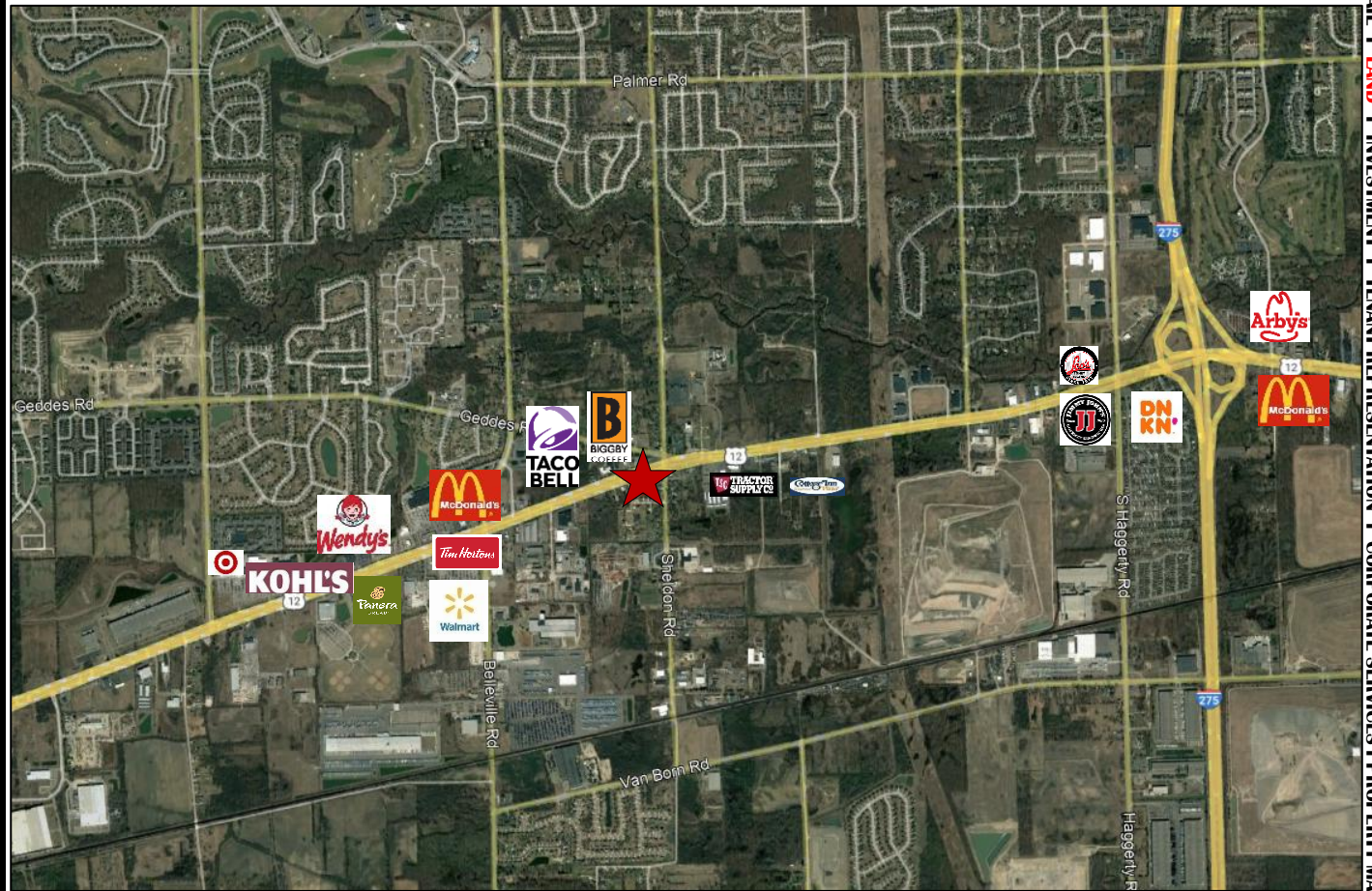
AERIAL

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



MARKET MAP

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



AREA MAP



**WILLOW RUN
AIRPORT**

**FORD ASSEMBLY
PLANT**

**BEAUMONT HOSPITAL,
WAYNE**

**DETROIT METRO
AIRPORT**

DEMOGRAPHICS

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.274/-83.4771

44551 Michigan Ave Canton, MI 48188	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	1,476	52,631	148,886
2027 Projected Population	1,444	51,533	146,055
2020 Census Population	1,493	52,891	150,069
2010 Census Population	1,639	50,485	139,627
Projected Annual Growth 2022 to 2027	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2022	-0.8%	0.4%	0.6%
Households			
2022 Estimated Households	578	19,740	57,923
2027 Projected Households	570	19,495	57,332
2020 Census Households	586	19,812	58,392
2010 Census Households	625	18,618	53,303
Projected Annual Growth 2022 to 2027	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	-0.1%	-	-
Age			
2022 Est. Population Under 10 Years	11.3%	13.2%	12.3%
2022 Est. Population 10 to 19 Years	11.2%	13.3%	12.9%
2022 Est. Population 20 to 29 Years	12.0%	11.4%	11.8%
2022 Est. Population 30 to 44 Years	21.0%	21.5%	21.2%
