

FOR SALE

Land – Canton, MI

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



SEC Ford Rd. & I-275
Canton, MI

EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

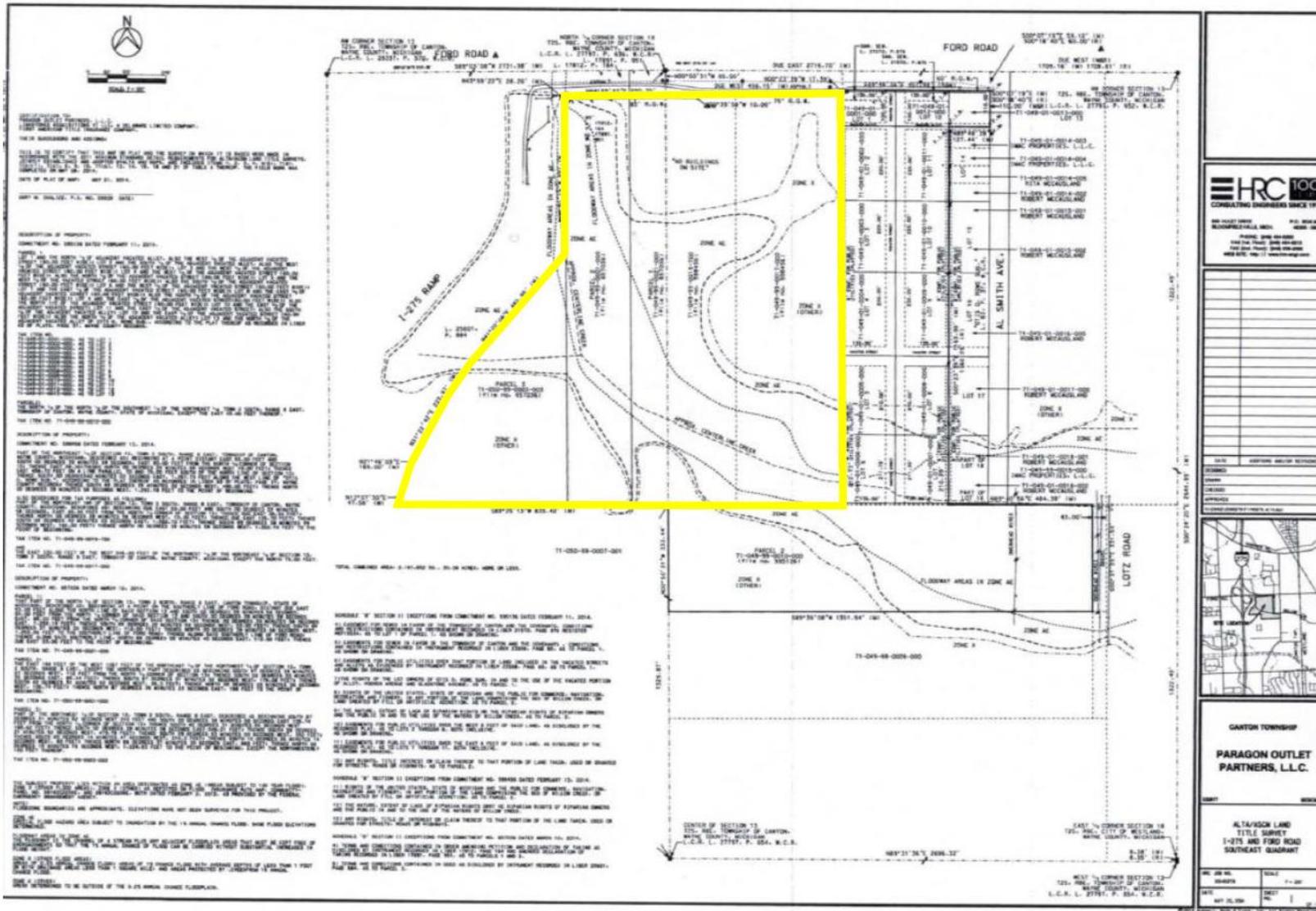
This 29.64 acre site is a prime infill development located in the heart of Canton Township’s Downtown Development Authority District. In addition to the 226,700 people within a 5 mile radius of the site, 37,000 vehicles travel on Ford Road each day, as well as 109,000 vehicles travel on I-275 each day. These dynamic characteristics give this site tremendous exposure with its ample frontage along Ford Road and I-275. IKEA’s 300,000 SF facility is located just northwest of subject property. IKEA is a huge regional draw that attracts millions of people to the area from all of metro Detroit, Ohio, Indiana and Canada.

