



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	Property Type:	Fast Food/Casual
Available Sq. Ft.:	3,498	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,498	Total Acreage:	1.18
Max Cont. Sq. Ft.:	3,498	Land Dimensions:	N/A
Ceiling Height:	12'	Parking:	60
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Masonry	Power:	Ample
Structural System:	Block	Restrooms:	3
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Building & Pylon
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	Tile
Condition:	Good	Delivery Area:	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	Major Tenants: N/A				

Lease Rate:	\$22.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	TBD
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	71-099-99-0014-002	Date Available:	Immediately

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

Tenant Responsibilities: N/A

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):

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