

AVAILABLE PROPERTY

EXISTING BANK BRANCH

45420 MICHIGAN AVE. (US-12)

CANTON, MICHIGAN

For more information,
please contact:
SCOTT GRIFFIN



GRIFFIN PROPERTIES

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EXISTING BANK BRANCH

45420 Michigan Ave., Canton, MI

DESCRIPTION:

This existing bank branch is extremely well located on busy Michigan Ave (US-12). Formerly operated as Comerica Bank for 20+ years, it was recently converted to a Fifth Third Bank branch. Fifth Third just announced the closing of 75 locations in Michigan. Because of the tremendous business generated at this branch, they have selected this location to remain open as a Fifth Third Bank branch, and they have already proposed a lease extension, beginning in 2027.

Access, visibility and convenience set this location apart from all other retail buildings in the area.

The development includes several users that will generate very high daily traffic counts for all of the tenants on the property. 7-Eleven, Quick Pass Care Wash and Mobil Gas have already built on the site and are operating. The three remaining pads are each approximately one acre in size, enjoy common curb cuts and drives, and the development sits directly across from the entrance to the major retail development in the area.

LOCATION:

Situated on the north side of Michigan Avenue, between Canton Center Road and Old Canton Center Road, this corner is referred to by local officials as "The Southern Gateway to Canton Township". There is a "Welcome to Canton Township" sign on the property. Canton has been ranked one of the "Top Cities in the U.S. to Raise a Family" and one of the "Safest Cities in America" (see the complete list of Canton's top rankings in this package).

There are many other significant traffic generators at this intersection and in the immediate area, including The Home Depot/Kroger/Dick's Sporting Goods anchored shopping center, Super Walmart, numerous banks, gas stations and restaurants, municipal offices and sports facilities. This site lies in the heart of one of Michigan's fastest growing up-scale residential areas, creating a tremendous need for services to support this growth. Recent developments are too lengthy to list (see "Commercial and Residential Development" maps).

SIZE:

4,385 sq. ft. with drive thru

LEASE RATE:

Upon Request

EXISTING BANK BRANCH

CANTON, MICHIGAN

TRAFFIC GENERATORS: Canton Crossings has AMAZING traffic counts, with countless customers passing the site daily to do business at, among others, the following tremendous traffic generators:

<u>On Site</u>	<u>Across the Entrance Drive</u>	<u>Across Michigan Avenue</u>	<u>Less than 1/4 Mile</u>
Comerica Bank	Kroger	Walmart Supercenter	Target Superstore
7-Eleven	Home Depot	BP Gas Station	Kohl's
Mobile Gas Station	Dick's Sporting Goods	Flagstar Bank	Old Navy
Quick Pass Car Wash	McDonald's	Tim Horton's	CVS Pharmacy
3 outlots	Ruby Tuesday	Panera Bread	Pet Smart
	Bank of America	Canton Sports Complex	Huntington Bank
	Chase Bank	Victory Toyota Dealership	
	Wendy's		

Michigan Avenue (US-12):	43,836 vpd
Canton Center Road:	19,894 vpd
Belleville Road:	16,898 vpd

(Semcog and MDOT, 2026)

