

FOR LEASE

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390

Premier Ford Rd. & I-275 Location
High-Traffic Location
Restaurant/Retail – Canton



41601 Ford Rd.
Canton, MI 48187

EXCLUSIVELY LISTED BY:

Randy Thomas
CEO/President
C: (248) 891-5050
O: (248) 359-9000 x9
rthomas@insitecommercial.com

Adam Rizk
Sales Associate
C: (248) 938-5333
O: (248) 359-9000 x8
arizk@insitecommercial.com

(248) 359-9000
www.insitecommercial.com



PROPERTY INFORMATION

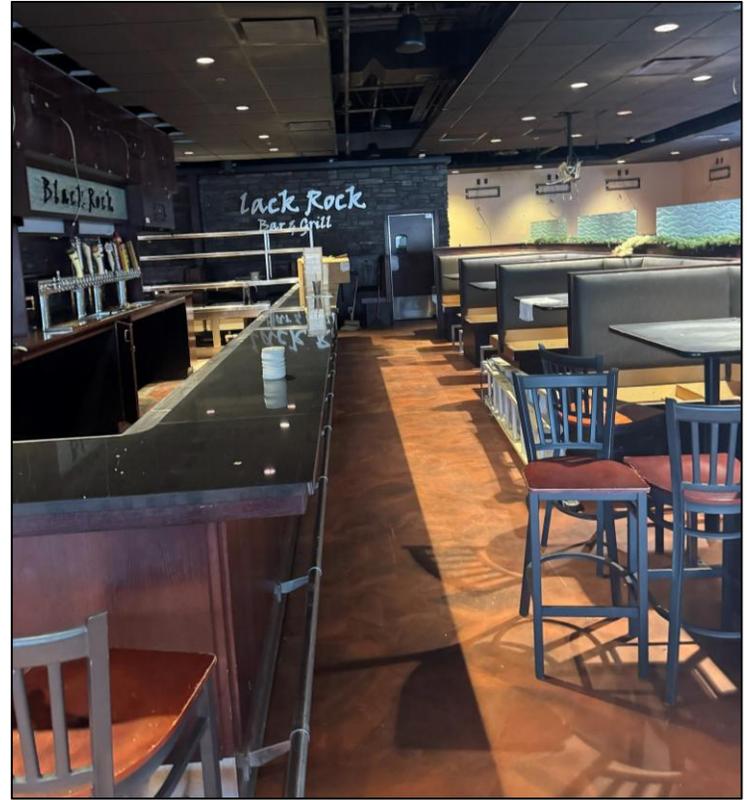
Executive Summary	page 3
Photographs	pages 4-7
Building Layout	page 8
Site Layout	page 9

LOCATION INFORMATION

Retailer Map	page 10
Aerial Maps	page 11
Location Maps	page 12
Traffic Counts	page 13
Demographics	pages 14-16

CONTACT INFORMATION

page 17



PROPERTY OVERVIEW

Former freestanding restaurant with ample parking located in the heart of Canton's Ford Rd. retail corridor. This 3.61-acre property is situated on the south side of Ford Rd., just west of Haggerty Rd. across from the super regional draw IKEA. Other major area tenants include Lowes, BJ's Wholesale Club, Meijer, Target, ALDI, Panera Bread, Hobby Lobby, HomeGoods, Planet Fitness, and Dunkin'. The Ford Rd. exit at I-275 is one of the major intersections in the Detroit MSA. 52,000+ vehicles per day on Ford Rd. No kitchen equipment remains, including vent hoods. Suitable uses include restaurant, retail, medical/office, etc.

OFFERING SUMMARY

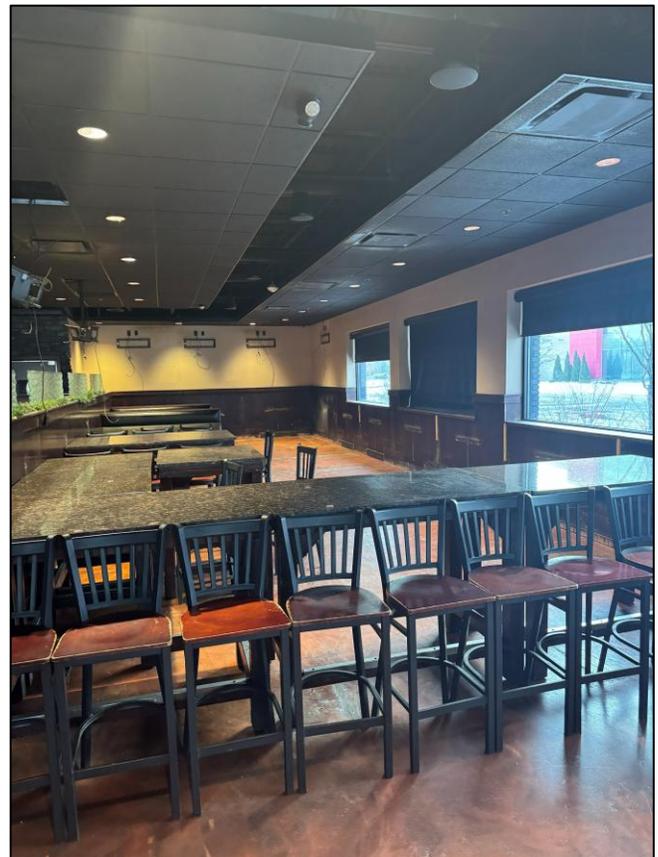
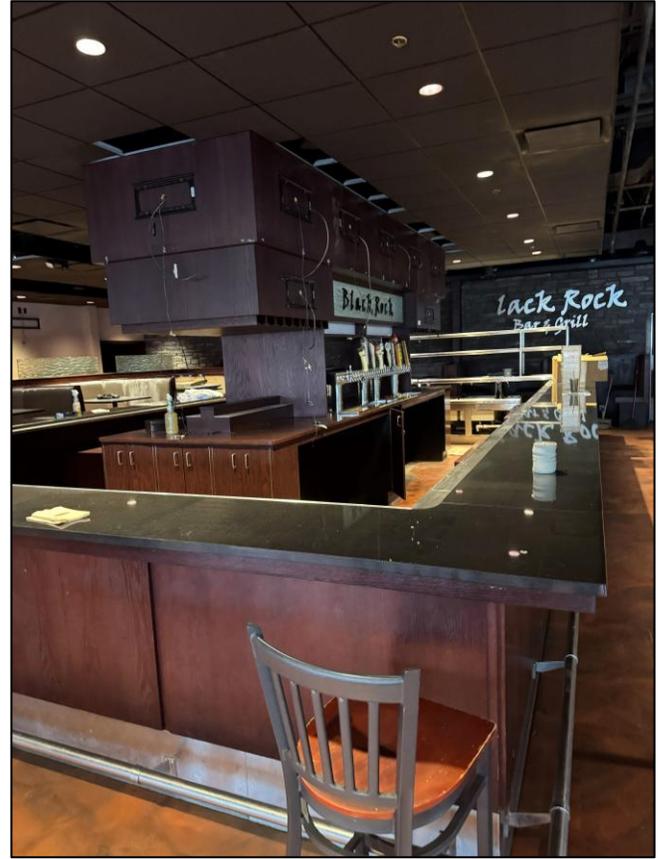
Lease Rate:	\$35 PSF NNN
Building Size:	9,536 SF
Lot Size:	3.61 AC
Property Taxes:	\$54,937.01 (2025)
Zoning:	C-3
Year Built:	1975