OFFERING SUMMARY

Sale Price:	Contact Randy Thomas: 248-891-5050
Acres:	29.64
Parcel ID:	71-049-99-0019-700 71-049-99-0017-000 71-050-99-0001-000 71-049-99-0021-000 71-050-99-0003-003
Property Taxes:	
Zoning:	MRD – Mid Rise Development
Utilities:	All available

PROPERTY HIGHLIGHTS:

- Zoned MRD – Mid Rise Development, in the Corporate Park Overlay District: Allowing for an intensive mixed-use development consisting of office, commercial and residential uses.
- 226,700 People within a 5 mile radius
- 95,791 Homes within a 5 mile radius
- Average household income of \$117,687
- Over 100,000 vehicles travel I-275 each day



HRC 100
CONSULTING ENGINEERS SINCE 1915

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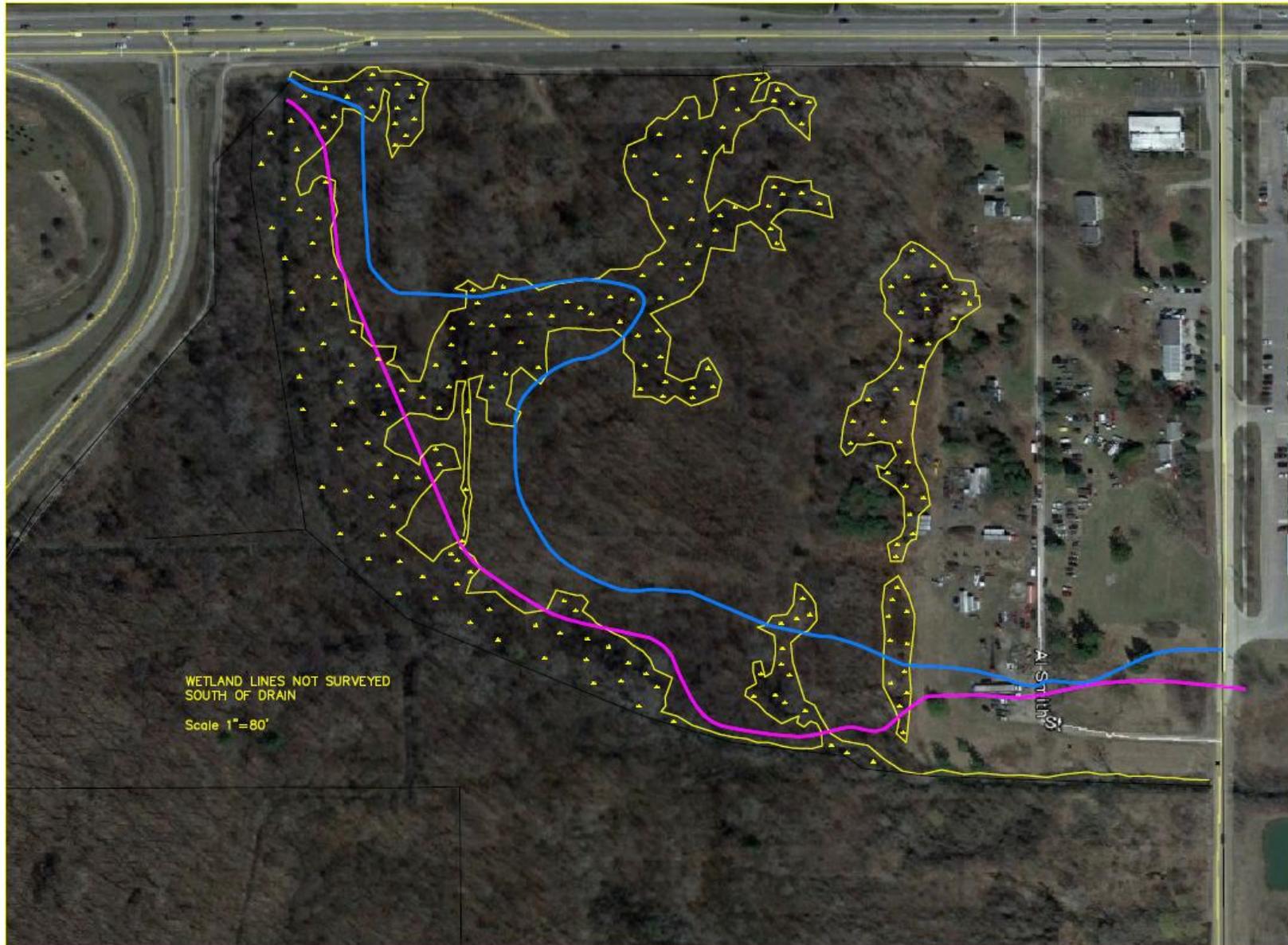
GANTON TOWNSHIP
PARAGON OUTLET PARTNERS, L.L.C.

