

## THE HUB RETAIL DEVELOPMENT

7201-7207 Canton Center Road, Canton, MI 48187



**FOR LEASE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 7201-7207 Canton Center Road | Canton, MI 48187



**PROPERTY OVERVIEW**

New Development in the Heart of Canton, Michigan.

**OFFERING SUMMARY**

Lease Rate: \$38.00 SF/yr (NNN)  
Building Size: 7,451 SF  
Zoning: C-1 - Village Shopping District

**PROPERTY HIGHLIGHTS**

- New Retail Development
- Outstanding Canton Location
- Situated Among Retail, Medical, and Heavy Residential Density
- Prominent Corner Location with Excellent Visibility
- Outdoor Patio Seating Available
- Two Access Points Providing Excellent Site Circulation
- Spaces starting at 1,700 SF up to 1,731 SF

**BUILDING/PROPERTY INFORMATION: 7201-7207 Canton Center Road | Canton, MI 48187**
**BUILDING INFORMATION**

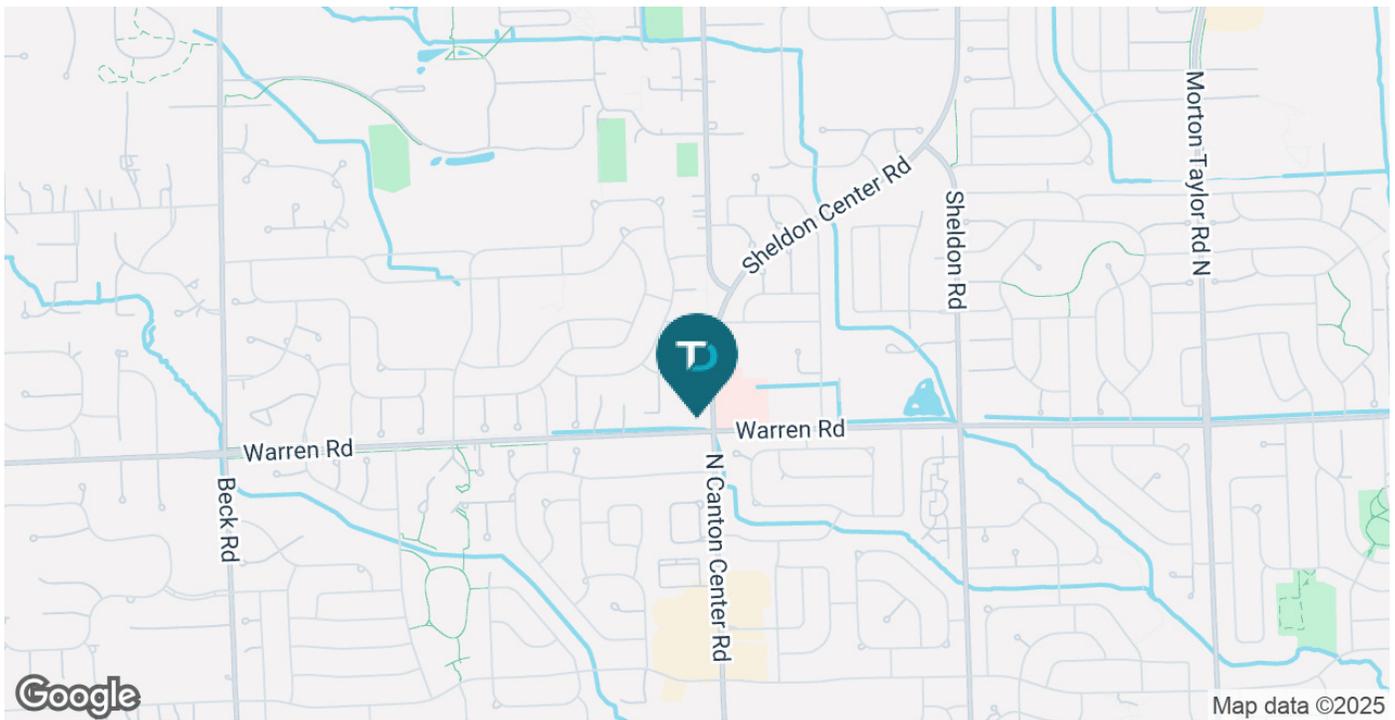
Building Size:	7,451 SF
Availability:	1,700 SF - 1,731 SF
Number of Floors:	1
Parking Spaces:	35

**PROPERTY INFORMATION**

Lot Size:	0.92 Acres
Property Type:	Retail
Property Subtype:	Strip Center
Zoning	C-1 - Village Shopping District
Traffic Count:	Canton Cntr Rd - 20,438 VPD Warren Rd - 21,686 VPD
Legal Description:	Available Upon Request
APN:	71-016-0013-003

**LOCATION INFORMATION**

Located on the Northwest Corner of Warren & Canton Center Road.