DEMOGRAPHICS

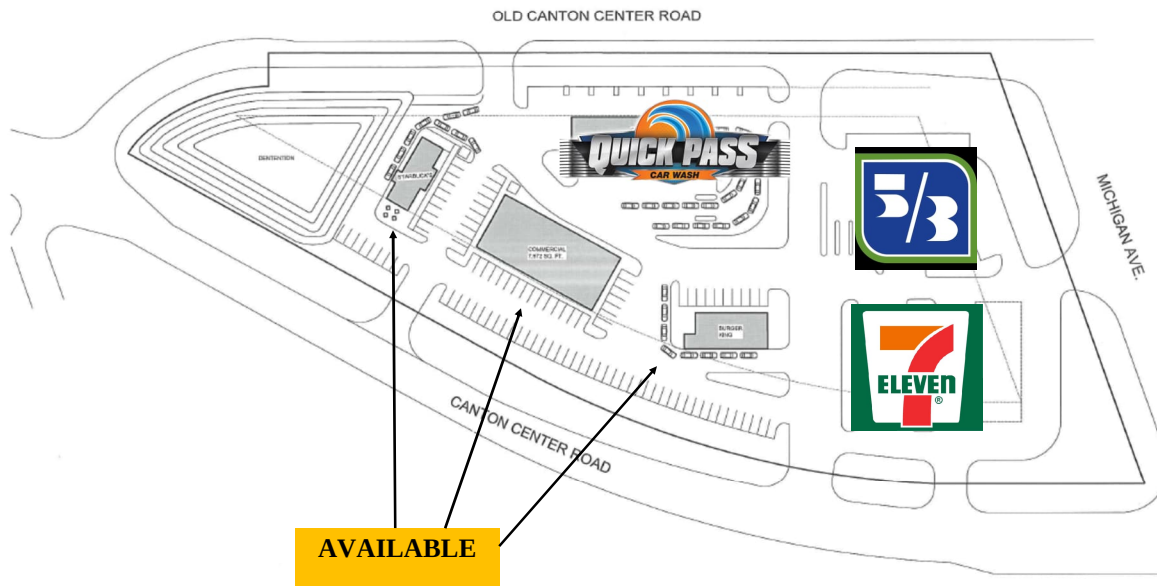
Population	1 Mile	3 Mile	5 Mile
2024 Total Population:	16,575	98,742	225,559
2023 Total Population:	16,529	98,963	225,212
Daytime Population:	13,084	80,133	182,678
Households			
2024 Total Households:	5,484	35,717	83,847
2024 Median Household Inc:	\$108,319	\$110,398	\$93,718
2024 Median Age:	40.9	41.2	40.5



SURROUNDING AREA



SITE PLAN



SITE PLAN
SCALE 1" = 40'

JEFFERY A. SCOTT
architects p.c.
32319 grand river ave.
suite 200
farmington, mi 48330
248-476-8800
JAS@JASARCHITECTS.COM
REVISED 05/2011

SHEET TITLE

SITE PLAN

PROJECT:

QUICK PASS
CANTON CENTER RD.
CANTON, MICHIGAN

DATE: 05/2011

PRELIMINARY -
NOT FOR CONSTRUCTION

DO NOT SCALE DIMENSIONS
USE DIMENSIONS SHOWN ONLY

18126

SHEET NO.

SP100

PLANT SIZE: 1/8" = 1'-0"

Canton over the past 5 years.....

- Best suburb to live in Michigan and America
- Best place to raise a family
- Most diverse Suburb
- Best Suburb to buy a house
- Best place for young professionals
- Suburb with the best public schools in Wayne County
- Best place to retire
- Consistently ranked one of the Safest cities in the state and nation
- One of the wealthiest cities in the nation
- Among Fastest growing communities in the U.S.



**The following map shows the
location of the commercial activity
in the immediate area of the site.**





**The following map shows the
location of more than 60 new subdivisions
containing more than 11,000 new homes
that are currently under development or
Construction.**



RESIDENTIAL DEVELOPMENT



APPROVED RESIDENTIAL DEVELOPMENT

2025 Status of approved residential developments

Name	Stage*	# Units	Address	Master	Land	Builder
Anand Village	FSP	43				Geddes-Denton LLC
Canton Oaks Apartments	P-PDD	280				Three Oaks Communities, LLC
Canton Shareef Site Condo	PSP	10				Shareef
Cherry Hill Preserve Detached Con-	SLU/SP	19	X			Bruce Michael
Everbrook Detached Condo	SLU/PSP	471				Pulte
Everton Reserve Detached Condo	PSP	62				Pulte
Filmore Place Apartments	PDD/SP	253	X	N/A	X	Crescendo Homes
Filmore Place Phase 4&5 Site Con-	PDD/PSP	100				Pulte
Grandview South Detached Condo	FSP	221	X	X	X	Pulte
Harvest Arbor	PSP	51				M/I Homes
Harvest Creek	PDD	18				1205 Ridge LLC
Independent Living Alliance	PDD	40				Stonefield
Meadows of Cherry Hill Site Condo	PDD/FSP	38	X	X	X	Evergreen
Redwood at Marketplace Apart-	PDD/SP	235	X	N/A		Redwood
Ridge Creek	PDD	22				Singh
Springs at Willow Creek	PDD/SP	280	X			Continental Properties Co.
Viva Bene Housing for the Elderly	PDD/SP	180				Avenue Dvpt.
Woodbridge Estates Condo	FSP	479	X	X	X	Trowbridge