ALTA/ACSR LAND
TITLE SURVEY
1-275 AND FORD ROAD
SOUTHEAST QUADRANT

DATE: 04/27/2019
SCALE: 1" = 200'

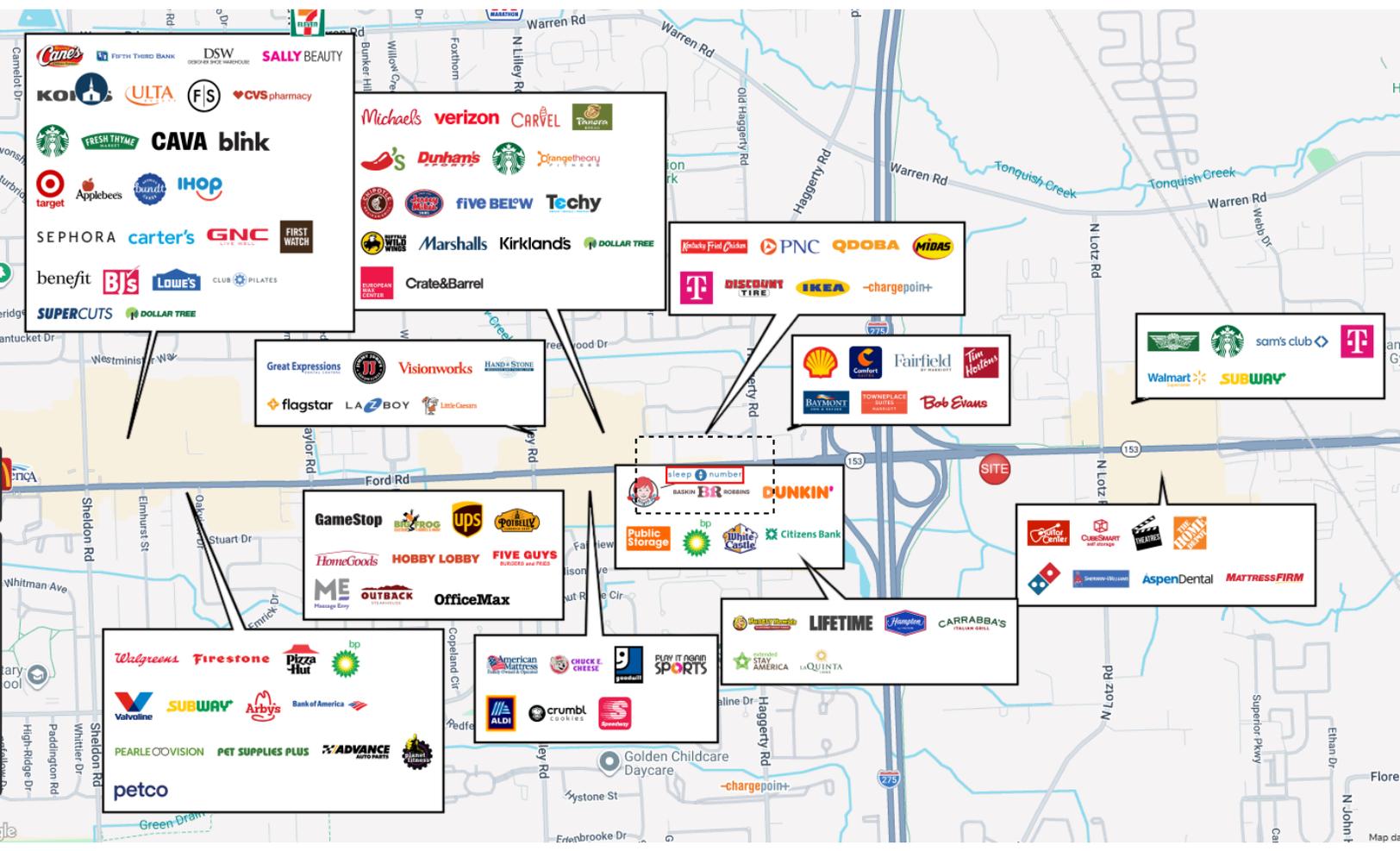
PROPERTY INFORMATION

Wetland Map

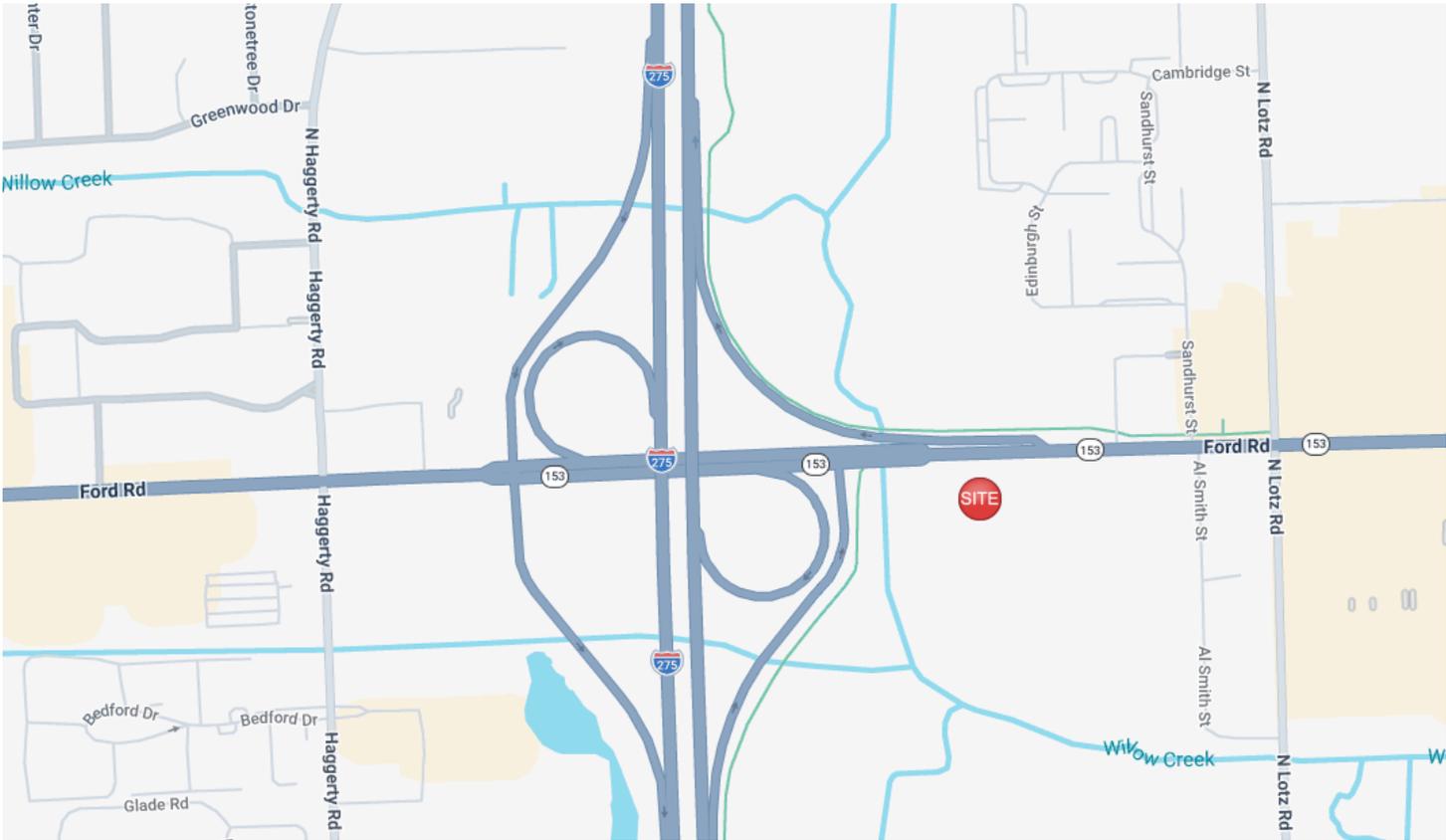


LOCATION INFORMATION

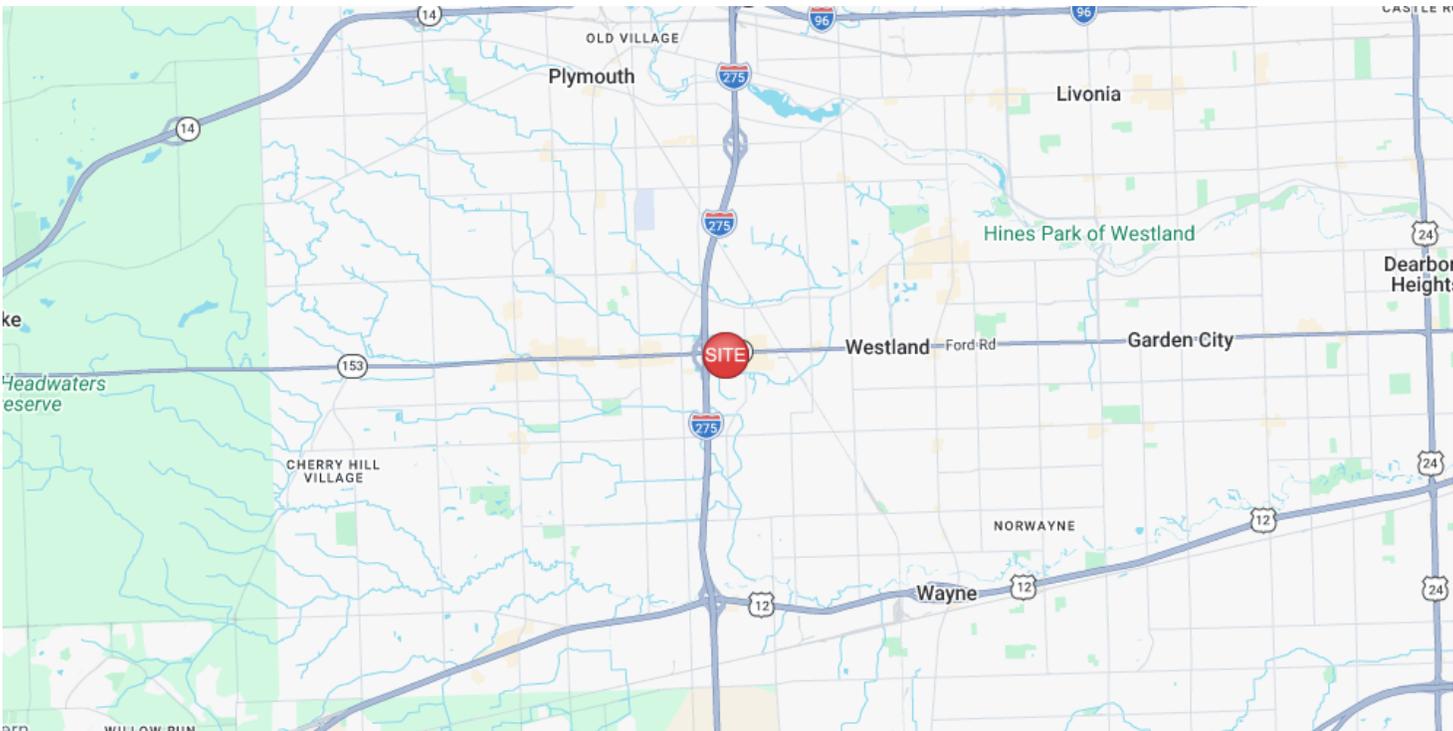
Retailer Map



LOCAL



REGIONAL

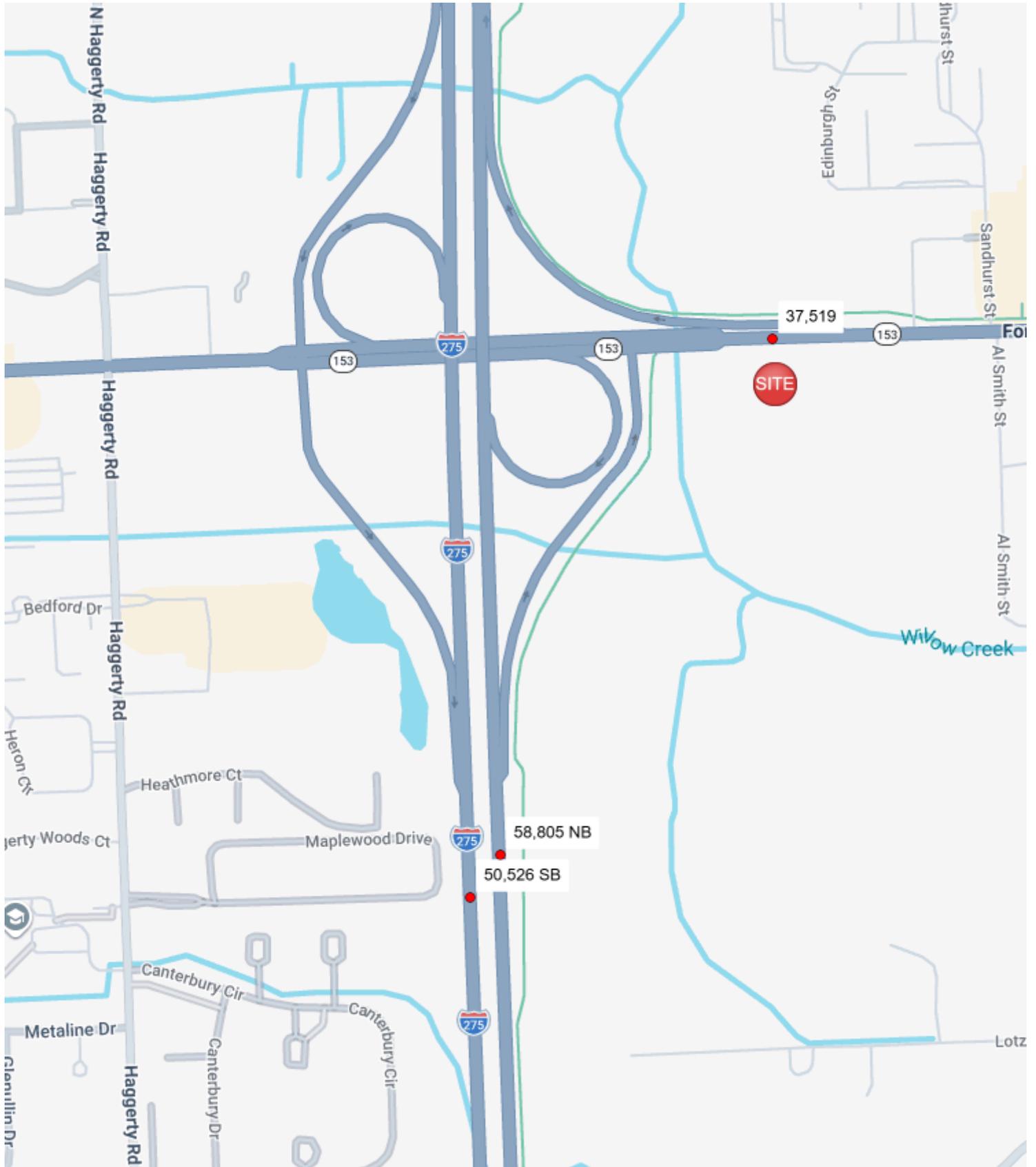


Canton, MI	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,325	99,550	226,700
2030 Projected Population	8,551	97,912	224,045
2020 Census Population	8,175	105,715	237,948
2010 Census Population	7,935	101,701	229,352
Projected Annual Growth 2025 to 2030	0.5%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	-0.1%	-
Households			
2025 Estimated Households	3,822	42,811	95,791
2030 Projected Households	4,003	42,446	95,213
2020 Census Households	3,590	43,839	97,674
2010 Census Households	3,416	41,202	91,968