2022 Est. Population 45 to 59 Years	20.8%	19.5%	19.7%
2022 Est. Population 60 to 74 Years	15.9%	15.6%	16.2%
2022 Est. Population 75 Years or Over	7.8%	5.5%	5.9%
2022 Est. Median Age	40.2	37.6	38.4
Marital Status & Gender			
2022 Est. Male Population	48.5%	49.0%	48.9%
2022 Est. Female Population	51.5%	51.0%	51.1%
2022 Est. Never Married	32.1%	30.0%	32.3%
2022 Est. Now Married	50.2%	53.3%	49.2%
2022 Est. Separated or Divorced	11.0%	12.5%	13.6%
2022 Est. Widowed	6.7%	4.2%	4.8%
Income			
2022 Est. HH Income \$200,000 or More	6.5%	12.7%	10.4%
2022 Est. HH Income \$150,000 to \$199,999	7.7%	10.3%	8.4%
2022 Est. HH Income \$100,000 to \$149,999	23.0%	19.9%	18.0%
2022 Est. HH Income \$75,000 to \$99,999	15.2%	13.6%	13.3%
2022 Est. HH Income \$50,000 to \$74,999	16.2%	16.1%	18.2%
2022 Est. HH Income \$35,000 to \$49,999	7.2%	9.2%	11.3%
2022 Est. HH Income \$25,000 to \$34,999	5.6%	6.1%	6.9%
2022 Est. HH Income \$15,000 to \$24,999	9.6%	5.3%	5.8%
2022 Est. HH Income Under \$15,000	9.0%	6.9%	7.6%
2022 Est. Average Household Income	\$92,610	\$112,707	\$98,824
2022 Est. Median Household Income	\$80,887	\$90,565	\$83,738
2022 Est. Per Capita Income	\$36,577	\$42,309	\$38,499
2022 Est. Total Businesses	226	1,226	4,163
2022 Est. Total Employees	2,364	14,147	45,882