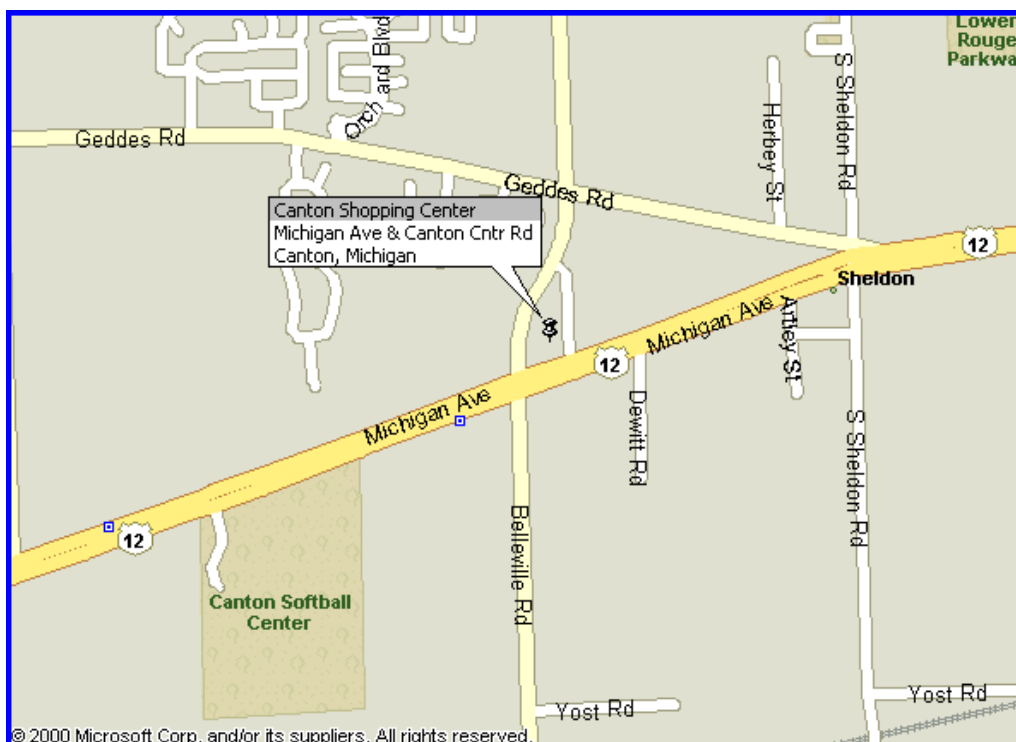
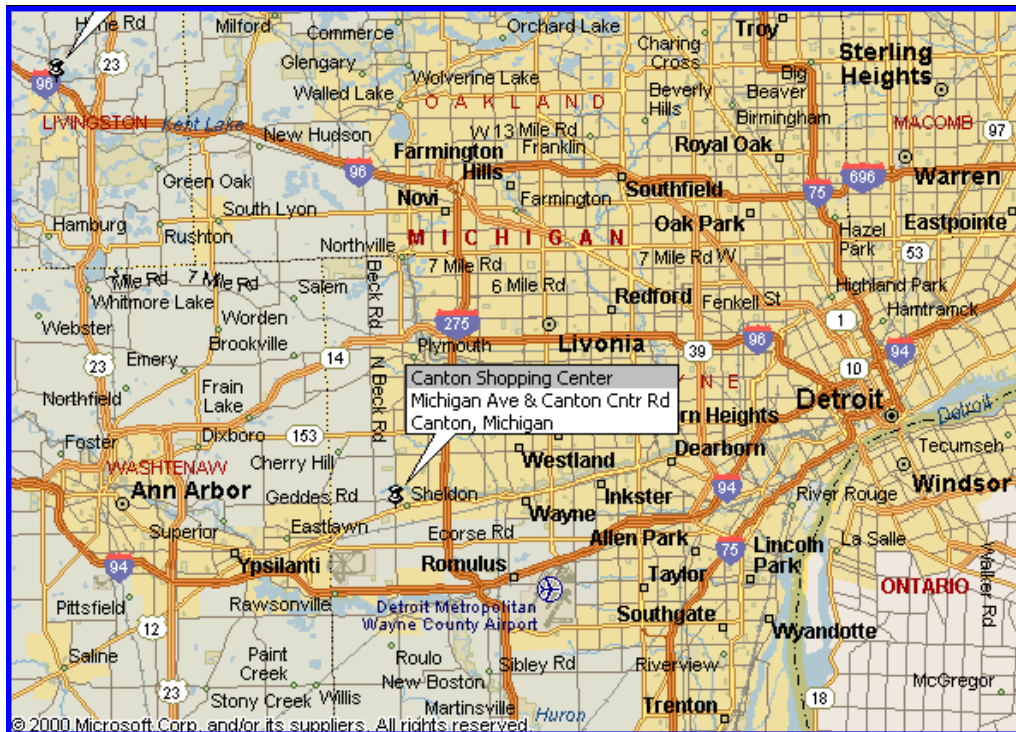
IN REVIEW RESIDENTIAL DEVELOPMENT

