

Van Esley Real Estate

Freeway Exit Restaurant For Sale

0.68 +/- acres at 41275 Ford Road
South Side of Ford, West of I-275
Wayne County, Canton Twp., Michigan 48187

SUMMARY

PRICE: \$2,400,000.
Cash / Conventional

**BUILDING
SIZE:** 3,600 Sq. Ft.

LOT SIZE: 0.68 +/- acres

ZONING: Commercial (C-4: Interchange Service)

FRONTAGE: Approximately 135'

LOT DIM.: 135 x 220 x 137 x 223

TAXES: Summer: \$12,957. Winter: \$7,510.

REMARKS: Prime Turnkey Restaurant Opportunity in High-Traffic Canton Corridor! 3,600 sq. ft. freestanding building currently operating as a restaurant (100 seats) and approved 30 x 20 Patio to be built by buyer, if wanted. Situated within Canton's bustling Ford Road commercial corridor, the site offers exceptional visibility and is positioned just 0.1 miles from the I-275 interchange, making it a strategic location for business growth and customer accessibility. Zoned C-4 (Interchange Service Commercial), this site is perfectly suited for restaurant or retail use. Highlights include turnkey set up ideal for a seamless expansion or new venture. Potential sale of the business or land lease adds additional value and flexibility. Liquor license (Class C - Sunday sales), carryout license, and lottery license (15k/month in sales) included. Easy ingress and egress from both Ford Road and Haggerty Road. Ample on-site parking (48) for guests and staff. Strong customer draw from neighboring major retailers including Target, Home Depot, IKEA, Sam's Club, and national hotel chains such as La Quinta Inn, Hampton Inn, and Holiday Inn Express. High daily traffic volumes ensure constant visibility and customer flow. Don't miss out on this rare opportunity to secure a premier site in one of Metro Detroit's most active commercial zones. See the restaurant layout and site plan in pictures. Inventory list, financial data available upon request. NDA required for financial data. Newer 3-unit central air, compressors on roof. tankless water heater. All data approximate and should be verified.

Joe Van Esley, Broker
44675 Joy Road
Canton, MI 48187
Office: 734-459-7570
Cell: 313-418-3188
Fax: 734-459-4959
vanesleyre@aol.com
www.vanesleyrealestate.com

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Macro Aerial



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Aerial Photos



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Costar Demographics

Population				Households			
	1 mile	3 miles	5 miles		1 mile	3 miles	5 miles
2020 Population	11,297	100,336	226,824	2020 Households	4,688	40,932	93,222
2024 Population	10,068	89,197	205,299	2024 Households	4,192	36,411	84,457
2029 Population Projection	9,634	85,312	197,159	2029 Household Projection	4,014	34,825	81,117
Annual Growth 2020-2024	-2.7%	-2.8%	-2.4%	Annual Growth 2020-2024	-0.5%	-1.2%	-0.7%
Annual Growth 2024-2029	-0.9%	-0.9%	-0.8%	Annual Growth 2024-2029	-0.9%	-0.9%	-0.8%
Median Age	39.5	40.6	41.5	Owner Occupied Households	2,206	23,201	56,121
Bachelor's Degree or Higher	42%	41%	38%	Renter Occupied Households	1,809	11,624	24,996
U.S. Armed Forces	0	11	28	Avg Household Size	2.3	2.4	2.4
Population By Race				Income			
	1 mile	3 miles	5 miles		1 mile	3 miles	5 miles
White	6,451	61,668	149,352	Avg Household Income	\$96,797	\$105,755	\$106,780
Black	862	8,039	17,855	Median Household Income	\$75,463	\$84,568	\$82,221
American Indian/Alaskan Native	13	161	423	< \$25,000	481	4,207	10,183
Asian	1,975	12,693	21,839	\$25,000 - 50,000	735	6,003	14,784
Hawaiian & Pacific Islander	0	1	6	\$50,000 - 75,000	872	6,271	14,247
Two or More Races	766	6,635	15,824	\$75,000 - 100,000	432	4,507	10,436
Hispanic Origin	368	3,421	8,241	\$100,000 - 125,000	465	4,564	10,178
Housing				\$125,000 - 150,000	442	3,163	6,270
	1 mile	3 miles	5 miles	\$150,000 - 200,000	527	4,144	8,818
Median Home Value	\$255,997	\$254,694	\$250,879	\$200,000+	238	3,553	9,541
Median Year Built	1978	1978	1976				

Information contained herein subject to errors, omissions and should be verified prior to purchase or lease. Property may be subject to prior sale, change and withdrawal without notice. All offers may be rejected.