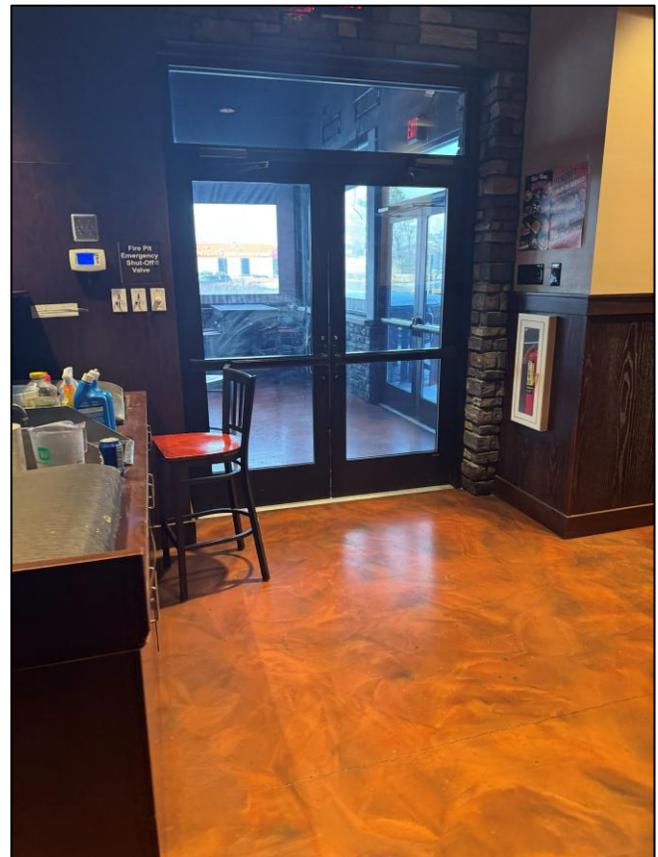
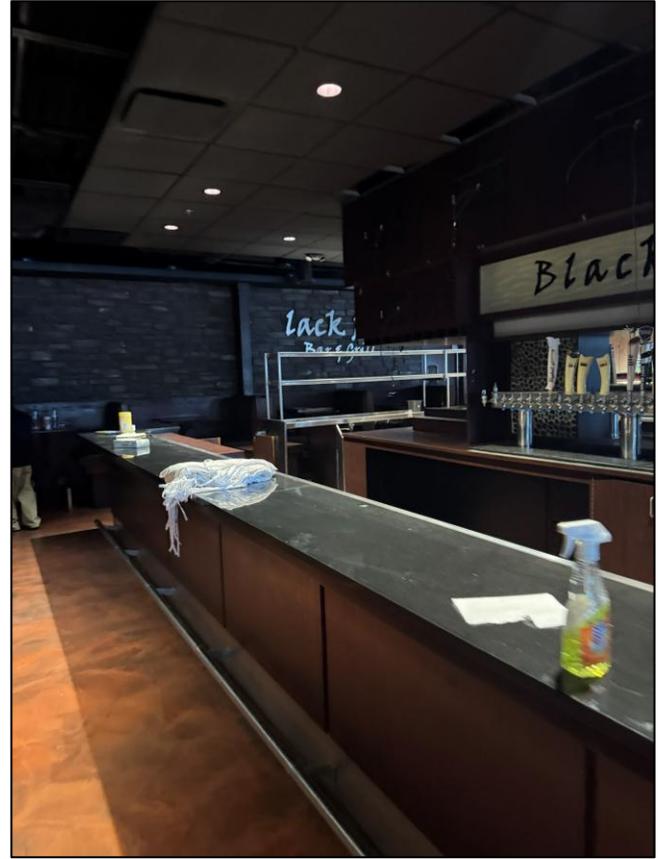
PROPERTY HIGHLIGHTS