DEMOGRAPHICS



Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.274/-83.4771

44551 Michigan Ave Canton, MI 48188	1 mi radius	3 mi radius	5 mi radius
Race			
2022 Est. White	60.4%	56.3%	59.9%
2022 Est. Black	16.9%	18.8%	18.8%
2022 Est. Asian or Pacific Islander	13.6%	16.8%	12.4%
2022 Est. American Indian or Alaska Native	0.6%	0.3%	0.3%
2022 Est. Other Races	8.4%	7.9%	8.6%
Hispanic			
2022 Est. Hispanic Population	79	2,278	7,186
2022 Est. Hispanic Population	5.4%	4.3%	4.8%
2027 Proj. Hispanic Population	5.5%	4.4%	4.9%
2020 Hispanic Population	4.3%	4.1%	4.7%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	1,061	35,843	102,925
2022 Est. Elementary (Grade Level 0 to 8)	5.6%	2.1%	2.4%
2022 Est. Some High School (Grade Level 9 to 11)	5.2%	4.1%	4.7%
2022 Est. High School Graduate	18.0%	18.4%	21.2%
2022 Est. Some College	16.4%	18.1%	20.5%
2022 Est. Associate Degree Only	6.7%	8.9%	9.1%
2022 Est. Bachelor Degree Only	29.2%	27.7%	24.6%
2022 Est. Graduate Degree	19.0%	20.7%	17.5%
Housing			
2022 Est. Total Housing Units	667	20,718	61,198
2022 Est. Owner-Occupied	78.5%	79.1%	72.2%
2022 Est. Renter-Occupied	8.1%	16.1%	22.5%
2022 Est. Vacant Housing	13.4%	4.7%	5.4%
Homes Built by Year			
2022 Homes Built 2010 or later	1.9%	3.9%	4.2%
2022 Homes Built 2000 to 2009	5.3%	23.4%	16.3%
2022 Homes Built 1990 to 1999	35.1%	28.4%	19.1%
2022 Homes Built 1980 to 1989	11.5%	8.9%	9.0%
2022 Homes Built 1970 to 1979	23.8%	18.0%	23.2%
2022 Homes Built 1960 to 1969	1.6%	3.6%	7.1%
2022 Homes Built 1950 to 1959	3.3%	4.3%	7.8%
2022 Homes Built Before 1949	4.3%	4.7%	7.9%
Home Values			
2022 Home Value \$1,000,000 or More	0.9%	0.3%	0.3%
2022 Home Value \$500,000 to \$999,999	0.9%	2.4%	3.7%
2022 Home Value \$400,000 to \$499,999	0.2%	6.4%	6.9%
2022 Home Value \$300,000 to \$399,999	10.9%	20.4%	14.1%
2022 Home Value \$200,000 to \$299,999	48.2%	36.5%	32.3%
2022 Home Value \$150,000 to \$199,999	8.8%	13.7%	15.1%
2022 Home Value \$100,000 to \$149,999	14.0%	9.6%	12.5%
2022 Home Value \$50,000 to \$99,999	2.4%	3.5%	7.1%
2022 Home Value \$25,000 to \$49,999	1.8%	1.7%	2.5%
2022 Home Value Under \$25,000	12.0%	5.6%	5.5%
2022 Median Home Value	\$206,297	\$240,595	\$226,655
2022 Median Rent	\$1,195	\$989	\$870

