

# LAND FOR SALE/LAND LEASE

## .60-Acre Development Site on Hard Corner in Canton

7125 N LILLEY RD  
CANTON, MI 48187



Recent Dramatic Price Reduction!

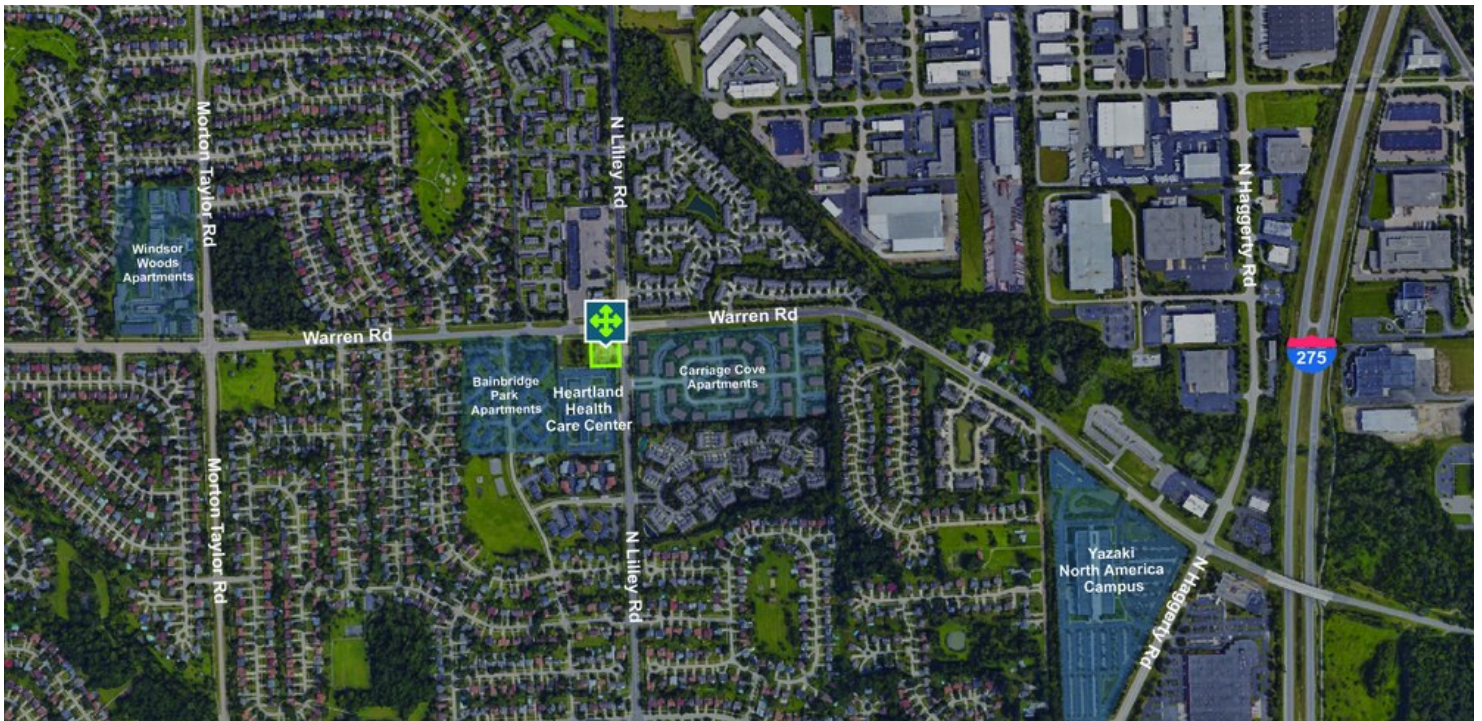
Land Lease Available

Perfect Location for Office/Retail Development

Close Proximity to I-275



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**OFFERING SUMMARY**

Sale Price:	\$495,000
Lease Rate:	\$5,000 per month
Lot Size:	0.6 Acres
Zoning:	C1
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	17,716
2021 Property Taxes:	\$5,817.00

**PROPERTY OVERVIEW**

This .60-acre vacant lot is located on a former gas station site on a hard corner in Canton. The property has two curb cuts - one on N Lilley Road and the second on Warren Rd. The property size, curb cuts, traffic count, and corner visibility make this the perfect opportunity for a commercial/retail development or gas station.