Projected Annual Growth 2025 to 2030	0.9%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.8%	0.3%	0.3%
Age			
2025 Est. Population Under 10 Years	11.5%	11.6%	11.4%
2025 Est. Population 10 to 19 Years	10.5%	11.6%	11.9%
2025 Est. Population 20 to 29 Years	14.4%	12.6%	11.9%
2025 Est. Population 30 to 44 Years	22.0%	20.9%	20.2%
2025 Est. Population 45 to 59 Years	18.0%	18.3%	19.0%
2025 Est. Population 60 to 74 Years	16.4%	17.2%	17.7%
2025 Est. Population 75 Years or Over	7.2%	7.7%	7.8%
2025 Est. Median Age	37.8	39.3	40.2
Marital Status & Gender			
2025 Est. Male Population	49.5%	48.8%	49.2%
2025 Est. Female Population	50.5%	51.2%	50.8%
2025 Est. Never Married	33.9%	34.5%	34.6%
2025 Est. Now Married	45.0%	46.6%	47.0%
2025 Est. Separated or Divorced	15.4%	13.7%	13.2%
2025 Est. Widowed	5.7%	5.2%	5.3%
Income			
2025 Est. HH Income \$200,000 or More	8.1%	11.8%	13.1%
2025 Est. HH Income \$150,000 to \$199,999	12.8%	11.0%	10.9%