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Costar Consumer Spending and Traffic Stats

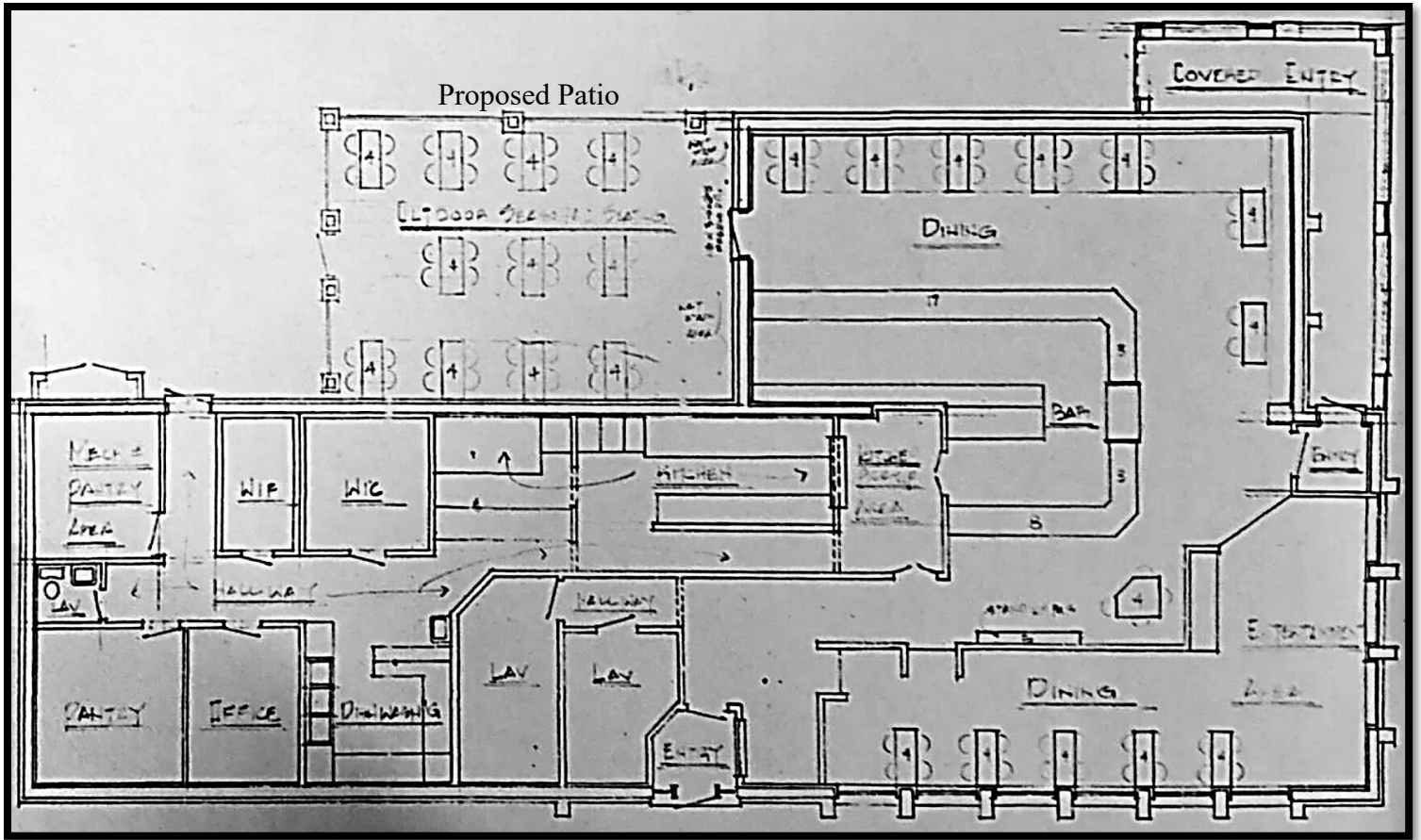
Consumer Spending Details										2024	2029
Radius	1 mile			3 miles			5 miles				
^ Collapse All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita		
^ Apparel	\$6,995,485	\$1,669	\$695	\$62,501,007	\$1,717	\$701	\$143,405,112	\$1,698	\$699		
^ Entertainment, Hobbies ...	\$19,130,529	\$4,564	\$1,900	\$177,624,783	\$4,878	\$1,991	\$418,250,813	\$4,952	\$2,037		
^ Food & Alcohol	\$36,594,747	\$8,730	\$3,635	\$327,192,167	\$8,986	\$3,668	\$754,235,642	\$8,930	\$3,674		
Food at Home	\$18,875,318	\$4,503	\$1,875	\$168,256,430	\$4,621	\$1,886	\$388,441,940	\$4,599	\$1,892		
Food Away From Home	\$15,150,690	\$3,614	\$1,505	\$135,513,899	\$3,722	\$1,519	\$311,026,123	\$3,683	\$1,515		
Alcoholic Beverages	\$2,568,739	\$613	\$255	\$23,421,838	\$643	\$263	\$54,767,579	\$648	\$267		
^ Household	\$21,177,159	\$5,052	\$2,103	\$200,273,480	\$5,500	\$2,245	\$473,678,800	\$5,609	\$2,307		
^ Transportation & Mainte...	\$32,151,641	\$7,670	\$3,193	\$297,392,099	\$8,168	\$3,334	\$692,549,280	\$8,200	\$3,373		
^ Health Care	\$6,658,244	\$1,588	\$661	\$61,260,299	\$1,682	\$687	\$144,184,785	\$1,707	\$702		
^ Education & Daycare	\$8,204,829	\$1,957	\$815	\$76,538,761	\$2,102	\$858	\$178,703,901	\$2,116	\$870		
Total Specified Consum...	\$130,912,634	\$31,229	\$13,003	\$1,202,782,596	\$33,033	\$13,485	\$2,805,008,333	\$33,212	\$13,663		