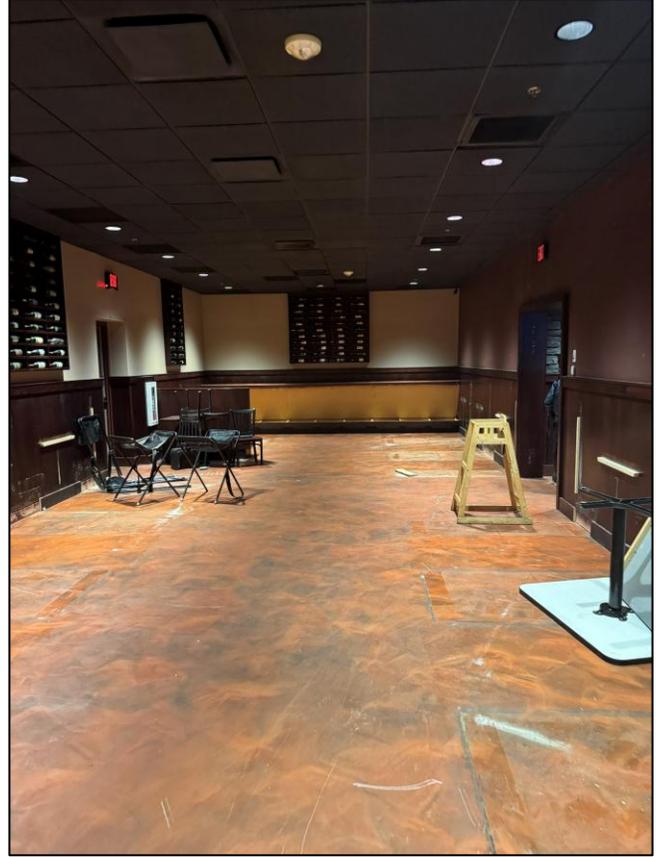
- 180+ parking spaces
- 260 feet of frontage on Ford Rd.

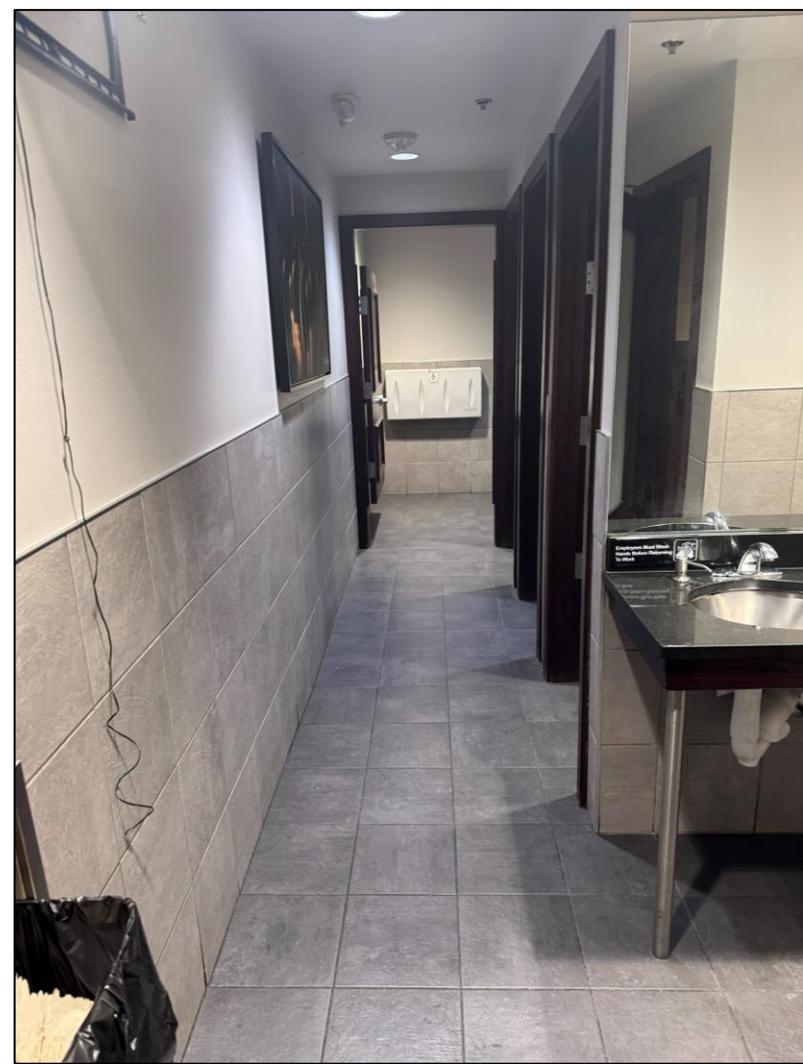
DEMOGRAPHICS (5-Mile Radius)

- **Population:** 214,829 people
- **Households:** 89,906 homes
- **Avg. HH Income:** \$124,145 USD
- **Traffic Counts:** 52,836 VPD