Planning Commission Report 2025

Items received/reviewed as of 12/31/2025

Review Items Only-Some Applications Not Approved

Residential	Acreage	Units	New bldg. sq. ft.
Canton Oaks - Preliminary PDD	24.7	280	
Cherry Hill Village Plaza - PDD (Residential Area Only)	1.27	15	
Elmhurst Contiguous Nonconforming Lots	0.6	5	
Everbrook - RZ, SLU, SP	224.5	471	
Everton Reserve (Silvercreek Estates) - PSP and FSP	34.68	62	
Filmore Place PDD Amendment and Preliminary Site Plan (Phase 4 & 5)	35.815	100	
Harvest Arbor Final Site Plan	25.5	51	
Harvest Creek PDD	6.99	18	
Independent Living Alliance (ILA) Site Plan	4.23	40	
Saltz Road Contiguous Residential Lots	0.32	2	
Viva Bene Canton P-PDD, F-PDD, and Site Plan	17.25	180	
Willard Contiguous Nonconforming Lots	0.224	2	
Woodbridge Estates PDD Amendment and Site Plan Amendment	16	165	



Canton Township Profile

36

Square Miles

98,659

Total Population (2020)

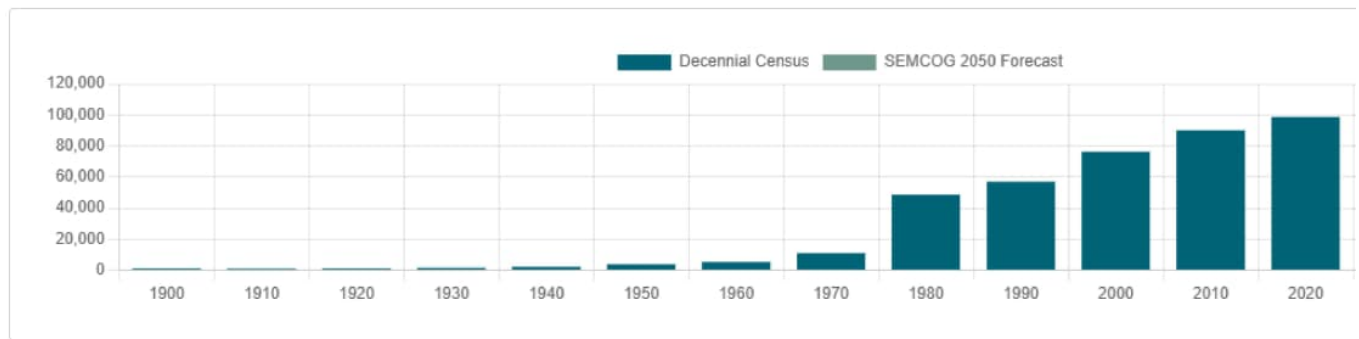
1150 S. Canton Center Rd., Canton, MI 48188