**LEASE SPACES:** 7201-7207 Canton Center Road | Canton, MI 48187



**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,700 - 1,731 SF	Lease Rate:	\$38.00 SF/yr

**AVAILABLE SPACES**

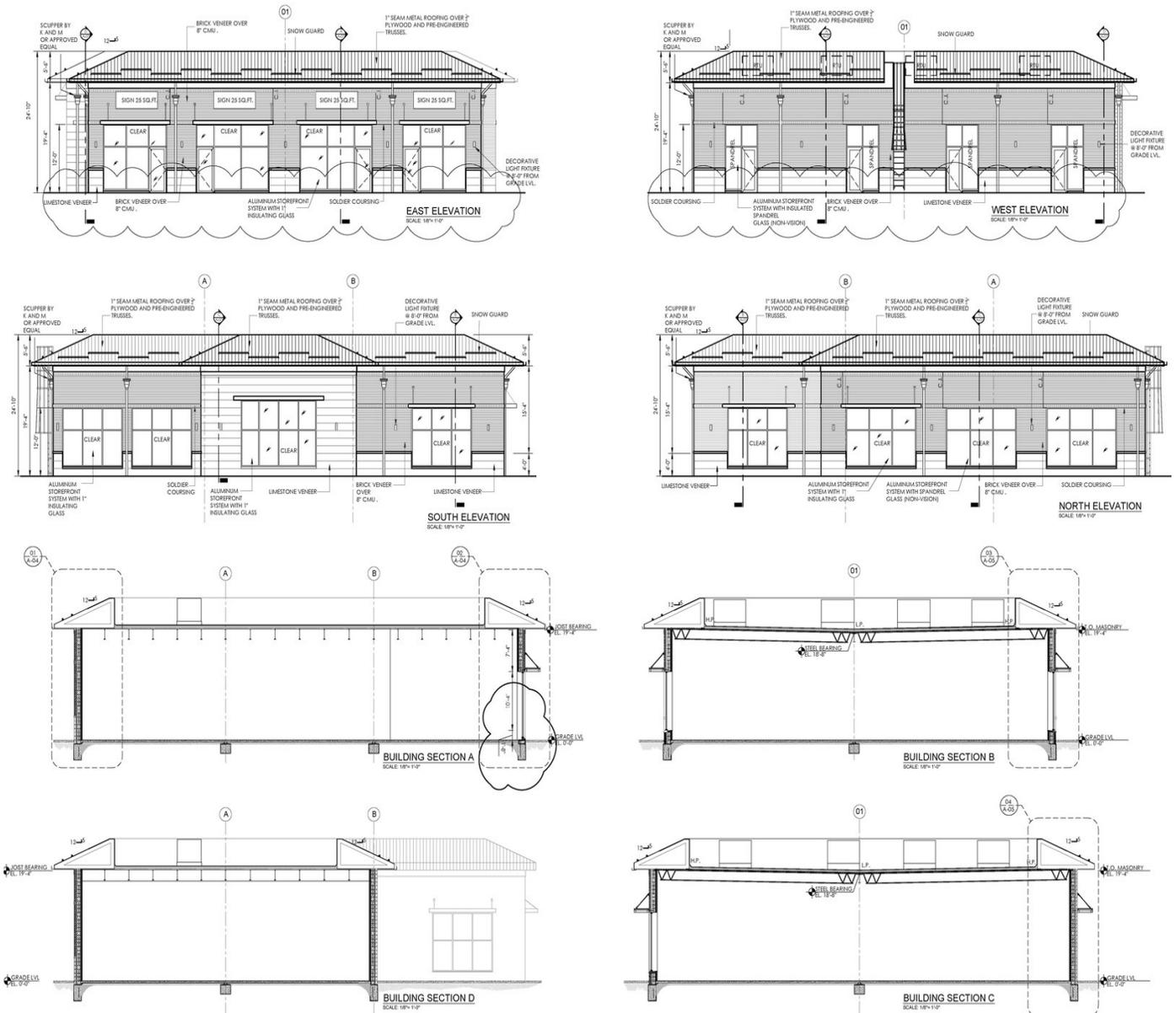
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7201	Available	1,731 SF	NNN	\$38.00 SF/yr
7207	Available	1,700 SF	NNN	\$38.00 SF/yr