Traffic					
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property	
Ford Rd	Haggerty Rd W	42,832	2024	0.05 mi	
Ford Road	Haggerty Rd W	42,710	2025	0.05 mi	
M-153 FORD RD	Haggerty Rd W	38,131	2024	0.05 mi	
Ford Rd	Lilley Rd W	39,321	2023	0.05 mi	
100 FEET SOUTH OF M-153 FORD ROAD CANTON TOWN...	Heathmore Ct S	22,837	2021	0.06 mi	
Haggerty Road	Heathmore Ct S	21,747	2025	0.06 mi	
Haggerty Rd	Heathmore Ct S	22,060	2024	0.08 mi	
Haggerty Road	Greenwood Dr N	17,886	2023	0.08 mi	
100 FEET NORTH OF M-153 FORD ROAD CANTON TOWN...	Ford Rd	17,792	2024	0.08 mi	
Haggerty Road	Ford Rd S	15,654	2025	0.08 mi	

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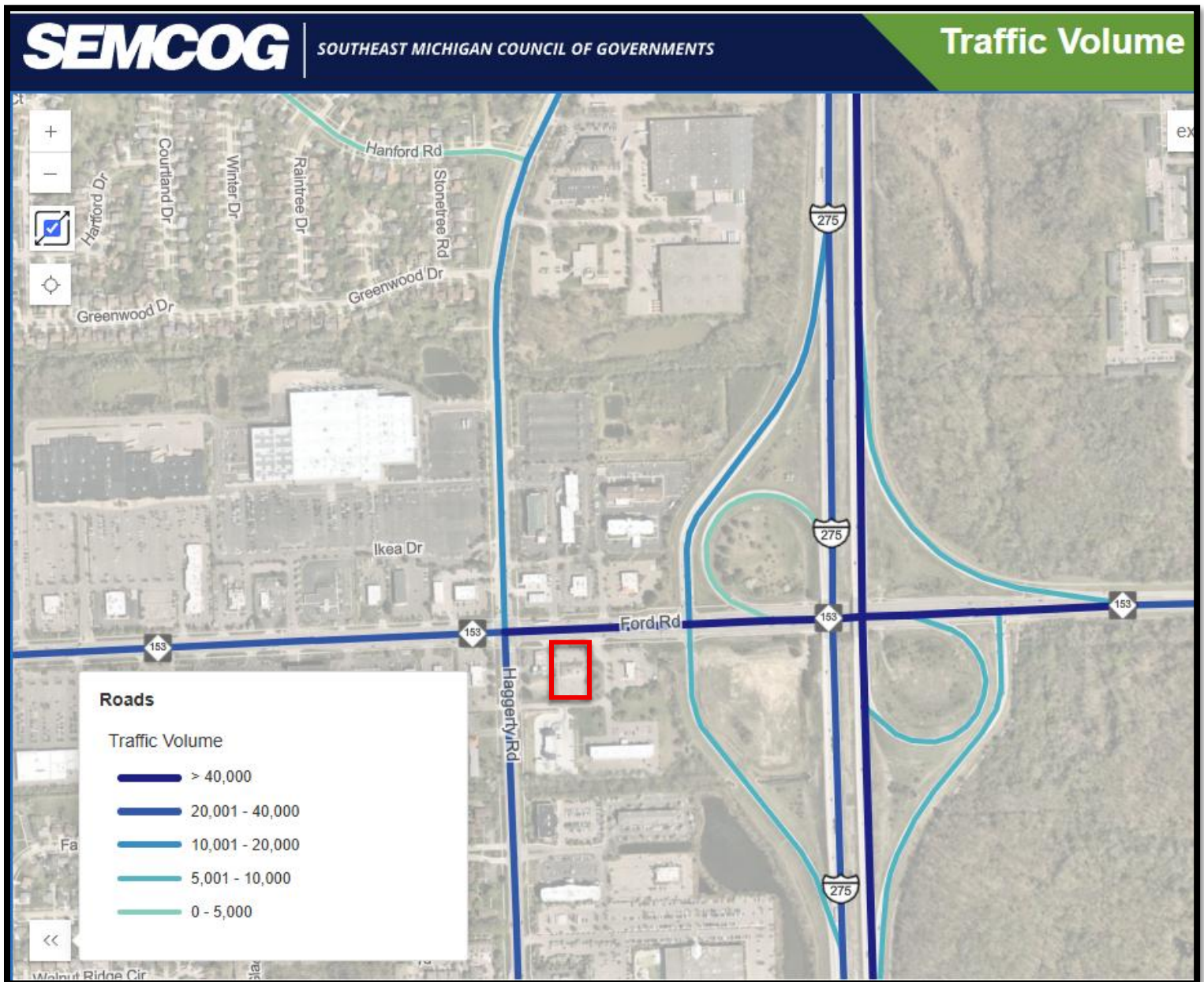
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Restaurant Layout



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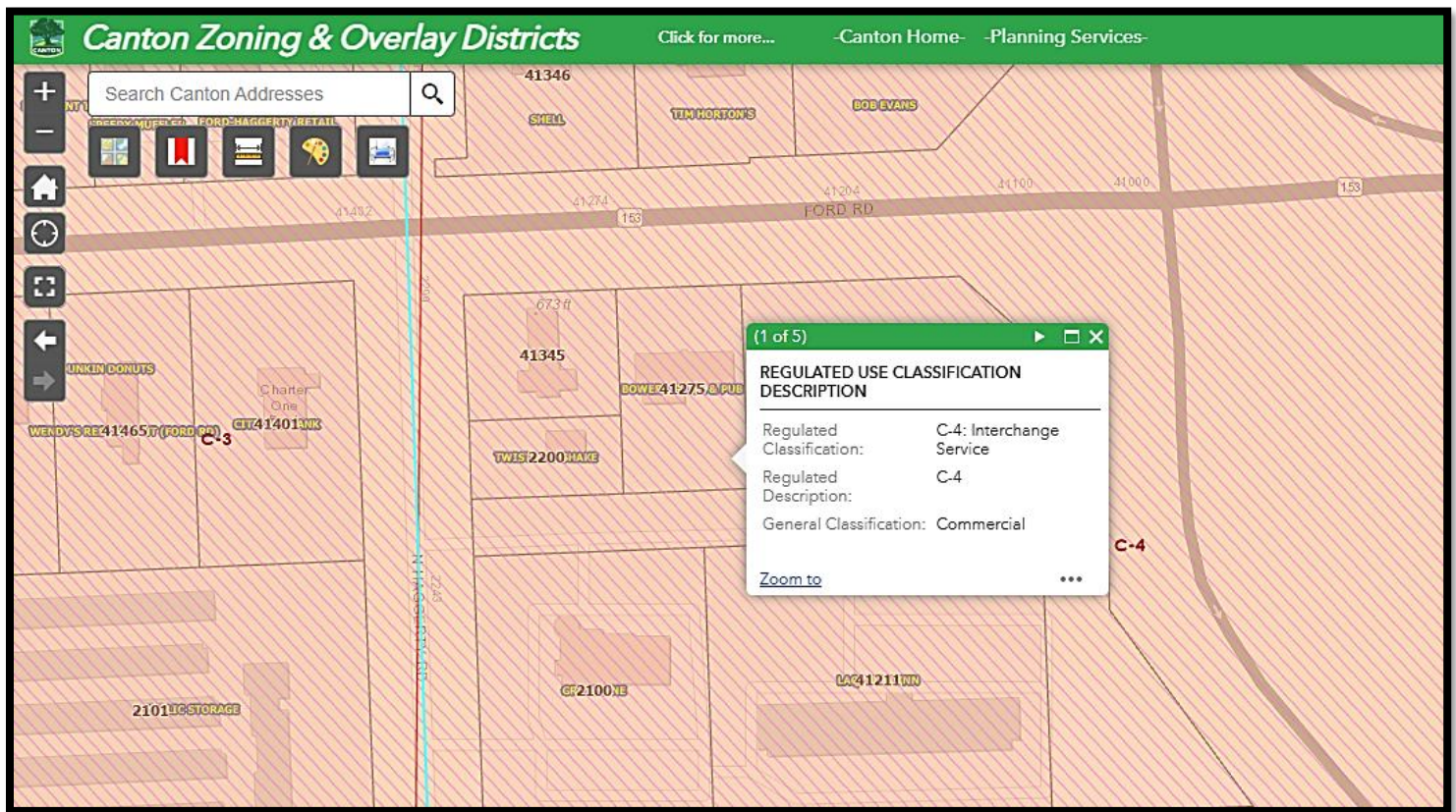
Traffic Statistics