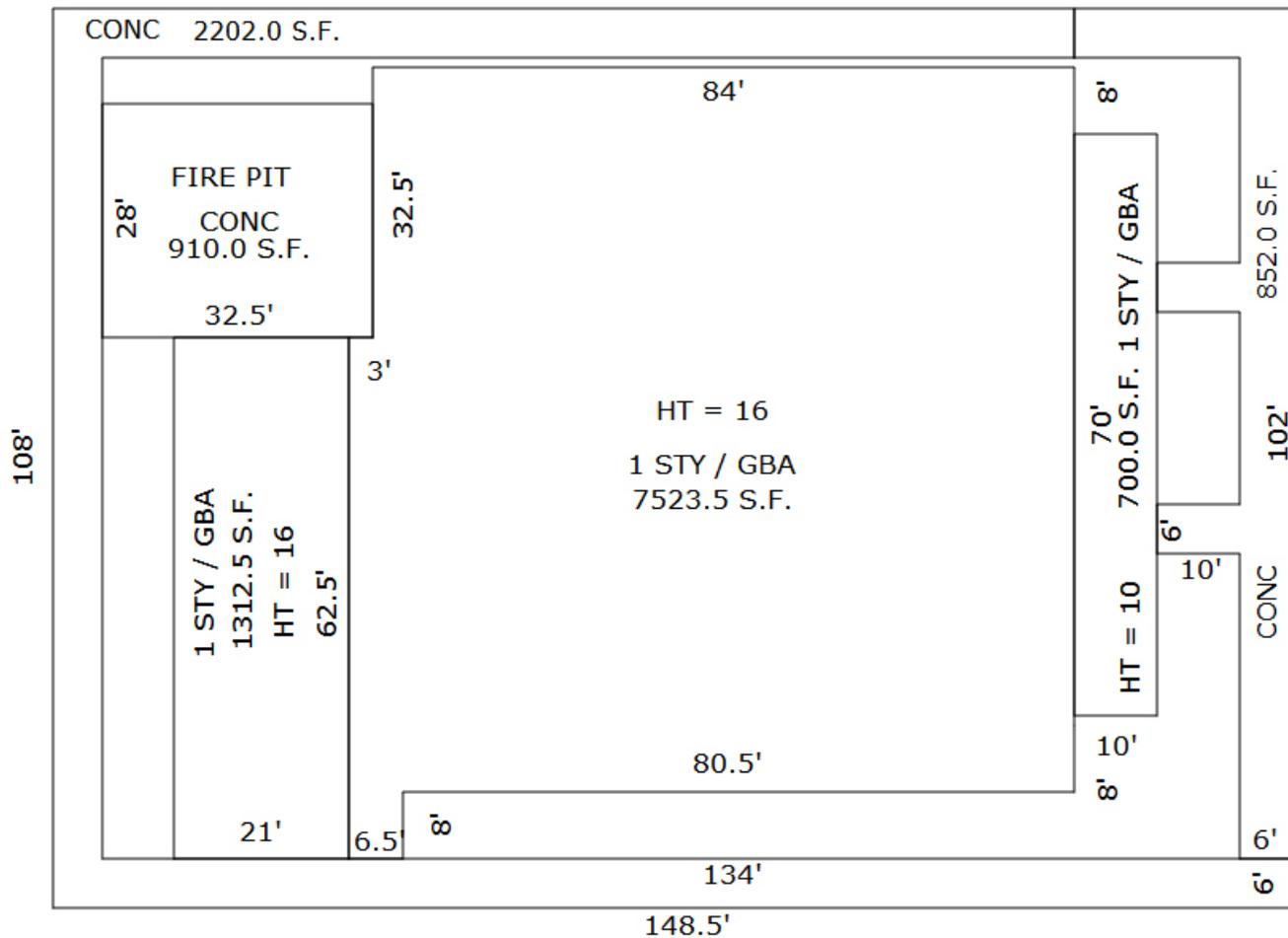


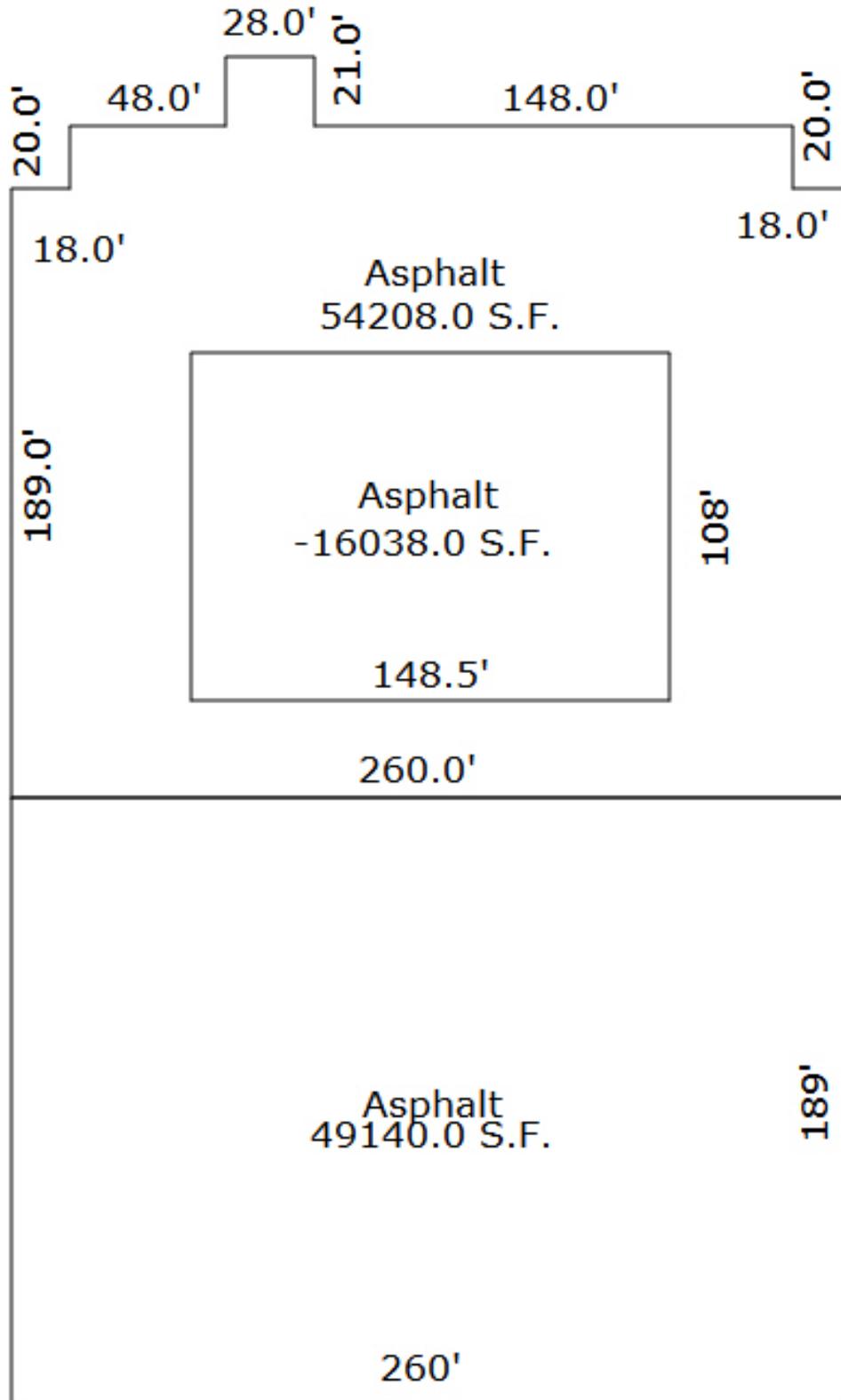




PROPERTY INFORMATION

Building Layout





LOCATION INFORMATION

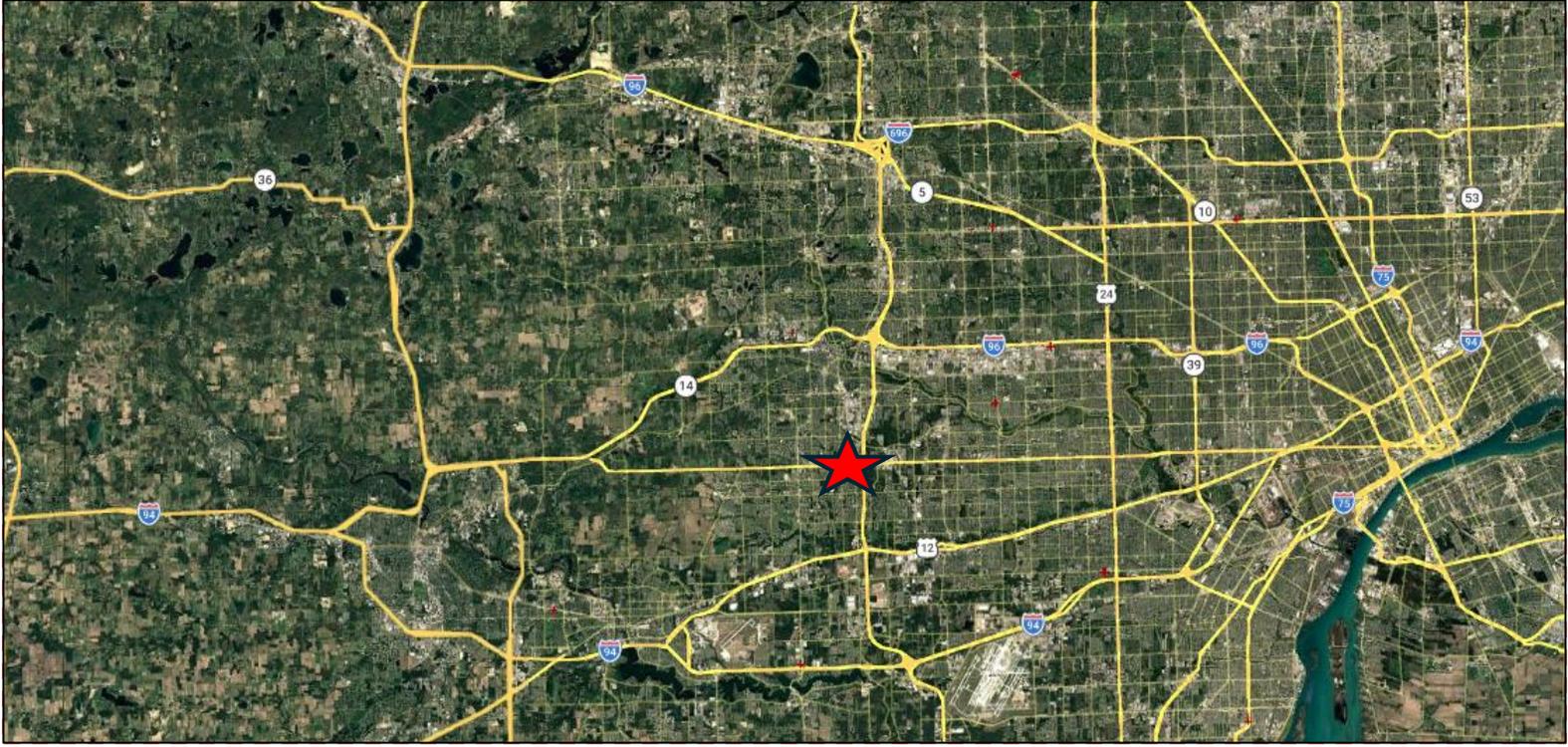
Retailer Map



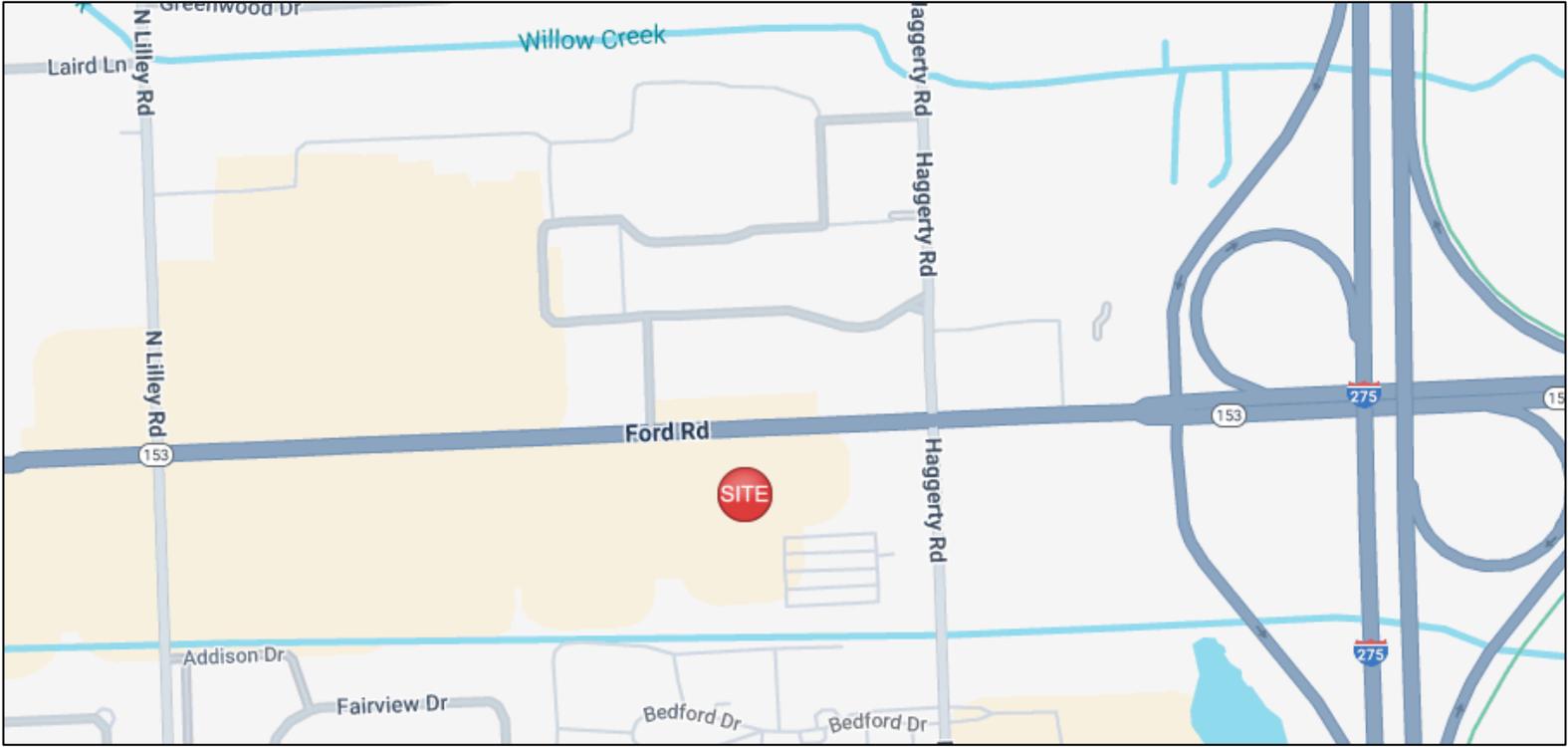
LOCAL



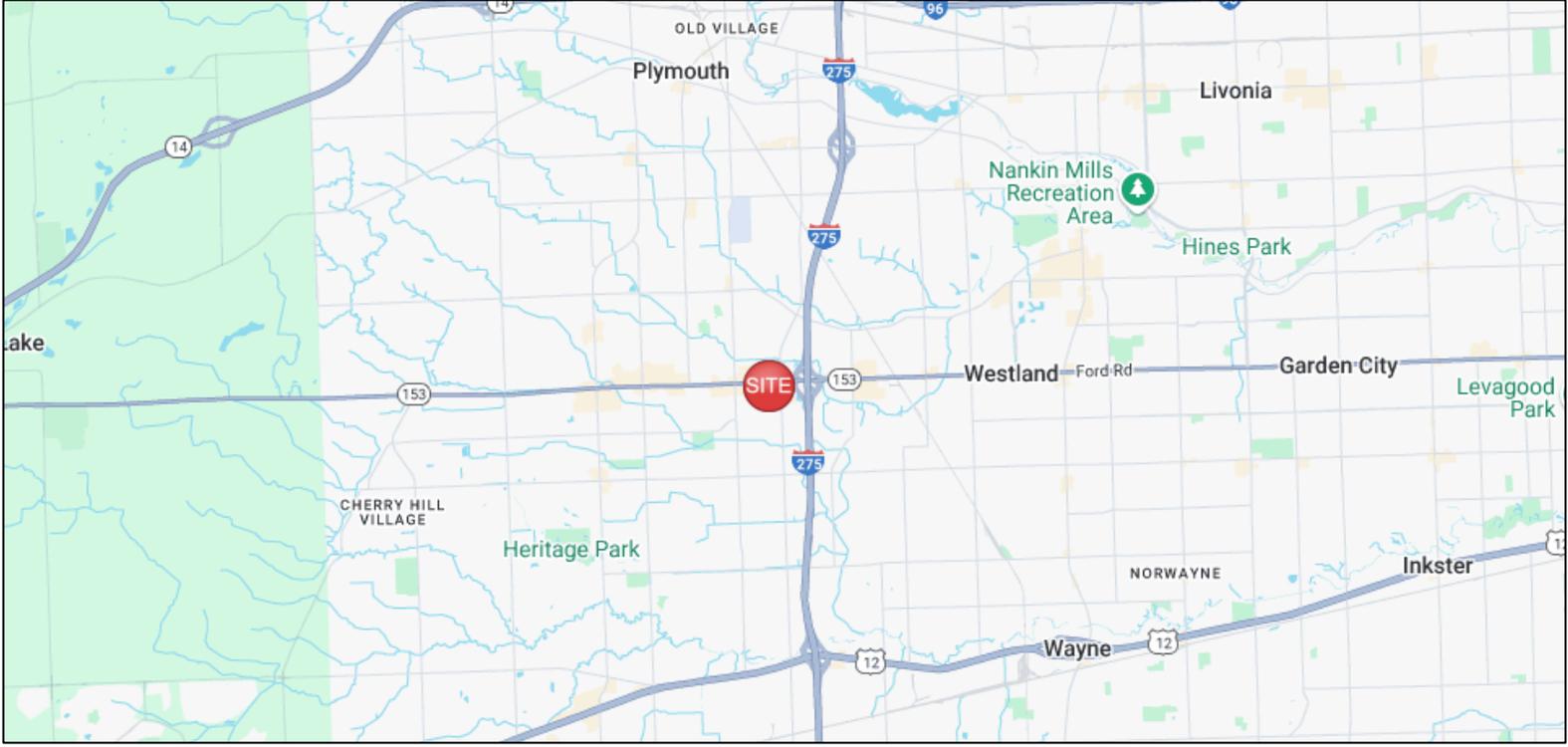
REGIONAL



LOCAL

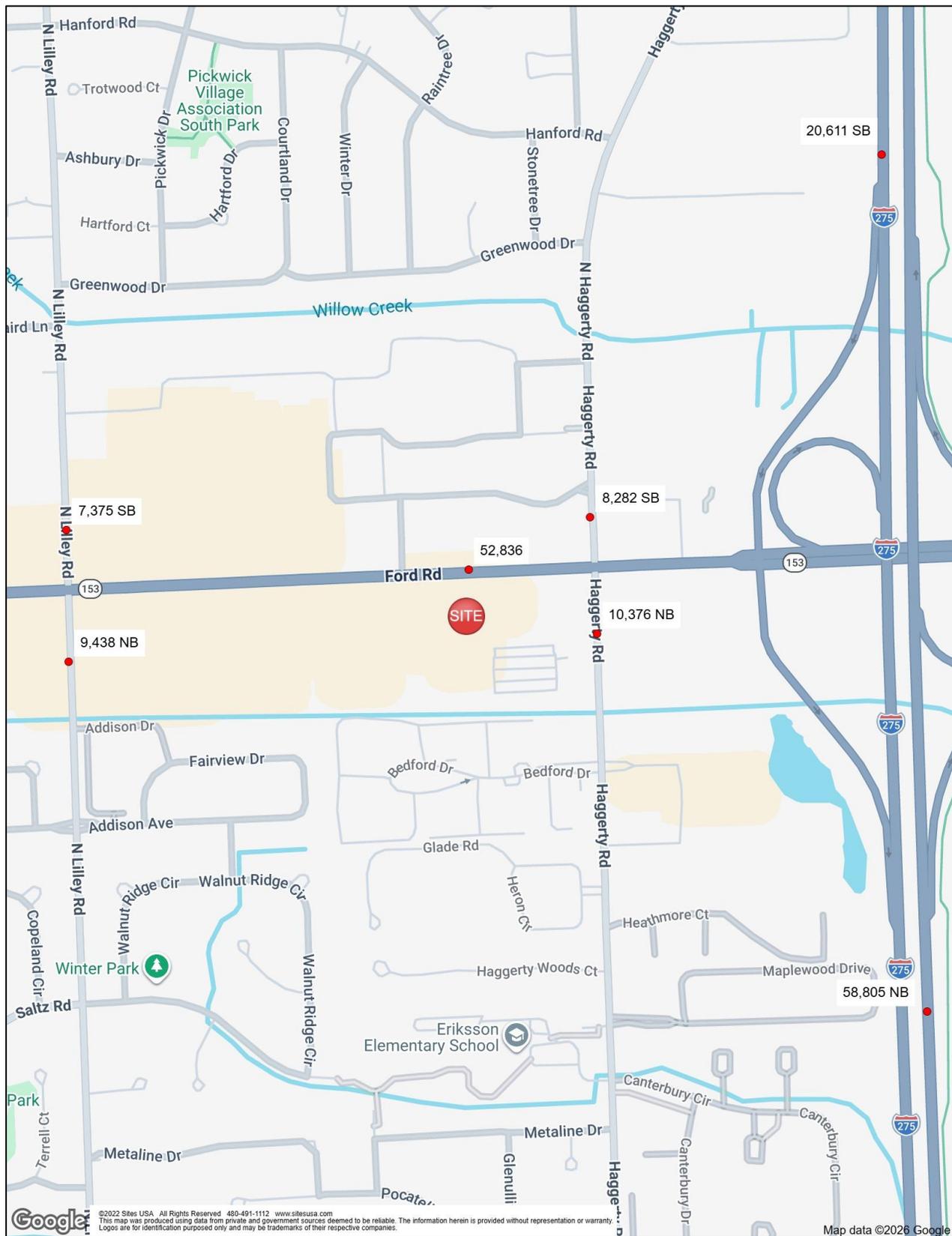


REGIONAL



LOCATION INFORMATION

Traffic Counts



41601 Ford Rd Canton, MI 48187	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,938	95,134	214,829
2030 Projected Population	11,807	93,610	212,844
2020 Census Population	12,575	101,227	223,833
2010 Census Population	12,117	96,775	212,605