**LOCATION OVERVIEW**

Located on the west side of N Lilley Rd, just south of Warren Rd. This is a hard corner near many residential neighborhoods within minutes of I-275,

**PROPERTY HIGHLIGHTS**

- Land Lease Available
- Perfect Location for Office/Retail Development
- Close Proximity to I-275
- Strong Neighborhood Demographics

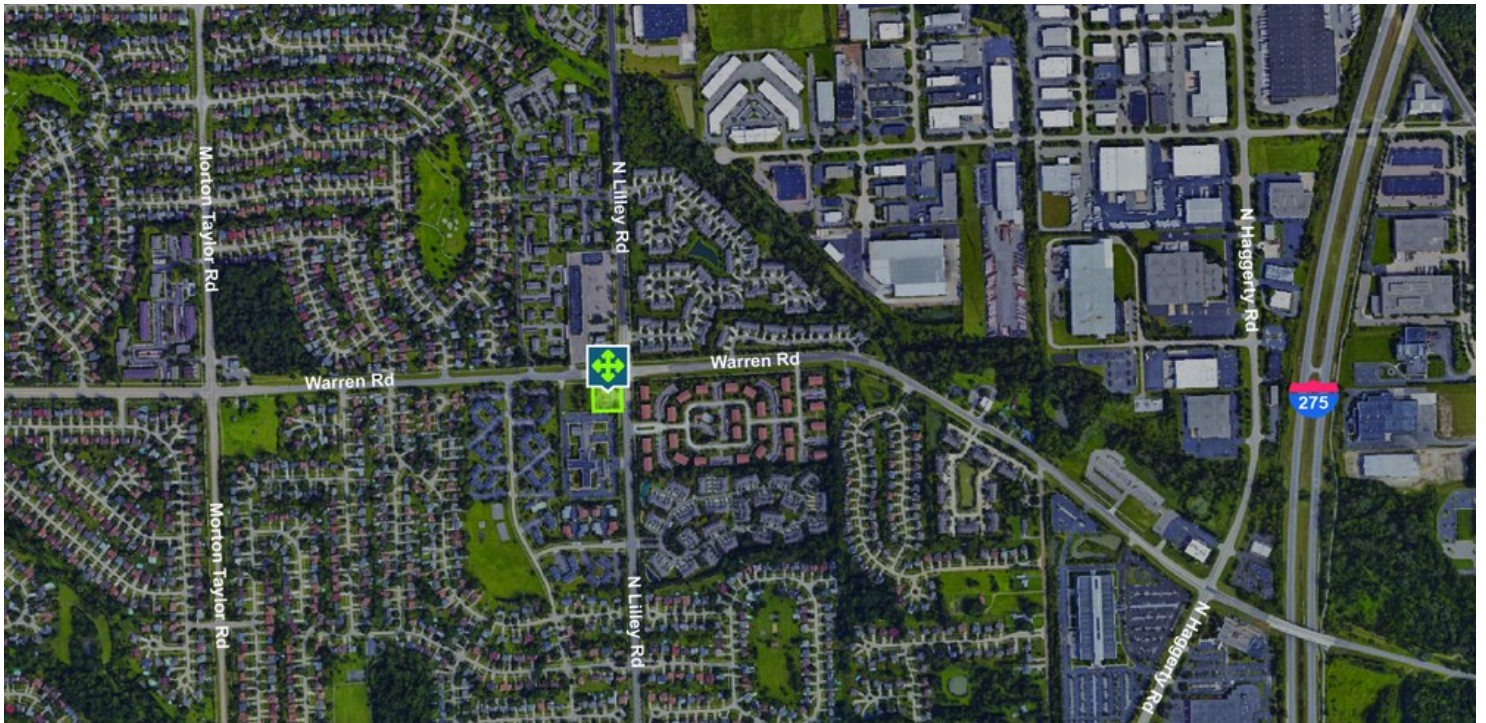
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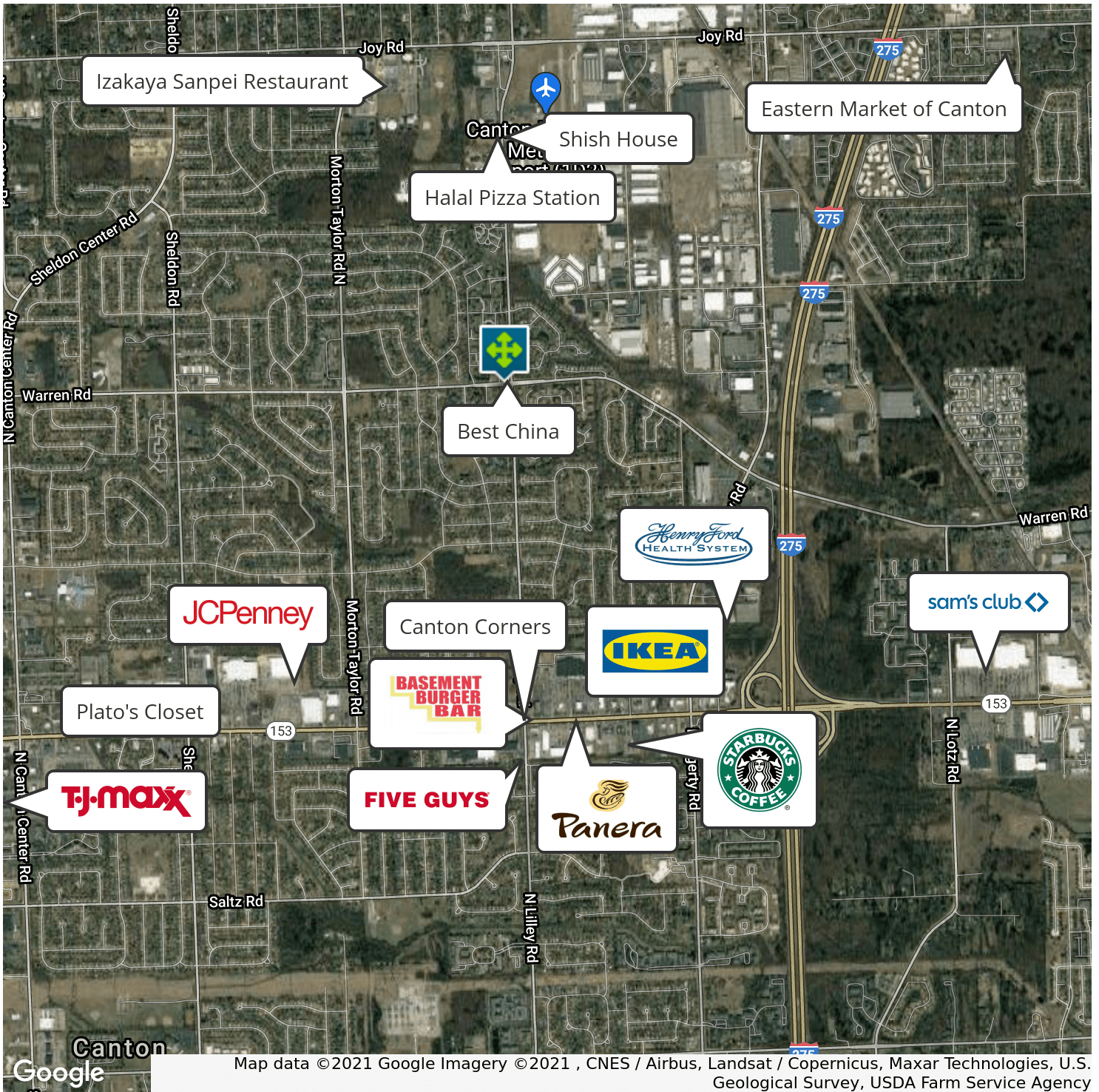
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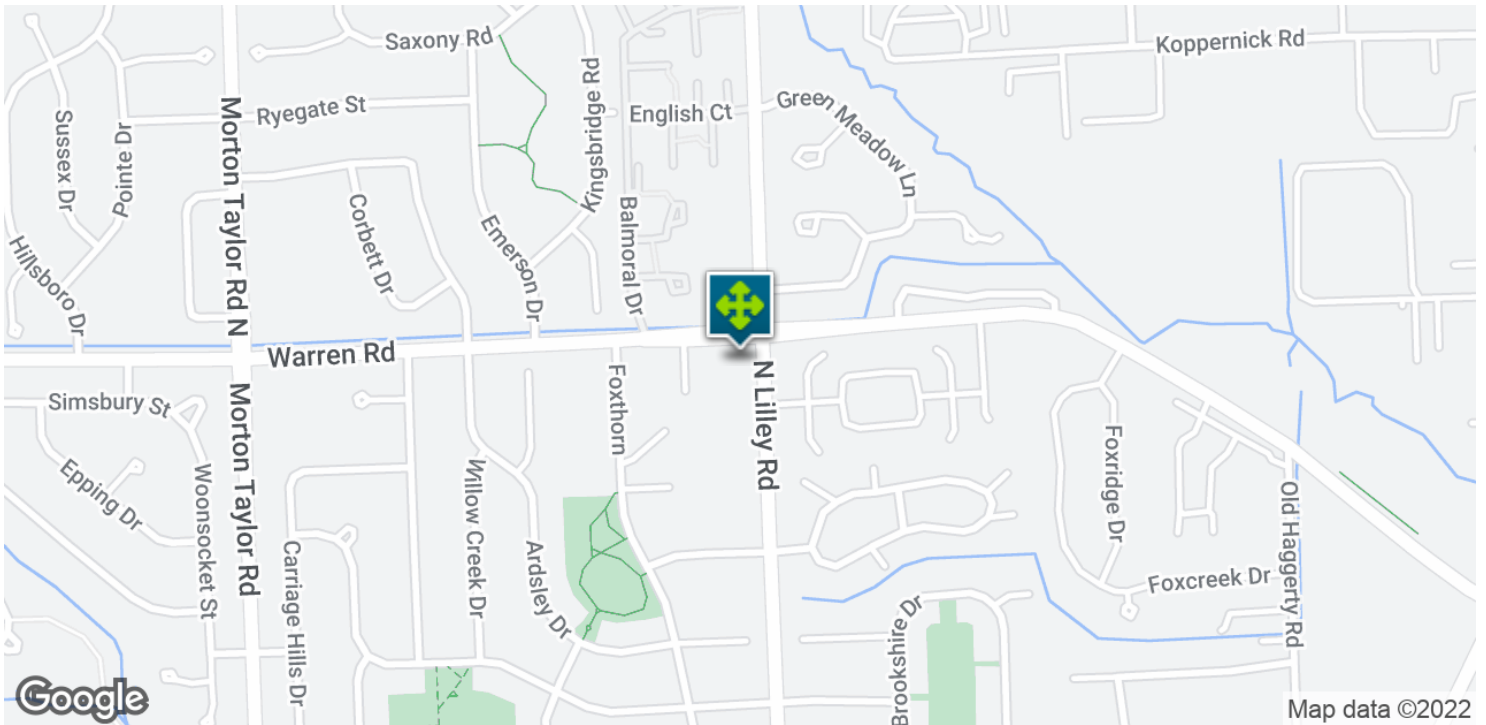