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Zoning Map



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Zoning Ordinance Information

18.01. - Statement of intent.

The intent of the C-4, interchange service district is to provide the opportunity for development of regional business districts adjacent to the freeway interchanges. Types of businesses considered appropriate in this district include regional retail facilities, office buildings, and businesses that serve the needs of those who are traveling within or through the township. Planned development may be permitted as a means to achieve the basic intent of this district, in accordance with the guidelines in section 27.04.

18.02. - Permitted uses and structures.

- A. *Principal uses and structures.* In all areas zoned C-4, interchange service 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. Executive, administrative, and professional offices, including multitenant office buildings, medical and dental clinics, offices or medical laboratories.
 2. Theaters, subject to the provisions in section 6.02, subsection O.
 3. Standard restaurants, bars and lounges.
 4. Motels and hotels subject to the provisions in section 6.02, subsection N.
 5. Uses and structures accessory to the above, subject to the provisions in section 2.03.
 6. 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 provisions in 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, as set forth in section 16.02, subsection A.
 2. Fast food and drive-through restaurants, subject to the following:
 - The use must be accessory to the primary use as permitted in this district.
 - The restaurant must be physically attached (a minimum of one common wall) to the primary use of the site.

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3. a. Automobile filling stations, subject to the provisions in section 6.02, subsection C.
- b. Automobile service stations, subject to the provisions in section 6.02, subsection C.
- c. Automobile filling/multiuse station, subject to the provisions in section 6.02, subsection C.
4. Essential services, subject to the provisions in section 2.16, subsection A.
5. Retail electric vehicle charging as a principal use (subject to section 4.03 and subsection 6.02(C) Automobile filling stations, automobile filling/multiuse stations, automobile service stations, automobile repair garages).

(Ord. of 9-4-2003; Ord. of 7-27-2004; Ord. of 2-10-2015, § 1; Ord. of 2-14-2023(1); Ord. of 6-11-2024(2))

18.03. - Development standards.

- A. *Required conditions.* Except as otherwise noted for specific uses, buildings and uses in the interchange service 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.
 3. There shall be no outside storage of any goods, inventory, or equipment.
- B. *Site plan review.* Site plan review and approval is generally required for all uses in the interchange service district in accordance with section 27.02.
- C. *Area, height, bulk, and placement requirements.* Buildings and uses in the interchange service 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 interchange service district, subject to the standards and approval requirements set forth in section 27.04.
- E. *General development standards.* Buildings and uses in the interchange service 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.

Article	Topic
<u>Article 2.00</u>	General Provisions
<u>Article 4.00</u>	Off-Street Parking and Loading
<u>Article 5.00</u>	Landscaping, Screening and Walls
<u>Article 6.00</u>	Site Development Standards
<u>Article 26.00</u>	Schedule of Regulations

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Site Photos



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