Projected Annual Growth 2025 to 2030	-0.2%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-	-0.1%	-
Households			
2025 Estimated Households	5,050	39,563	89,906
2030 Projected Households	5,088	39,259	89,582
2020 Census Households	5,155	40,522	91,428
2010 Census Households	4,851	37,901	85,029
Projected Annual Growth 2025 to 2030	0.1%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.4%
Age			
2025 Est. Population Under 10 Years	11.7%	11.6%	11.4%
2025 Est. Population 10 to 19 Years	11.7%	11.9%	12.1%
2025 Est. Population 20 to 29 Years	13.2%	12.3%	11.8%
2025 Est. Population 30 to 44 Years	22.0%	20.9%	20.2%
2025 Est. Population 45 to 59 Years	18.3%	18.6%	19.1%
2025 Est. Population 60 to 74 Years	16.3%	17.0%	17.6%
2025 Est. Population 75 Years or Over	6.7%	7.6%	7.8%
2025 Est. Median Age	37.9	39.3	40.3
Marital Status & Gender			
2025 Est. Male Population	49.4%	49.1%	49.1%
2025 Est. Female Population	50.6%	50.9%	50.9%
2025 Est. Never Married	32.3%	33.1%	34.0%
2025 Est. Now Married	49.3%	49.0%	48.2%
2025 Est. Separated or Divorced	13.5%	12.9%	12.7%
2025 Est. Widowed	4.9%	5.0%	5.2%
Income			
2025 Est. HH Income \$200,000 or More	11.3%	14.1%	14.9%
2025 Est. HH Income \$150,000 to \$199,999	15.6%	12.4%	11.3%
2025 Est. HH Income \$100,000 to \$149,999	20.2%	19.3%	18.7%
2025 Est. HH Income \$75,000 to \$99,999	13.2%	13.7%	13.0%
2025 Est. HH Income \$50,000 to \$74,999	16.0%	14.9%	14.7%
2025 Est. HH Income \$35,000 to \$49,999	6.8%	9.0%	9.7%
2025 Est. HH Income \$25,000 to \$34,999	5.5%	4.9%	5.2%
2025 Est. HH Income \$15,000 to \$24,999	3.7%	5.8%	5.7%
2025 Est. HH Income Under \$15,000	7.7%	5.9%	6.7%
2025 Est. Average Household Income	\$118,333	\$120,985	\$124,145
2025 Est. Median Household Income	\$100,341	\$98,862	\$98,599
2025 Est. Per Capita Income	\$50,106	\$50,397	\$52,047
2025 Est. Total Businesses	310	3,306	7,872
2025 Est. Total Employees	2,801	31,111	84,418