2025 Est. HH Income \$100,000 to \$149,999	18.0%	18.2%	18.6%
2025 Est. HH Income \$75,000 to \$99,999	14.0%	14.1%	13.5%
2025 Est. HH Income \$50,000 to \$74,999	18.6%	15.8%	15.3%
2025 Est. HH Income \$35,000 to \$49,999	9.8%	10.1%	10.1%
2025 Est. HH Income \$25,000 to \$34,999	6.6%	5.6%	5.5%
2025 Est. HH Income \$15,000 to \$24,999	4.1%	6.2%	5.8%
2025 Est. HH Income Under \$15,000	8.1%	7.3%	7.0%
2025 Est. Average Household Income	\$104,851	\$110,914	\$117,687
2025 Est. Median Household Income	\$84,216	\$89,535	\$93,746
2025 Est. Per Capita Income	\$48,207	\$47,795	\$49,828
2025 Est. Total Businesses	354	3,506	8,275
2025 Est. Total Employees	5,030	32,452	89,866

Canton, MI	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	52.8%	61.7%	66.5%
2025 Est. Black	20.0%	18.6%	17.0%
2025 Est. Asian or Pacific Islander	21.4%	13.4%	10.1%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.3%
2025 Est. Other Races	5.6%	6.1%	6.2%