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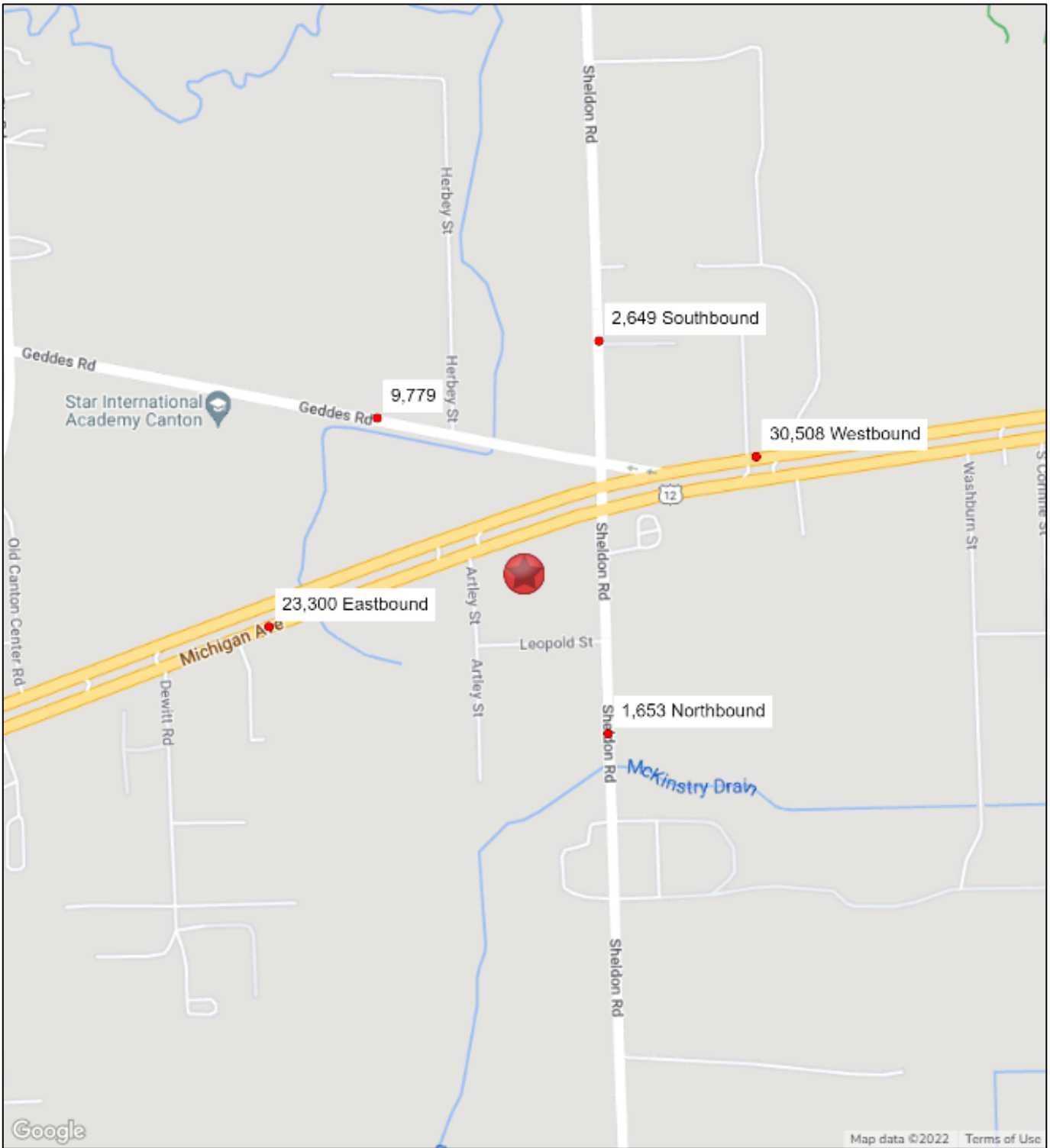
44551 Michigan Ave Canton, MI 48188	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2022 Est. Labor Population Age 16 Years or Over	1,213	41,136	118,290
2022 Est. Civilian Employed	64.8%	66.1%	64.7%
2022 Est. Civilian Unemployed	1.0%	2.7%	2.7%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	34.1%	31.3%	32.6%
2022 Labor Force Males	48.6%	48.3%	48.3%
2022 Labor Force Females	51.4%	51.7%	51.7%
Occupation			
2022 Occupation: Population Age 16 Years or Over	787	27,174	76,507
2022 Mgmt, Business, & Financial Operations	12.3%	17.0%	17.7%
2022 Professional, Related	30.9%	29.9%	26.8%
2022 Service	20.1%	15.9%	15.7%
2022 Sales, Office	12.6%	17.9%	18.2%
2022 Farming, Fishing, Forestry	0.1%	-	0.1%
2022 Construction, Extraction, Maintenance	4.0%	3.8%	4.6%
2022 Production, Transport, Material Moving	20.1%	15.4%	16.9%
2022 White Collar Workers	55.8%	64.8%	62.7%
2022 Blue Collar Workers	44.2%	35.2%	37.3%
Transportation to Work			
2022 Drive to Work Alone	79.2%	79.2%	79.0%
2022 Drive to Work in Carpool	11.7%	9.6%	9.6%
2022 Travel to Work by Public Transportation	4.2%	3.2%	3.2%
2022 Drive to Work on Motorcycle	-	-	-
2022 Walk or Bicycle to Work	2.0%	2.0%	2.0%
2022 Other Means	1.3%	1.4%	1.5%
2022 Work at Home	1.6%	4.6%	4.7%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	18.1%	17.5%	18.0%
2022 Travel to Work in 15 to 29 Minutes	36.7%	37.4%	38.8%
2022 Travel to Work in 30 to 59 Minutes	42.7%	39.5%	37.2%
2022 Travel to Work in 60 Minutes or More	2.6%	5.6%	5.9%
2022 Average Travel Time to Work	27.8	26.3	25.7
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$38.94 M	\$1.52 B	\$4.03 B
2022 Est. Apparel	\$1.37 M	\$54.2 M	\$143.16 M
2022 Est. Contributions, Gifts	\$2.23 M	\$90.5 M	\$236.81 M
2022 Est. Education, Reading	\$1.25 M	\$52.41 M	\$135.4 M
2022 Est. Entertainment	\$2.22 M	\$87.59 M	\$230.81 M
2022 Est. Food, Beverages, Tobacco	\$5.96 M	\$229.37 M	\$612.26 M
2022 Est. Furnishings, Equipment	\$1.38 M	\$54.24 M	\$143.16 M
2022 Est. Health Care, Insurance	\$3.6 M	\$136.95 M	\$365.94 M
2022 Est. Household Operations, Shelter, Utilities	\$12.52 M	\$485.36 M	\$1.29 B
2022 Est. Miscellaneous Expenses	\$739.49 K	\$28.84 M	\$76.5 M
2022 Est. Personal Care	\$525.83 K	\$20.35 M	\$54.05 M
2022 Est. Transportation	\$7.14 M	\$275.99 M	\$733.76 M

