

FOR LEASE / BUILD-TO-SUIT

REDEVELOPMENT-READY SITE



41190 Ford Road | Canton, MI

FORMER BOB EVANS

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	41190 Ford Road
City/Township	Canton, MI
Building Size	5,662 SF
Land Size	1.37 AC
Space Available	5,662 SF (Divisible, Possible Drive-thru)
Asking Rental Rate	Contact Broker

DEMOGRAPHICS (5-MILE RADIUS)

 205,860
PEOPLE

 \$106,498
AVG. HOUSEHOLD INCOME

 93,747
HOUSEHOLDS

 \$8.2 B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

REDEVELOPMENT READY SITE

Flexible opportunity for a multi-tenant retail strip with Drive-Thru potential or pad development – perfect for QSEs, cafes, medical, or service retailers.

EXISTING RESTAURANT INFRASTRUCTURE

Current Bob Evans building offers full kitchen build-out, ideal for sit-down or fast-casual brand.

MASSIVE RETAIL SYNERGY

Surrounded by top-performing national retailers including IKEA, Walmart, Target, Sam's Club, Home Depot, Chick-fil-A, Raising Cane's, and Panera Bread.

FREESTANDING IDENTITY

Corner lot with standalone presence and monument signage for maximum brand visibility and tenant exclusivity. Located just minutes from I-275, connecting to all major Detroit submarkets and major daytime populations.

FLEXIBLE ZONING FOR MULTIPLE USERS

Zoned for general commercial use – allows for restaurant, retail, medical office, or specialty use.

HIGH-GROWTH TRADE AREA

Canton continues to experience strong commercial and residential growth, making it one of Southeast Michigan's most desirable retail destinations.

AREA TENANTS





COMING SOON:

Portilic's
HOT DOGS · BEEF · BURGERS · SALADS

Chick-fil-A

TOPGOLF

sam's club <>

Walmart

GFS
gordon food service

WING STOP

STARBUCKS COFFEE

63,440 VDP

56,273 VDP

FORD ROAD

EMAGINE
THE MAGIC OF MOVIES & MORE

Guitar Center

HOOK & REEL

COMING SOON:
SPRINGS
at canton

IKEA

Marshalls

DOLLAR TREE

five BELOW

Dunham's SPORTS

Crate&Barrel

QDOBA MEXICAN EATS

chili's

KFC

PNC

Comfort INN & SUITES
LOGAN INTERNATIONAL AIRPORT

Tim Hortons

SITE

La-Z-boy

CHIPOTLE MEXICAN GRILL

MAVERICK'S
KITCHEN · DRINKS · SPORTS

Speedway

VARA JUICE

ALDI

crumbl cookies

HOBBY LOBBY

FIVE GUYS
BURGERS and FRIES

POTBELLY SANDWICH SHOP

ups

HomeGoods

OUTBACK STEAKHOUSE

Hampton by Hilton

LAQUINTA INNS & SUITES

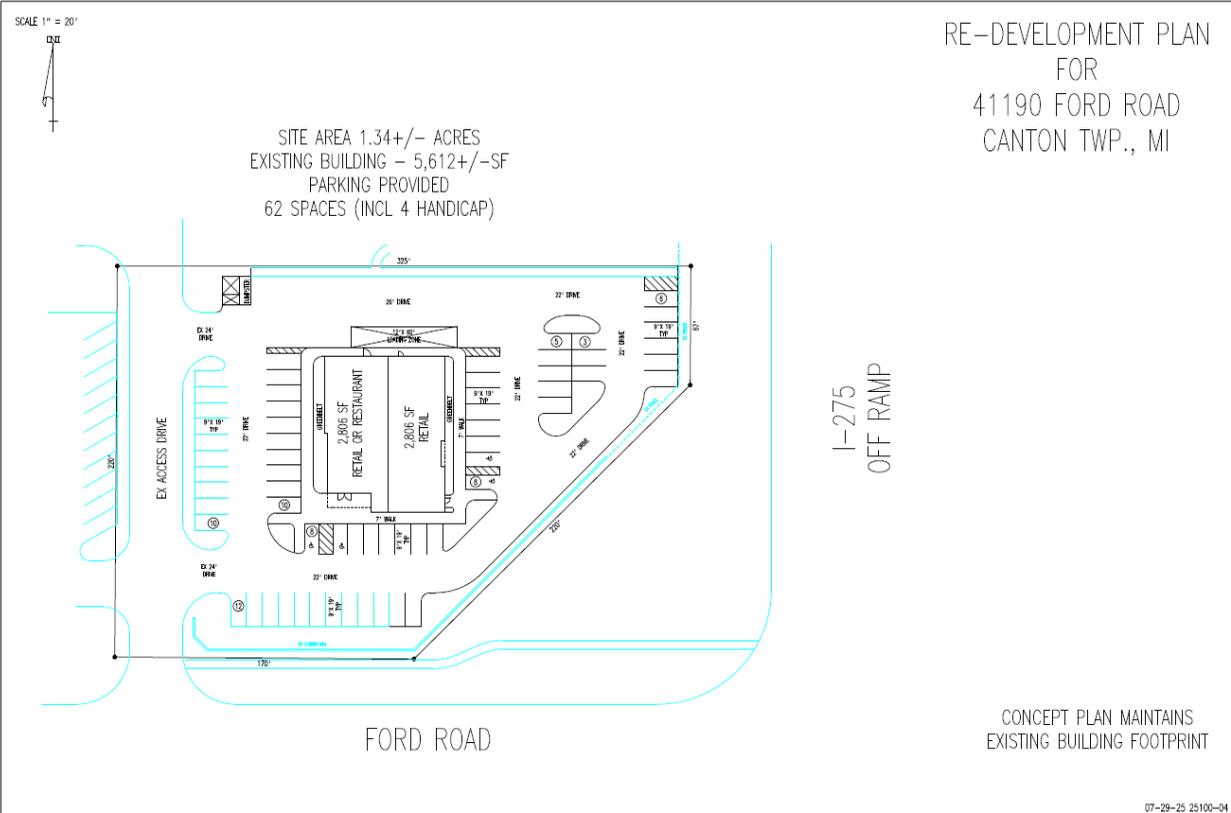
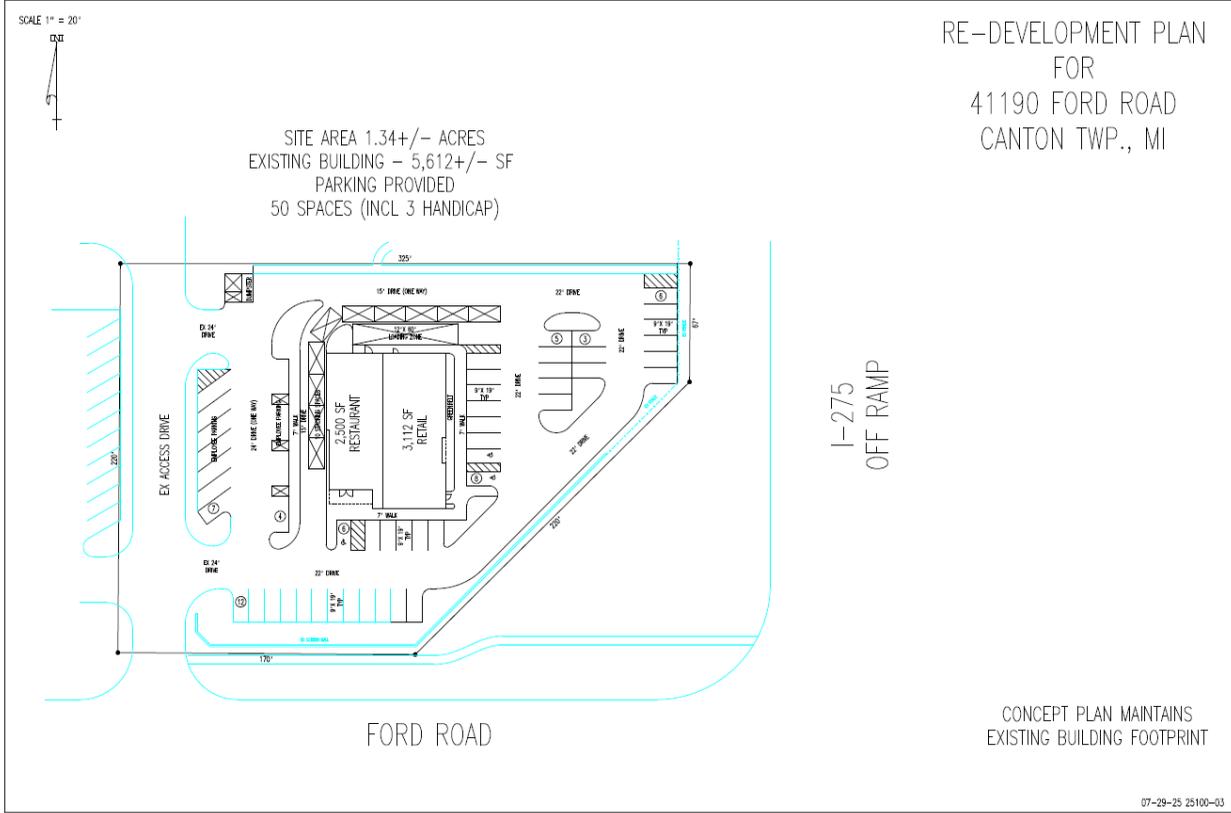
Mister CAR WASH