41601 Ford Rd Canton, MI 48187	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	58.3%	62.3%	65.6%
2025 Est. Black	16.8%	17.0%	16.6%
2025 Est. Asian or Pacific Islander	19.0%	14.6%	11.5%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	5.7%	5.9%	6.0%
Hispanic			
2025 Est. Hispanic Population	540	4,790	11,113
2025 Est. Hispanic Population	4.5%	5.0%	5.2%
2030 Proj. Hispanic Population	5.3%	5.9%	6.0%
2020 Hispanic Population	4.5%	4.6%	4.7%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	8,473	67,414	152,646
2025 Est. Elementary (Grade Level 0 to 8)	3.1%	2.7%	2.4%
2025 Est. Some High School (Grade Level 9 to 11)	6.0%	4.4%	4.6%
2025 Est. High School Graduate	16.1%	19.4%	21.9%
2025 Est. Some College	18.4%	19.5%	20.3%
2025 Est. Associate Degree Only	10.9%	9.5%	9.2%
2025 Est. Bachelor Degree Only	28.4%	27.3%	24.9%
2025 Est. Graduate Degree	17.2%	17.2%	16.8%
Housing			
2025 Est. Total Housing Units	5,521	43,610	99,042
2025 Est. Owner-Occupied	52.9%	61.4%	63.5%
2025 Est. Renter-Occupied	38.6%	29.3%	27.3%
2025 Est. Vacant Housing	8.5%	9.3%	9.2%
Homes Built by Year			
2025 Homes Built 2010 or later	2.2%	3.2%	4.5%
2025 Homes Built 2000 to 2009	7.4%	7.5%	9.5%
2025 Homes Built 1990 to 1999	15.4%	17.0%	13.7%
2025 Homes Built 1980 to 1989	10.4%	12.6%	9.4%
2025 Homes Built 1970 to 1979	43.1%	30.5%	20.2%
2025 Homes Built 1960 to 1969	4.3%	7.8%	11.3%
2025 Homes Built 1950 to 1959	3.0%	5.5%	11.8%
2025 Homes Built Before 1949	5.6%	6.7%	10.3%
Home Values			
2025 Home Value \$1,000,000 or More	0.5%	0.8%	1.2%
2025 Home Value \$500,000 to \$999,999	2.7%	4.4%	12.3%
2025 Home Value \$400,000 to \$499,999	4.1%	10.7%	10.5%
2025 Home Value \$300,000 to \$399,999	37.2%	30.5%	20.9%
2025 Home Value \$200,000 to \$299,999	40.5%	32.7%	26.7%
2025 Home Value \$150,000 to \$199,999	7.4%	10.4%	13.5%
2025 Home Value \$100,000 to \$149,999	1.9%	3.9%	5.8%
2025 Home Value \$50,000 to \$99,999	2.0%	4.1%	5.6%
2025 Home Value \$25,000 to \$49,999	1.4%	1.0%	1.4%
2025 Home Value Under \$25,000	2.3%	1.6%	2.2%
2025 Median Home Value	\$286,259	\$290,142	\$303,157
2025 Median Rent	\$1,042	\$1,088	\$1,041

41601 Ford Rd Canton, MI 48187	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	9,680	77,263	174,439
2025 Est. Civilian Employed	66.3%	65.6%	64.6%
2025 Est. Civilian Unemployed	1.5%	2.1%	2.5%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	32.3%	32.4%	33.0%
2025 Labor Force Males	49.3%	48.6%	48.7%
2025 Labor Force Females	50.7%	51.4%	51.3%
Occupation			
2025 Occupation: Population Age 16 Years or Over	6,416	50,647	112,631
2025 Mgmt, Business, & Financial Operations	18.4%	18.0%	18.2%
2025 Professional, Related	30.2%	27.7%	26.4%
2025 Service	14.6%	14.8%	15.0%
2025 Sales, Office	17.1%	18.0%	18.1%
2025 Farming, Fishing, Forestry	-	-	0.1%
2025 Construction, Extraction, Maintenance	4.4%	5.1%	5.9%
2025 Production, Transport, Material Moving	15.4%	16.3%	16.3%
2025 White Collar Workers	65.7%	63.7%	62.7%
2025 Blue Collar Workers	34.3%	36.3%	37.3%
Transportation to Work			
2025 Drive to Work Alone	68.8%	68.0%	68.8%
2025 Drive to Work in Carpool	8.9%	9.2%	9.1%
2025 Travel to Work by Public Transportation	1.6%	1.7%	1.7%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.6%	1.5%	1.6%
2025 Other Means	1.4%	1.3%	1.4%
2025 Work at Home	17.6%	18.2%	17.4%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	21.4%	21.9%	22.3%
2025 Travel to Work in 15 to 29 Minutes	32.5%	36.7%	38.0%
2025 Travel to Work in 30 to 59 Minutes	42.1%	37.0%	34.8%
2025 Travel to Work in 60 Minutes or More	4.1%	4.4%	4.9%
2025 Average Travel Time to Work	26.0	25.1	24.5
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$546.98 M	\$4.34 B	\$9.82 B
2025 Est. Apparel	\$10.09 M	\$79.93 M	\$180.91 M
2025 Est. Contributions, Tax and Retirement	\$159.51 M	\$1.29 B	\$2.92 B
2025 Est. Education	\$12.76 M	\$101.28 M	\$229.12 M
2025 Est. Entertainment	\$31.22 M	\$247.02 M	\$559 M
2025 Est. Food, Beverages, Tobacco	\$63.6 M	\$501.75 M	\$1.14 B
2025 Est. Health Care	\$32.75 M	\$261.91 M	\$599.75 M
2025 Est. Household Furnishings and Equipment	\$14.63 M	\$115.92 M	\$262.26 M
2025 Est. Household Operations, Shelter, Utilities	\$121.58 M	\$939.69 M	\$2.12 B
2025 Est. Miscellaneous Expenses	\$9.42 M	\$74.45 M	\$168.3 M
2025 Est. Personal Care	\$6.74 M	\$53.13 M	\$120.28 M
2025 Est. Transportation	\$84.67 M	\$675.13 M	\$1.52 B



Randy Thomas

President/CEO

C: (248) 891-5050

O: (248) 359-9000 x9

rthomas@insitecommercial.com



Adam Rizk

Sales Associate

C: (248) 938-5333

O: (248) 359-9000 x8

arizk@insitecommercial.com