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TRAFFIC COUNTS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



4451 Michigan Ave

Canton, MI 48188

July 2022



ZONING ORDINANCE

ARTICLE 17.00. - C-3, REGIONAL COMMERCIAL DISTRICT²⁷

Cross reference— Businesses, ch. 18.

17.01. - Statement of intent.

The intent of the regional commercial district is to provide locations for development of businesses which cater primarily to the comparison shopping needs of residents of the whole township and surrounding communities. Businesses in the C-3 district typically provide goods or services that are needed on an intermittent basis. In addition, certain types of convenience-type commercial uses are permitted in combination with the predominant comparison uses in planned shopping center developments, where a combination of such uses is considered appropriate based on the desired economic function and quality and range of businesses in the C-3 district. Planned development may be permitted as a means to achieve the basic intent of this district, in accordance with guidelines in section 27.04.

Regional commercial district uses typically generate large volumes of traffic, much of which is from outside the community. In accordance with the intent of this district, regional commercial uses and sites should be:

- Located away from sensitive residential areas,
- Served by a major thoroughfare as identified in the Wayne County thoroughfare plan which provides access to an interstate thoroughfare within close proximity.

17.02. - Permitted uses and structures.

- A. *Principal uses and structures.* In all areas zoned C-3, regional commercial district, no building or part of a building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or part, except for one or more of the following principal permitted uses:
1. All principal uses permitted in the C-2 district and planned shopping centers of less than 200,000 square feet of gross floor area. Planned shopping centers shall be subject to the requirements of section 6.06.
 2. All principal uses permitted in the O-1, office district, as set forth in section 20.02, subsection A.
 3. Offices, showrooms, or workshop of a plumber, electrician, building contractor, upholsterer, caterer, exterminator, decorator or similar trade, subject to the following conditions:
 - All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.
 - The ground floor premises facing upon and visible from any abutting street shall be used only for entrances, offices, sales, or display.
 - There shall be no outside storage of materials or goods of any kind.
 4. Standard restaurants, bars, and lounges.
 5.
 - a. Dancehalls, assembly halls, and similar places of assembly.
 - b. Religious institutions, subject to the provisions of section 6.02, subsection U.
 6. Financial institutions, including banks, credit unions, and savings and loan associations.
 7. Business schools and colleges, or vocational training centers, such as trade schools, dance schools, music and voice schools, and art studios.
 8. Hospitals, subject to the provisions in section 6.02, subsection L.
 9. Funeral homes, when adequate assembly area is provided off-street for vehicles to be used on funeral processions. A caretaker's residence may be provided within the main building of the funeral home, subject to the provisions in section 2.04.