LIFETIME FITNESS

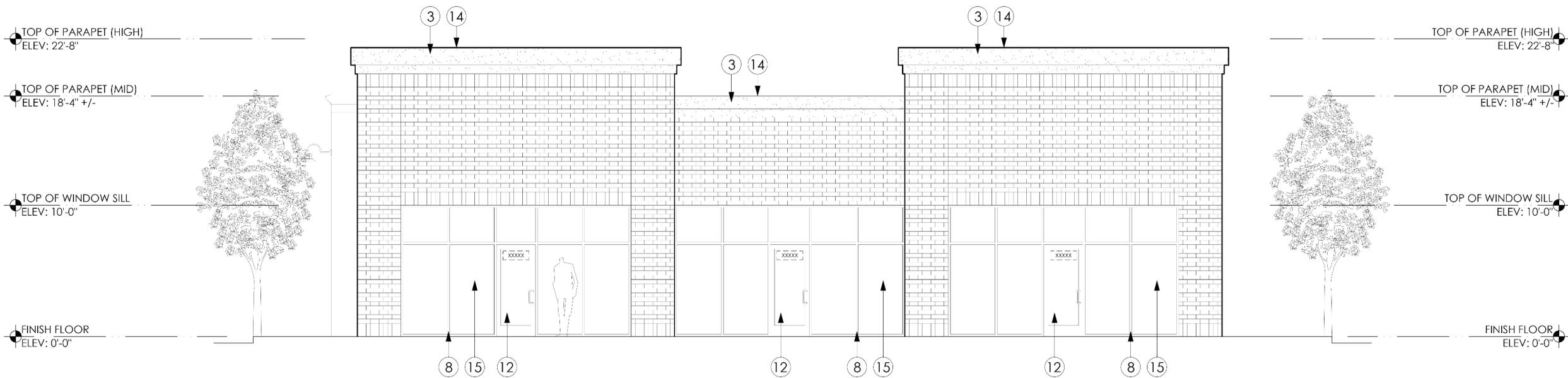
SITE ACCESS



CONCEPTUAL DRAWINGS



SOUTH ELEVATION CONCEPTUAL



SOUTH ELEVATION (FORD ROAD VIEW)

SCALE: 1/8" = 1'-0"

PHOTOS



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	10,347	101,458	227,762
2024 Population	9,195	90,223	205,860
2029 Population Projection	8,794	86,300	197,635
Annual Growth 2020-2024	-2.8%	-2.8%	-2.4%
Annual Growth 2024-2029	-0.9%	-0.9%	-0.8%
HOUSEHOLDS			
2020 Households	4,313	41,684	93,747
2024 Households	3,846	37,089	84,815
2029 Household Projection	3,680	35,475	81,436
Annual Growth 2020-2024	-0.4%	-1.2%	-0.7%
Annual Growth 2024-2029	-0.9%	-0.9%	-0.8%
Avg Household Size	2.30	2.40	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$96,082	\$104,534	\$106,498
Median Household Income	\$74,624	\$83,243	\$82,014

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$256,488	\$254,148	\$249,817
Median Year Built	1978	1978	1975
Owner Occupied Households	1,979	23,329	56,337
Renter Occupied Households	1,702	12,146	25,099
HOUSING COMPOSITION			
1-Person Households	1,259	11,498	26,306
2-Person Households	1,236	11,896	27,548
3-Person Households	602	5,948	13,241
4-Person Households	488	4,918	11,304
5-Person Households	185	1,873	4,364
6-Person Households	52	685	1,428
7-Person Households	24	271	624
EMPLOYMENT			
Civilian Employed	4,867	47,813	108,525
Civilian Unemployed	87	844	2,370
Civilian Non-Labor Force	2,591	25,259	58,112

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