Hispanic			
2025 Est. Hispanic Population	372	5,127	11,951
2025 Est. Hispanic Population	4.5%	5.1%	5.3%
2030 Proj. Hispanic Population	5.3%	6.0%	6.2%
2020 Hispanic Population	4.1%	4.7%	4.7%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	6,019	70,828	161,532
2025 Est. Elementary (Grade Level 0 to 8)	2.4%	2.8%	2.4%
2025 Est. Some High School (Grade Level 9 to 11)	7.3%	4.9%	4.9%
2025 Est. High School Graduate	19.9%	21.5%	23.2%
2025 Est. Some College	18.7%	20.5%	21.2%
2025 Est. Associate Degree Only	9.3%	9.7%	9.3%
2025 Est. Bachelor Degree Only	27.9%	25.1%	23.9%
2025 Est. Graduate Degree	14.5%	15.5%	15.1%
Housing			
2025 Est. Total Housing Units	4,213	47,161	105,526
2025 Est. Owner-Occupied	47.8%	57.6%	63.0%
2025 Est. Renter-Occupied	43.0%	33.2%	27.8%
2025 Est. Vacant Housing	9.3%	9.2%	9.2%
Homes Built by Year			
2025 Homes Built 2010 or later	2.3%	2.8%	3.6%
2025 Homes Built 2000 to 2009	17.2%	7.1%	8.3%
