

40450 MICHIGAN AVENUE
CANTON, MICHIGAN

RETAIL FOR LEASE
3,498 Square Feet Available



**SIGNATURE
ASSOCIATES**
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FORMER WENDY'S RESTAURANT



PROPERTY FEATURES

- 3,498 square feet available
- 60 parking spaces
- Former Wendy's drive thru restaurant
- Located at I-275 freeway exit, near Ford Assembly with 6,000 workers
- Excellent visibility and demographics
- 2024 taxes: \$30,383.03
- Lease Rate: \$22.00/sq. ft. NNN



For more information, please contact:

BRUCE BAJA
(248) 799 3177
bbaja@signatureassociates.com

JUSTIN GAFFREY
(248) 799 3143
jgaffrey@signatureassociates.com

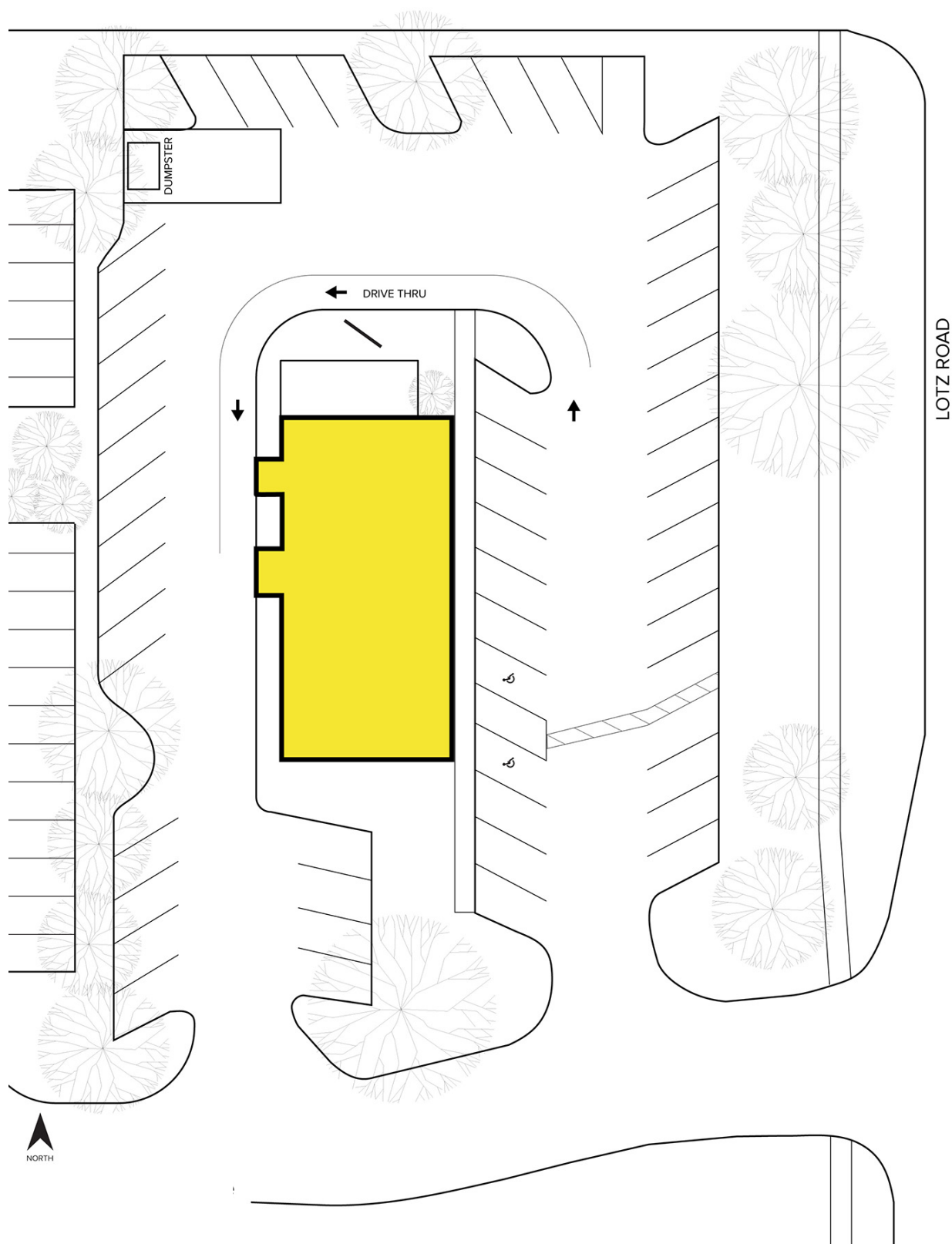
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