<http://www.canton-mi.org/>



Powered by Esri

Population Forecast ⓘ



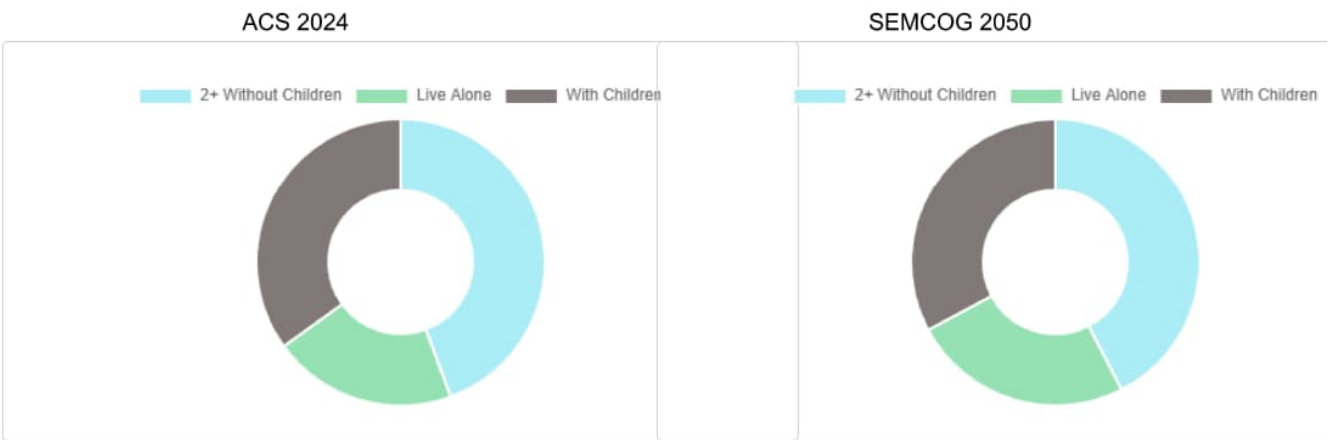
Population and Households ⓘ

Population And Households	Census 2020	Census 2010	Change 2010-2020	Percent Change 2010-2020
Total Population	98,659	90,173	8,486	9.4%
Group Quarters Population	348	155	193	124.5%
Household Population	98,311	90,018	8,293	9.2%
Housing Units	38,109	34,829	3,280	9.4%
Households (Occupied Units)	36,352	32,771	3,581	10.9%
Residential Vacancy Rate	4.6%	5.9%	-1.3%	-
Average Household Size	2.70	2.75	-0.04	-

Components of Population Change ⓘ

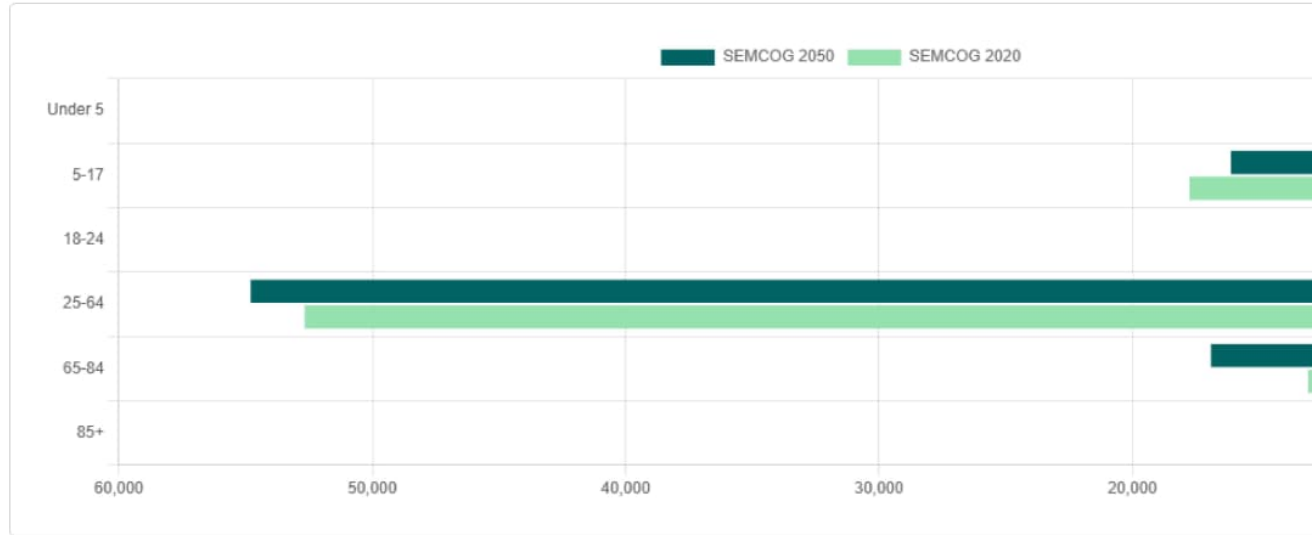
Components Of Population Change	2010-2019 Avg
Natural Increase (Births - Deaths)	508
Births	1,039
Deaths	530
Net Migration (Movement In - Movement Out)	341
Population Change (Natural Increase + Net Migration)	849