2025 Homes Built 1990 to 1999	12.1%	15.7%	12.8%
2025 Homes Built 1980 to 1989	8.4%	12.3%	8.9%
2025 Homes Built 1970 to 1979	32.8%	29.1%	19.8%
2025 Homes Built 1960 to 1969	4.6%	9.7%	12.0%
2025 Homes Built 1950 to 1959	5.2%	6.7%	14.5%
2025 Homes Built Before 1949	8.1%	7.4%	10.9%
Home Values			
2025 Home Value \$1,000,000 or More	0.1%	0.7%	1.1%
2025 Home Value \$500,000 to \$999,999	0.7%	3.2%	9.7%
2025 Home Value \$400,000 to \$499,999	4.6%	8.3%	9.3%
2025 Home Value \$300,000 to \$399,999	35.7%	27.2%	19.9%
2025 Home Value \$200,000 to \$299,999	29.5%	34.4%	28.1%
2025 Home Value \$150,000 to \$199,999	11.6%	13.0%	15.4%
2025 Home Value \$100,000 to \$149,999	3.1%	5.2%	6.7%
2025 Home Value \$50,000 to \$99,999	5.3%	5.2%	6.1%
2025 Home Value \$25,000 to \$49,999	2.3%	1.0%	1.5%
2025 Home Value Under \$25,000	7.0%	1.7%	2.2%
2025 Median Home Value	\$256,512	\$268,677	\$282,951
2025 Median Rent	\$1,018	\$1,048	\$1,027

