

For Sale or Joint Venture  
**Canton Prime  
 Commercial Land**  
 Canton, Michigan



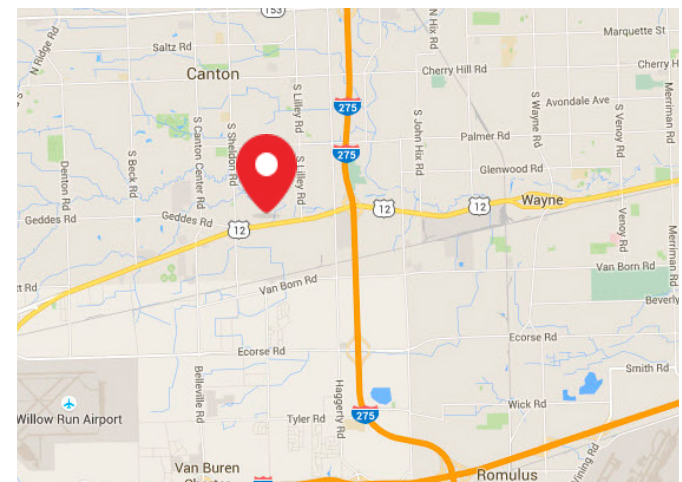
## Michigan Ave & S Morton Taylor Rd

Canton, MI

- Received preliminary site plan approval for a 500,000 square foot retail center to be known as “Michigan Avenue Marketplace,” including in-line and free-standing out parcel as well as parking for more than 2,300 vehicles
- Premiere location with extremely high visibility, including more than 1,000 feet of frontage on Michigan Avenue and access from I-275
- 63 acres of prime commercial land available in its entirety or will subdivide
- Located on north side of Michigan Avenue at S. Morton Taylor Road
- Fully engineered and entitled
- Zoned: “C-3 Regional Commercial”
- Approved for sale of gasoline
- Water, sewer, natural gas, electricity and telephone already at site
- Less than one mile west of I-275
- The property is owned outright, free and clear of mortgage encumbrances

**Ron Goldstone**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

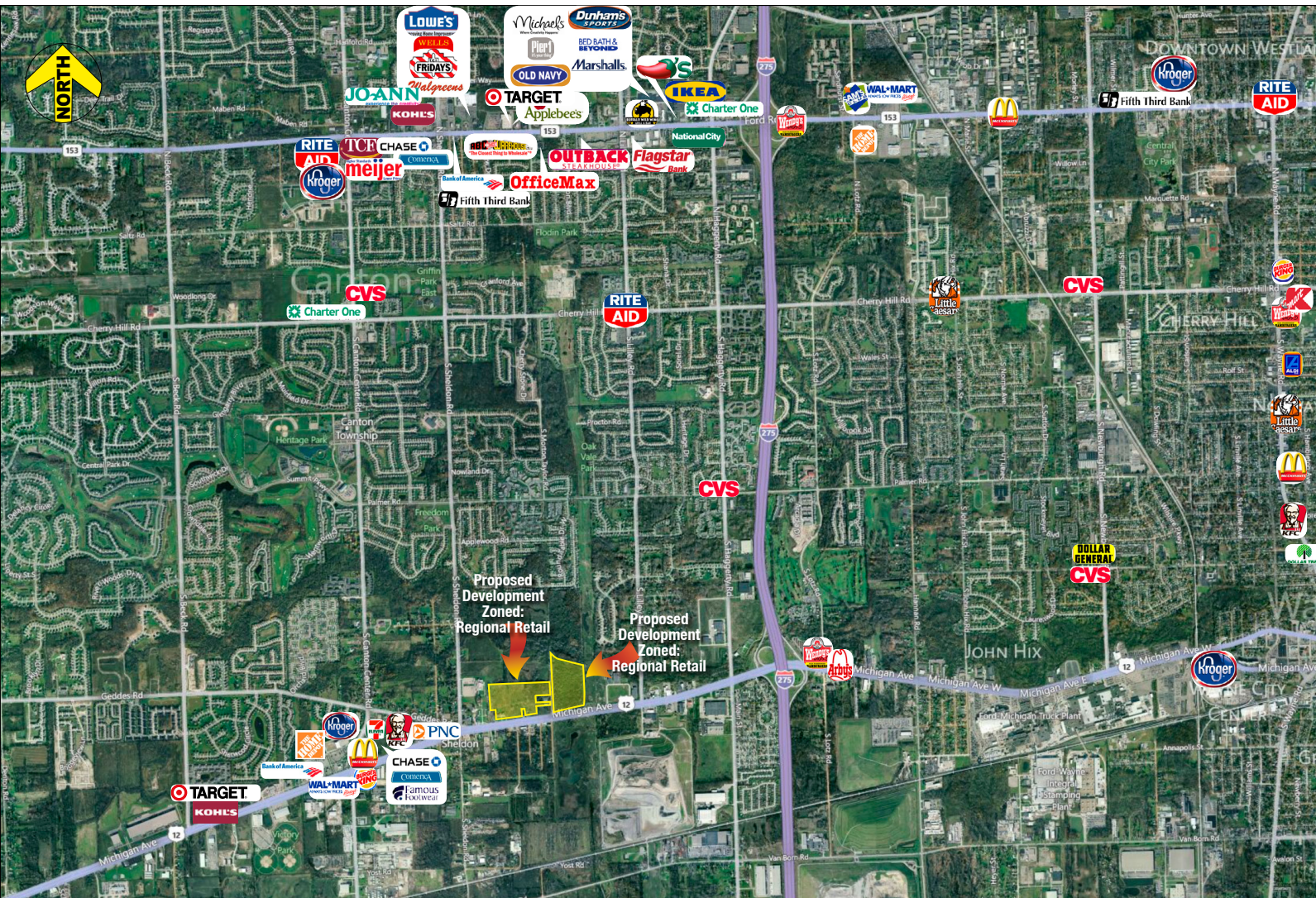
**NAI Farbman**

Commercial Real Estate Services, Worldwide.



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## About the Area - Retailers, Demographics, Traffic Counts



Michigan Avenue is the newer of the two major east-west commercial corridors through Canton. The subject site enjoys exceptional daily traffic counts currently more than 55,000 vehicles per day on Michigan Avenue near S. Morton Taylor Road and more than 100,000 cars per day on I-275 near Cherry Hill Road.

Major retailers along Michigan Avenue within two miles of the property include Home Depot, Kroger, Kohls, Target and Walmart. Other area employers include Ford Motor Company with several thousand employees at plants located on Michigan Avenue just east of I-275, as well as Hyundai.

### DEMOGRAPHICS

STATS	POP.	AVG. HH INCOME
3 MILE	57,878	\$92,036
5 MILE	146,934	\$81,840
10 MILE	539,590	\$73,459

### DAILY TRAFFIC COUNTS

ROADS	DAILY TRAFFIC
MICHIGAN W OF 275	55,278 CARS PER DAY
I-275 & CHERRY HILL	103,584 CARS PER DAY

Sources: Costar & SEMCOG

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