40450 Michigan Avenue – Canton, Michigan

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Site Plan



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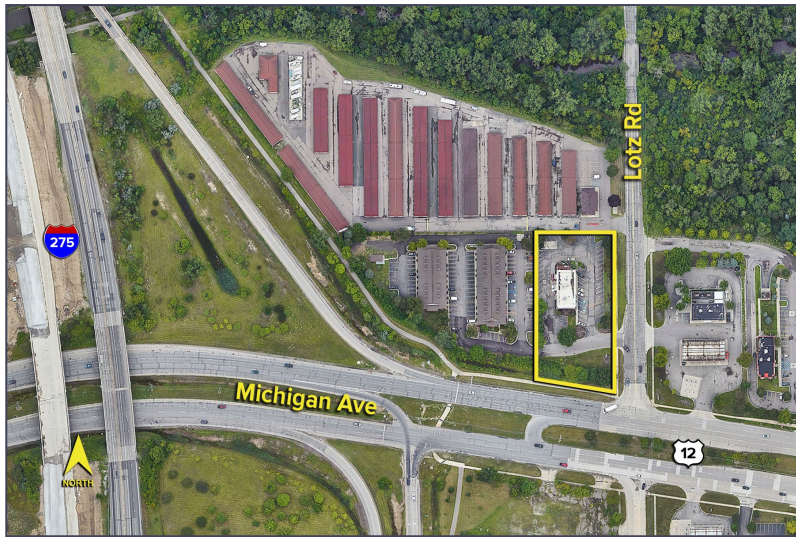
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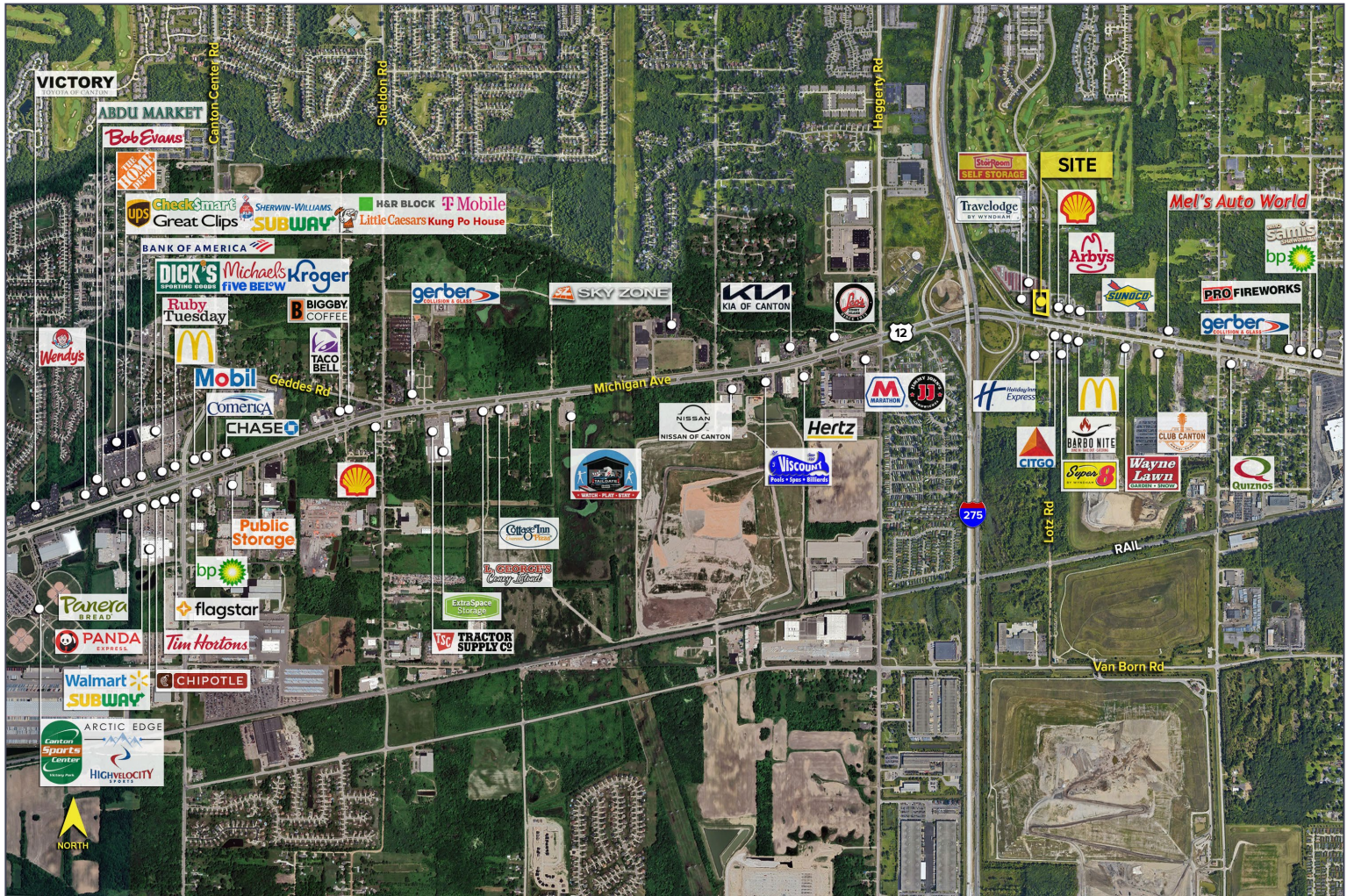


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,138	\$80,591
3 MILE	61,372	\$88,891
5 MILE	183,286	\$83,422

TRAFFIC COUNTS (TWO-WAY)

52,864	Michigan Ave. E. of I-275
54,025	Michigan Ave. W. of I-275
63,344	I-275. N. of Michigan Ave
65,848	I-275. S. of Michigan Ave



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