Household Types ⓘ



Household Types	Census 2010	ACS 2024	Change 2010-2024	Percent Change
With Seniors 65+	5,988	10,814	4,826	80.6%
Without Seniors	26,783	25,497	-1,286	-4.8%
Live Alone, 65+	2,043	3,133	1,090	53.4%
Live Alone, < 65:	5,045	4,366	-679	-13.5%
2+ Persons, with Children	13,170	12,702	-468	-3.5%
2+ Persons, without Children	12,513	16,110	3,597	28.7%
Total Households	32,771	36,311	3,540	10.8%

Forecasted Population Change 2020-2050 ⓘ



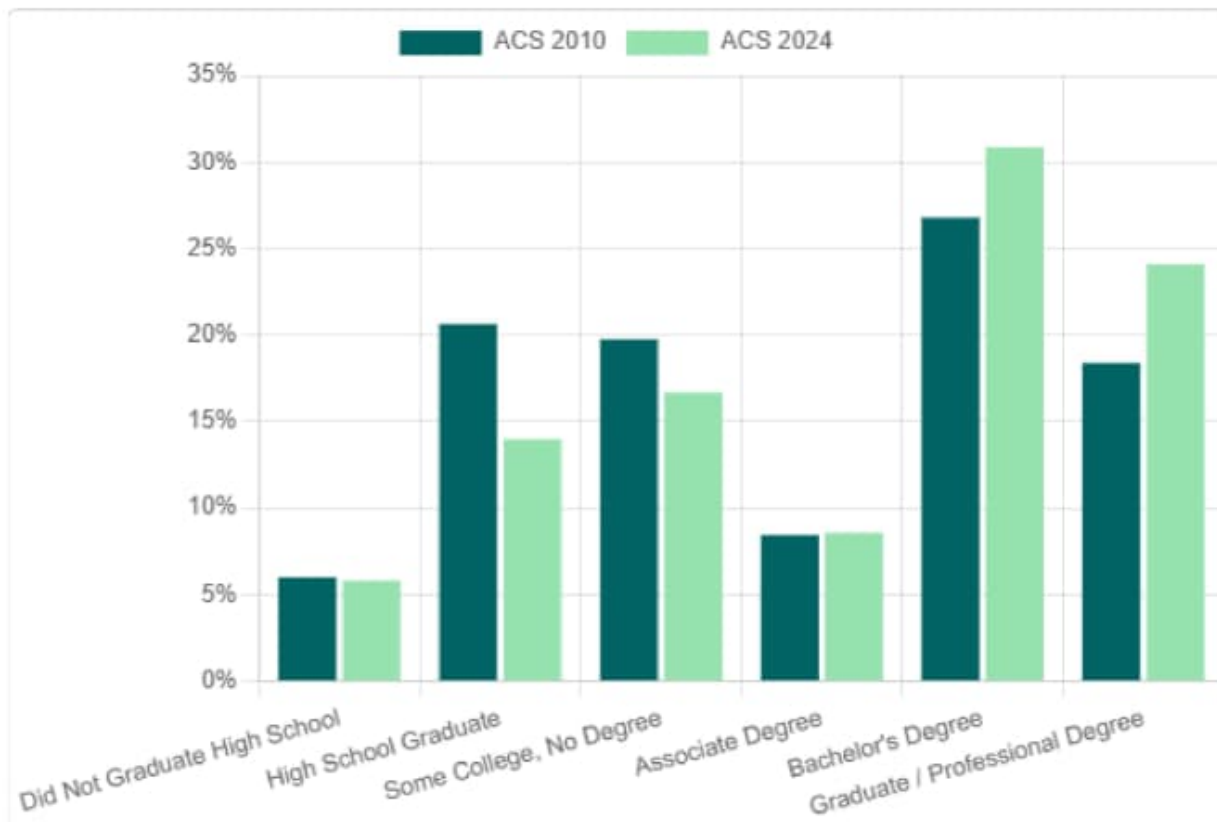
Age Group	2020	2025	2030	2035	2040	2045
Under 5	5,333	5,648	5,540	5,590	5,651	5,668
5-17	17,741	16,175	16,480	16,233	16,294	16,196
18-24	8,668	9,029	9,094	9,495	9,522	9,490
25-64	52,668	52,973	51,635	52,079	53,212	54,195
65-84	13,057	15,218	16,836	17,230	17,022	16,767
85+	1,192	1,098	1,232	1,597	1,796	2,135
Total	98,659	100,141	100,817	102,224	103,497	104,451