LOCATION INFORMATION

Traffic Counts



1/29/26, 9:42 AM

Canton Charter Township, (Wayne Co.), MI Code of Ordinances

ARTICLE 19.00. - MRD, MID-RISE DEVELOPMENT DISTRICT AND HRD, HIGH-RISE DEVELOPMENT DISTRICT

19.01. - Statement of intent.

The intent of the mid- and high-rise development districts is to provide the opportunity for planned, intensive mixed use development consisting of office, commercial, and residential uses. The regulations set forth in this article are intended to promote construction of high-quality, high-profile buildings; accordingly buildings less than three stories in height are not permitted. Buildings in the mid-rise district may be up to eight stories in height, and buildings in the high-rise district may be up to 20 stories in height.

The regulations set forth in this article are further intended to provide flexibility so as to: encourage efficient use of the land in accordance with its inherent character; encourage innovation in land use planning; provide enhanced housing, employment, and shopping opportunities; and, ensure compatibility of design and use. Planned development may be permitted as a means to achieve the basic intent of these districts, in accordance with the guidelines in section 27.04.

In keeping with the basic intent, mid- and high-rise development districts should be located where necessary public services and utilities are available, and where existing or proposed roadways are able to accommodate the traffic generated. Furthermore, because of the character and intensity of development permitted, high-rise development districts should be located only adjacent to the I-275 freeway corridor.

19.02. - Permitted uses and structures.

A. *Principal uses and structures.* In all areas zoned MRD, mid-rise development district or HRD high-rise development 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 in part, except for one or more of the following principal permitted uses:

1. All principal uses permitted in the C-2, community commercial district, as set forth in section 16.02, subsection A.
2. All principal uses permitted in the O-1, office district, as set forth in section 20.02, subsection A.
3. a. Assembly halls, display halls, convention centers, banquet halls, and similar places of assembly.
b. Religious institutions, subject to the provisions of section 6.02, subsection U.
4. Theaters or nightclubs, subject to the provisions in section 6.04, subsection A.
5. Research and design facilities having the character of an office, provided that no manufacturing takes place on the premises.
6. Hospitals, subject to the provisions in section 6.02, subsection L.

1/29/26, 9:42 AM

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7. Essential services, subject to the provisions in section 2.16, subsection A.
 8. Housing for the elderly, subject to the provisions in section 6.03, subsection E.
- 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. Regional shopping centers, subject to the provisions in section 6.02, subsection T.
 2. Structures less than three stories in height.
 3. Multiple-family or efficiency dwelling units for rent or sale.
 4. Hotels.
 5. Motels and motel courts, subject to the provisions in section 6.02, subsection N.

(Ord. of 5-25-2004)

19.03. - Development standards.

- A. *Required conditions.* All buildings and uses in the mid- and high-rise development districts shall comply with the site development standards set forth in section 6.04, subsection A, and with the following required conditions:
- All permitted retail or service establishments shall deal directly with customers. All goods produced and services performed on the premises shall be sold at retail on the premises where produced.
 - All business, servicing, or processing, except off-street parking and loading, shall be conducted within a completely enclosed building.
 - There shall be no outside storage of any goods, inventory, or equipment.
- B. *Site plan review.* Site plan review and approval is required for all uses in the mid- and high-rise development districts in accordance with section 27.02.
- C. *Area, height, bulk, and placement requirements.* Buildings and uses in the mid- and high-rise development districts 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 mid- and high-rise development districts, subject to the standards and approval requirements set forth in section 27.04.
- E. *General development standards.* Buildings and uses in the mid- and high-rise development districts shall be subject to all applicable standards and requirements set forth in this ordinance, as specified below and more generally in section 8.06.



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