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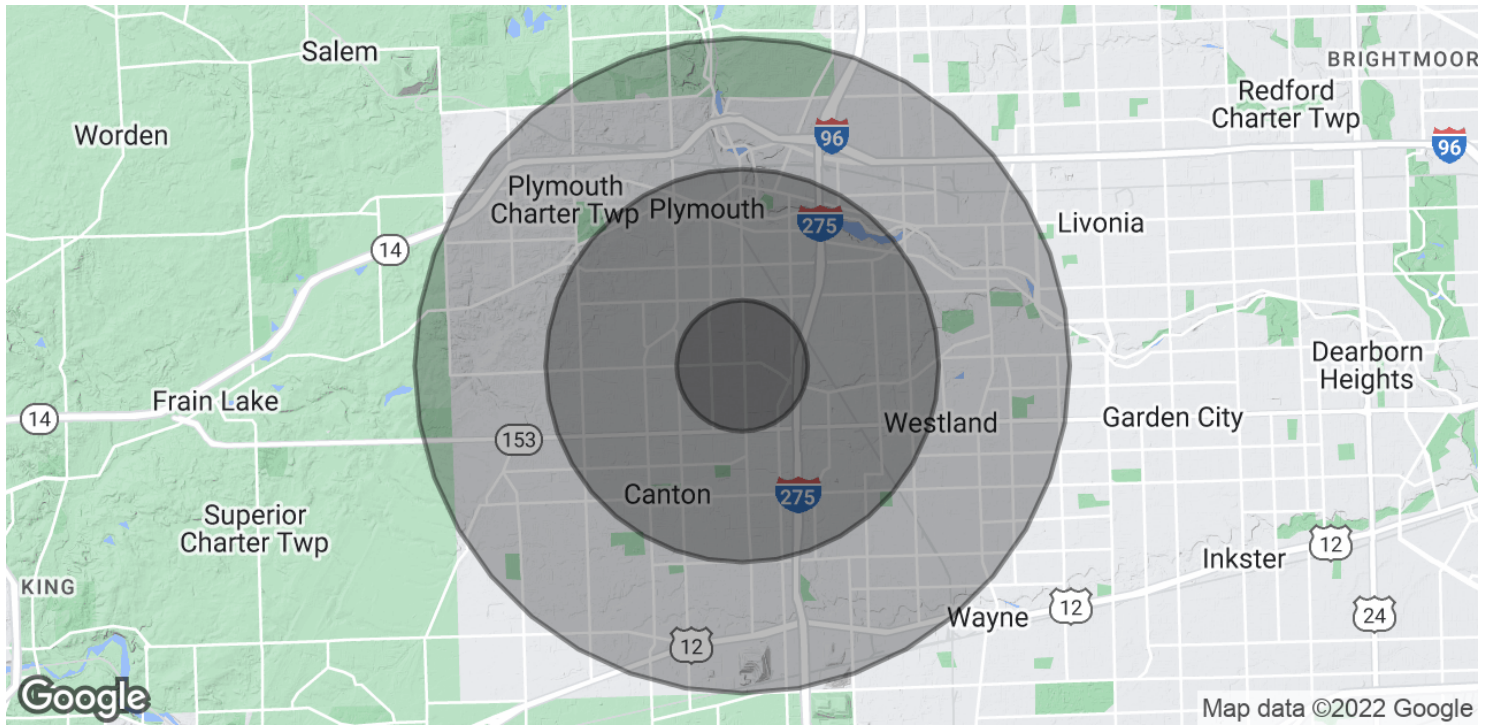
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,290	97,668	211,313
Median age	35.7	37.4	38.6
Median age (Male)	35.5	36.4	37.6
Median age (Female)	36.0	38.1	39.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,716	37,053	81,066
# of persons per HH	2.8	2.6	2.6
Average HH income	\$77,251	\$81,482	\$84,382
Average house value	\$200,777	\$216,478	\$249,078

\* Demographic data derived from 2020 ACS - US Census

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