Older Adults and Youth Populations ⓘ

Older Adults And Youth Population	Census 2010	ACS 2024	Change 2010-2024	Percent Change
65 and over	8,028	16,292	8,264	102.94%
65 to 84	7,093	14,780	7,687	108.37%
85 and Over	935	1,512	577	61.60%
Under 18	24,571	22,913	-1,658	-6.75%
5 to 17	18,547	17,079	-1,468	-7.91%
Under 5	6,024	5,834	-190	-3.15%

Highest Level of Education ⓘ

Highest Level Of Education	ACS 2010	ACS 2024	Percent Change 2010-2024
Did Not Graduate ...	6.0%	5.8%	-0.2%
High School Grad...	20.6%	14.0%	-6.6%
Some College, No ...	19.7%	16.7%	-3.1%
Associate Degree	8.5%	8.6%	0.1%
Bachelor's Degree	26.8%	30.8%	4.1%
Graduate / Profess...	18.4%	24.1%	5.7%



Canton Twp: \$9.5M investment will bring new restaurants, breweries to Cherry Hill Village

[Laura Colvin](#)

Hometownlife.com

Published Feb 13, 2023

New restaurants, open-air dining and breweries – along with a new park and new programs – could become a reality for the west side of Canton Township if everything goes according to plan.

Over the past year, Canton Township officials have been working with Wayne County to revitalize Cherry Hill Village with a project dubbed Canton Town Square.

“We’re going to create a walkable community,” Canton Township Supervisor Anne Marie Graham-Hudak said. “Canton needs a livable, walkable, economically vital downtown community, and (with the Wayne County partnership) we have the chance to double our funding on a transformative main street project.”

At a meeting of the Canton Township Board of Trustees in January, members voted unanimously to approve an intergovernmental agreement with Wayne County to fund the project.

Canton will contribute \$4.75 million to the project through American Rescue Plan Act funds, Wayne County millage funds and its general fund. Insurance proceeds will be used to rebuild the Cady-Boyer Barn, which most was destroyed by fire.

Canton officials hope the \$4.75 million contribution will be matched by Wayne County ARPA funds. On Feb. 28, township representatives will present the project for approval at the first of two meetings with the Wayne County Commission.

According to township documents, the investment- will “improve the quality of life for residents, increase property values, grow the tax base and spur small and medium-sized business development in Canton.”

While plans have not been finalized, the concept for Canton Town Square features the Village Square Park, Village Arts Factory Campus, including the creation of Factory Park on the undeveloped 14 acres behind the factory, Preservation Park improvements, Leisure Services programming, Partnership for the Arts & Humanities events, open air dining, restaurants, breweries, a better-connected sidewalk and trail system, wayfinding and parking improvements.

At its Jan. 24 meeting, the Canton Township Board of Trustees also approved a \$518,000 purchase of a half-acre parcel at 50525 Cherry Hill Road in Cherry Hill Village. According to township documents, the parcel consists of commercial land with a small building, blighted beyond repair.

Canton Sports Center To Undergo Major Renovations In 2024

This project, which is currently in progress, is scheduled to be completed in April 2024 by the opening day of the 2024 Spring Season.

Posted Fri, Dec 15, 2023 at 2:26 pm ET

CANTON, MI — A popular Canton sports facility known for hosting local softball/baseball leagues and national tournaments will undergo several significant renovations in early 2024, according to township officials.

