

# OUTLOT OPPORTUNITY

## 10.07 ACRES

Canton, Michigan  
41640 Ford Road



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Licensed Real Estate Broker

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41640 Ford Road

## PROPERTY SUMMARY

Located in one of Michigan's strongest retail trade corridors, two approximately 5-acre outlots are available for sale. Both sites are easily accessible from I-275 and Ford Road in Canton, Michigan. Situated conveniently between Detroit and Ann Arbor, Canton is just minutes from Metro Airport. Property highlights include:

- Incredibly strong trade area with Walmart, Sam's Club, Marshalls, Five Below, Hobby Lobby, HomeGoods and more less than 1 mile from site, all on Ford Road
- Excellent visibility from I-275 with traffic counts of 129,897 vehicles per day
- Adjacent to the only IKEA store in the entire State of Michigan
- 2 detention ponds on combined acreage
- Zoned C-4 Interchange Service District



PROPERTY PHOTOS

Canton, Michigan  
41640 Ford Road



## QUICK STATS 30 MINUTE DRIVE TIME



**2,115,064**  
POPULATION



**2,284,557**  
DAYTIME  
POPULATION



**\$69,708**  
MEDIAN HH INCOME



**40.5%**  
HOUSEHOLD INCOME  
\$75,000 +



**38.3%**  
BACHELOR'S  
DEGREE +



**552,463**  
OWNED HOMES



**74,147**  
BUSINESSES



**305\***  
HOTELS  
±30,958 Rooms



**30**  
MAJOR MEDICAL  
CENTERS



**126 MSF\***  
RETAIL



**104 MSF\***  
OFFICE



**20 MINUTE  
DRIVE**  
TO THE DTW AIRPORT

*\*Source: ESRI, CoStar*



# THE TRADE AREA

## DEMOGRAPHICS (3 Miles)

Ford Road & Haggerty Road

- **Population:** 99,410
- **Daytime Population:** 94,687
- **Median HH Income:** \$91,319
- **Total Businesses:** 3,111
- **Total Employees:** 40,963

## HOTELS

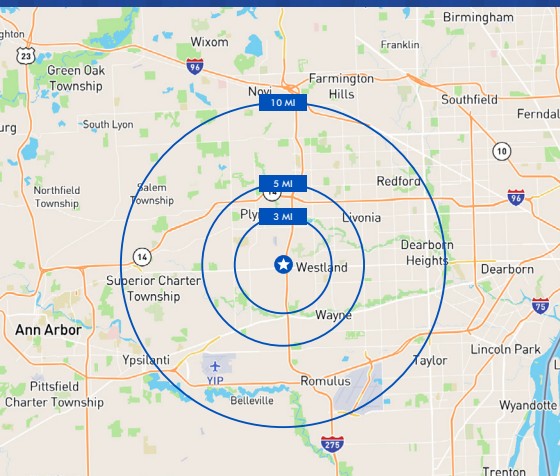
10 Hotels / 958 Rooms

## NOTABLE RETAILERS



## MAJOR EMPLOYERS

1. **Plymouth-Canton Schools** - 2,014 employees
2. **Yazaki North America** - 898 employees
3. **Walmart** - 762 employees
4. **A&D Transport** - 610 employees
5. **Sysco Detroit** - 353 employees



**8th Most Populous Municipality in Michigan**

Source: World Population Review, 2024



**CLICK HERE TO VIEW DRONE TOUR OF THE MARKET**

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# CBRE

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