ZONING ORDINANCE

10. Private recreation uses, both indoor and outdoor, such as archery courts, bowling alleys, billiard halls, golf driving ranges, gymnasium or court sports facilities, miniature golf, tennis clubs, and similar recreation uses, subject to the provisions in section 6.02, subsection R, where appropriate.
 11. Uses and structures accessory to the above, subject to the provisions in section 2.03.
 12. Smoking lounge, per the requirements of chapter 18, Business Regulations.
- B. *Special land uses.* The following uses may be permitted by the township board, subject to the conditions specified for each use; review and approval of the site plan and application by the planning commission and township board; the imposition of special conditions which, in the opinion of the planning commission or township board, are necessary to fulfill the purposes of this ordinance; and, the provisions set forth in section 27.03.
1. Planned shopping centers, which are characterized as regional in nature with more than 200,000 square feet of gross floor area, subject to the site plan review submission requirements, section 6.02, subsection T and section 6.06. Planned shopping centers may contain any principal or special land use permitted in the C-3 district and any principal use permitted in the C-2 district.
 2. Garden centers, subject to the provisions of section 6.02, subsection Q.
 3. Automobile wash establishments, subject to the provisions in section 6.02, subsection D.
 4. New and used automobile sales and rental, including customary and incidental uses, subject to the provisions in section 6.02, subsection Q.
 5. Home improvement centers, subject to the provisions in section 6.02, subsection Q.5 relative to display and sale of plant materials and/or outdoor storage for garden centers.
 6. Adult book or supply stores, adult motion picture theaters, adult live stage performing theaters, adult outdoor motion picture theaters, and group "A" cabarets, subject to the provisions in section 6.02, subsection A.
 7. Coin-operated amusement device establishments.
 8. Fast food restaurants, subject to the following:
 - The site shall have a minimum of 125 feet of frontage.
 - Coordinated access with adjoining sites or the use of secondary access drives in accordance with section 2.10 is required.
 - Accessory uses and facilities, including but not limited to interior or exterior playgrounds, shall be architecturally integrated with the primary structure and the height and bulk of said use or facility shall be dimensionally in proportion to the primary structure.
 9. Motels and motel courts, subject to the provisions in section 6.02, subsection N.
 10. Hotels.
 11. Theaters, subject to the provisions in section 6.02, subsection O.
 12.
 - a. Canine training facility with no outdoor runs.
 - b. Pet day care facility with no outdoor runs.
 - c. Indoor pet boarding facility.
 13.
 - a. Automobile filling stations (limited to redevelopment of existing stations or stations which are accessory to primary retail uses or individual tenants within a shopping center, having a gross floor area over 50,000 square feet), subject to the provisions in Section 6.02.C.
 - b. Automobile service stations, subject to the provisions in section 6.02, subsection C.
 14. Municipal buildings and uses not requiring outside storage of materials or vehicles.
 15. Essential services, subject to the provisions in section 2.16, subsection A.

ZONING ORDINANCE

16. Warehouse retail outlet, subject to the provisions in section 6.02, subsection Y.
17. Indoor hot tub rentals conducted on the site of the rental establishment.
18. Superstores, subject to the provisions of section 6.02, [subsection] X1.
19. Building material sales establishments having outdoor garden centers and/or outdoor storage or storage in open or partially open structures, subject to the provisions in section 6.02 Q.5 for garden centers and section 6.02 Q.7.

(Ord. of 9-19-2002; Ord. of 1-23-2003; Ord. of 9-4-2003; Ord. of 5-25-2004; Ord. of 8-23-2005; Res. of 6-12-2008; Amend. of 2-22-2011; Zoning Ord. Amd. 2011-2, 6-28-2011; Ord. of 2-10-2015, § 1; Ord. of 7-11-2017(1), § 1)

17.03. - Development standards.

- A. *Required conditions.* Except as otherwise noted for specific uses, buildings and uses in the regional commercial district shall comply with the following required conditions:
 1. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced and services performed on the premises shall be sold at retail on the premises where produced.
 2. All business, servicing, or processing, except off-street parking and loading, shall be conducted within a completely enclosed building, unless otherwise specifically permitted.
 3. There shall be no outside storage of any goods, inventory, or equipment.
- B. *Site plan review.* Site plan review and approval is required for all uses in the regional commercial district in accordance with section 27.02.
- C. *Area, height, bulk, and placement requirements.* Buildings and uses in the regional commercial district are subject to the area, height, bulk, and placement requirements in article 26.00, Schedule of Regulations.
- D. *Planned development.* Planned development may be permitted in the regional commercial district, subject to the standards and approval requirements set forth in section 27.04.
- E. *General development standards.* Buildings and uses in the regional commercial district shall be subject to all applicable standards and requirements set forth in this ordinance, as specified below and more generally in section 8.06.