A majority of the concrete sidewalks around the sports facility have already been replaced.

Kicker's Bar & Grill - a full-service restaurant located in the facility - has already been upgraded with a new paint color scheme and booth cushion replacements, officials said.

"All of these projects will deliver superior improvements to our premier facility, which hosts over 2,500 league and tourney teams from April to October each year," Canton Park & Sports Supervisor Abe Vinitski said. "Every year, we draw local youth and senior participants along with national elite players to Canton as their destination for baseball, softball, cricket, lacrosse, and flag football. These dramatic improvements will help secure our ranking as one of the best Sports facilities in Michigan."

The Canton Sports Center, located at 46555 W. Michigan Avenue in Canton, MI, features a twelve-diamond lighted softball/baseball operation with state-of-the-art facilities, as well as Kicker's Bar & Grill. The sports complex annually plays host to several national tournaments that produce a significant economic impact on the area; at times generating over \$1 million in revenue for area businesses.

Developers propose new shopping, restaurants in two Canton Township locations

Hometownlife.com

Published November 16, 2023

CANTON TWP. — Two developers are proposing new shopping facilities with attached restaurants in different parts of the community.

The first proposal, at the northwest corner of Canton Center and Warren roads, would see a developer demolish the vacant former PNC Bank and replace it with a 7,400-square-foot, multi-tenant commercial building for retail and restaurant use.

On the southwest side of Canton Township, Dabaja Properties is proposing a multi-tenant commercial shopping center with a fast-food drive-through restaurant at the northwest corner of Michigan Avenue and Beck Road.

The Canton Township Planning Commission reviewed plans and recommended both proposals for approval at its Nov. 6 meeting. Both projects must go before the Canton Township Board of Trustees for final consideration.

Retail spaces, restaurant would join shopping plaza

Dabaja Properties' project would fill out the remaining vacant property in the Crossroads Village shopping plaza, currently occupied by Target and Kohl's, and other retail businesses.

The proposed north building would be about 7,100 square feet while the south building will be about 6,800 square feet include a drive-thru restaurant.

The developer said tenants have not yet been identified for the retail spaces, but noted he is currently in discussions with Dairy Queen. The plans also include 55 parking spaces and an outdoor dining area between the two buildings.

Canton Twp gets \$14M in state funds for new fire station, youth center, roads and sidewalks

CANTON TWP. — State grants totaling \$14 million are expected to mean a new fire station, a youth center and significant reconstruction of certain roads and sidewalks in Canton Township.

The three grants are part of the [\\$81.7 billion state budget sent Wednesday](#) to the desk of Gov. Gretchen Whitmer. She has yet to sign the legislation.

Fourth fire station for Canton Township At \$7 million, the largest of the three grants is earmarked for construction of a new fire station – Canton Township’s fourth – on township-owned property near the southwest corner of the Michigan Avenue and Lilley Road intersection.

A \$5 million state grant will go toward repair of roads and sidewalks in some of Canton’s subdivisions.

New youth center The third grant earmarks \$2 million in state funds for the transformation of the former Canton Township hall on Geddes Road just west of Sheldon. The building was used as a Western Wayne Narcotics location after the township moved to its current home on Canton Center Road, but has now stood empty for several years.

The plan, she said, is to remove the jail cells and renovate the building so it can accommodate the Growth Works, an organization that provides support to youth and families dealing with substance abuse and juvenile delinquency.

In a statement to Hometown Life, Puri said he “wakes up every day excited to serve Canton Township.” “The impact of these investments will ripple through every aspect of Canton’s fabric, benefiting all residents, irrespective of their background or political affiliation,” Puri said. “Our new fire station will enhance public safety, ensuring that our families and neighborhoods are protected. The allocation for local road repairs will improve transportation infrastructure, making commuting safer and more efficient. And the revitalization of our youth center will provide a nurturing environment for our future leaders to thrive, empowering them with opportunities for growth and development.”

LIMITING CONDITIONS

AGREEMENT:	In consideration of the receipt of the attached marketing package and any other materials, documents or information contained herein or which may be hereafter provided to the recipient hereof, (singularly and collectively, the "Information") regarding the property described herein (the "Property"), the recipient hereof hereby acknowledges and agrees as follows:
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