



Retail For Lease

Property Name:

Location: 40450 Michigan Avenue

City, State: Canton, MI **Cross Streets:** Lotz Road County: Wayne Zoning: C-4 Year Built: 1989

Total Building Sq. Ft.:			3,498			Р	roperty T	ype:	Fast Food/Casual
Available Sq. Ft.:			3,498			В	ldg. Dime	nsions:	N/A
Min Cont. Sq. Ft.:			3,498			T	otal Acrea	age:	1.18
Max Cont. Sq. Ft.:			3,498			L	and Dime	nsions:	N/A
Ceiling Height:			12'			P	arking:		60
Overhead Door(s) / Height:			0			С	urb Cuts:		1
Exterior Construction:			Masonry			P	ower:		Ample
Structural System:			Block	ck			Restrooms:		3
Heating:			Yes	S			Sprinklers:		No
Air-Conditioning:			Yes				Signage:		Building & Pylon
Basement:			No			R	Roof:		Flat
Number of Stories:			1			Floors:			Tile
Condition:			Good		Delivery Area:			ea:	N/A
Population:		Median	HH Income:	Traffic:	Yr:	2023	Count:	52,864	Michigan Ave. E. of I-275 2-Way
1 Mile:	5,138	1 Mile:	\$80,591		Yr:	2023	Count:	54,025	Michigan Ave. W. of I-275 2-Way
3 Miles:	61,372	3 Miles:	\$88,891		Yr:	2023	Count:	63,344	I-275 N. of Michigan Ave. 2-Way
5 Miles:	183,286	5 Miles:	\$83,422		Yr:	2023	Count:	65,848	I-275 S. of Michigan Ave. 2-Way
Current	Tenant(s):	N/A			Mai	or Tena	nts: N	/Δ	

Date Available:

Current Tenant(s): N/A Major Tenants:

Lease Rate: \$22.00 Improvement Allowance: N/A NNN **Options:** N/A Lease Type: Monthly Rate: N/A Taxes: TBD TD: N/A Lease Term: 5 Year(s) **Security Deposit:** N/A Assessor #: N/A

Utilities Electric: Yes Sanitary Sewer: Yes Gas: Yes Storm Sewer: Yes Water: Yes

71-099-99-0014-002

N/A **Tenant Responsibilities:**

Comments: Former Wendy's drive thru restaurant for lease on Michigan Avenue in Canton.

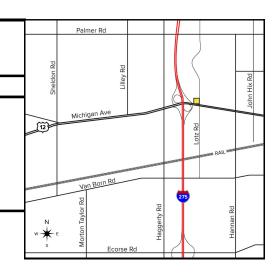
Located at I-275 freeway exit, near Ford Assembly with 6,000 workers.

Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Parcel #:

Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com Justin Gaffrey, (248) 799-3143, jgaffrey@signatureassociates.com



Immediately