**ADDITIONAL PHOTOS:** 7201-7207 Canton Center Road | Canton, MI 48187

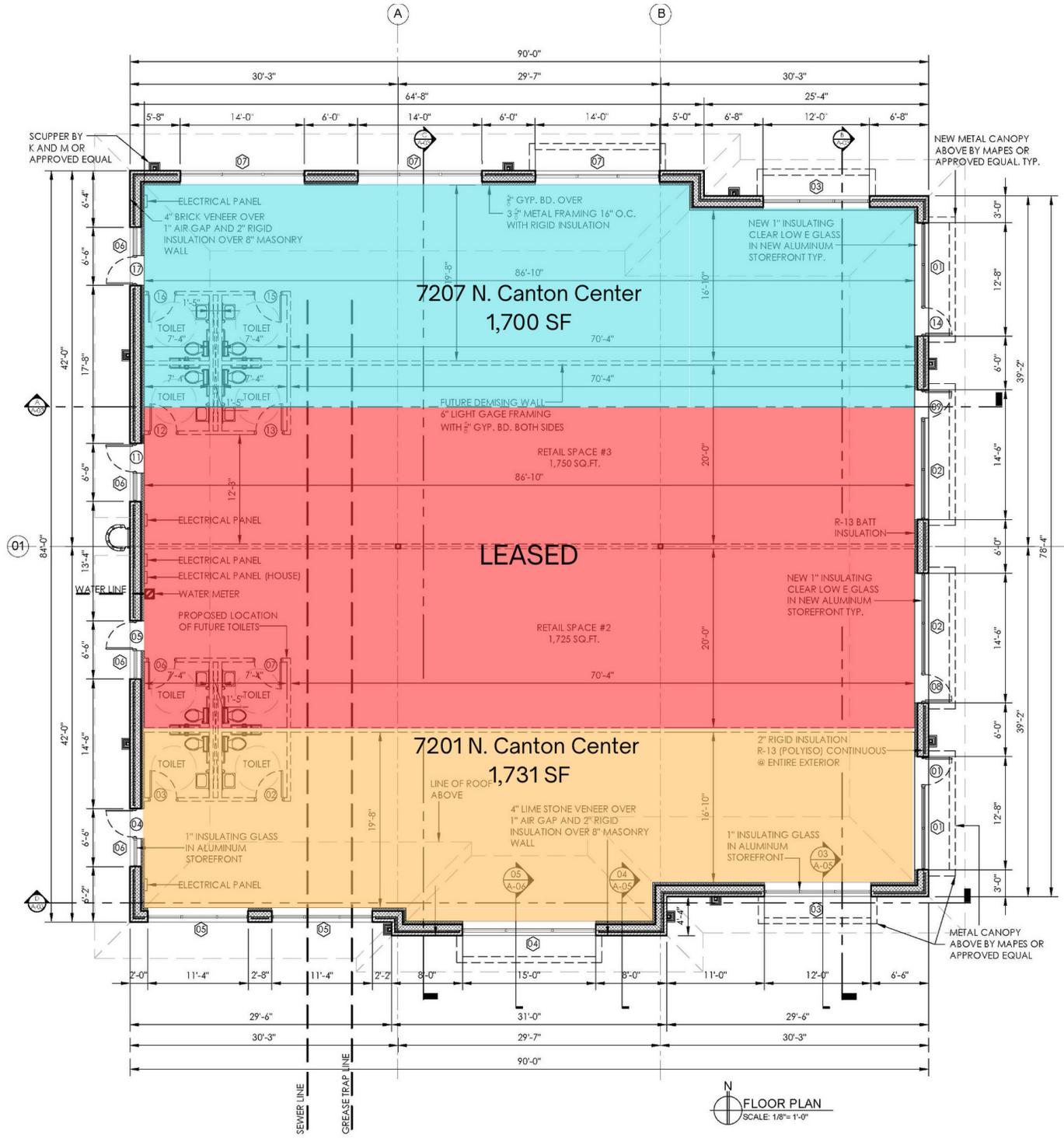
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**ADDITIONAL PHOTOS: 7201-7207 Canton Center Road | Canton, MI 48187**



**FLOOR PLAN: 7203-7207 Canton Center Road | Canton, MI 48187**

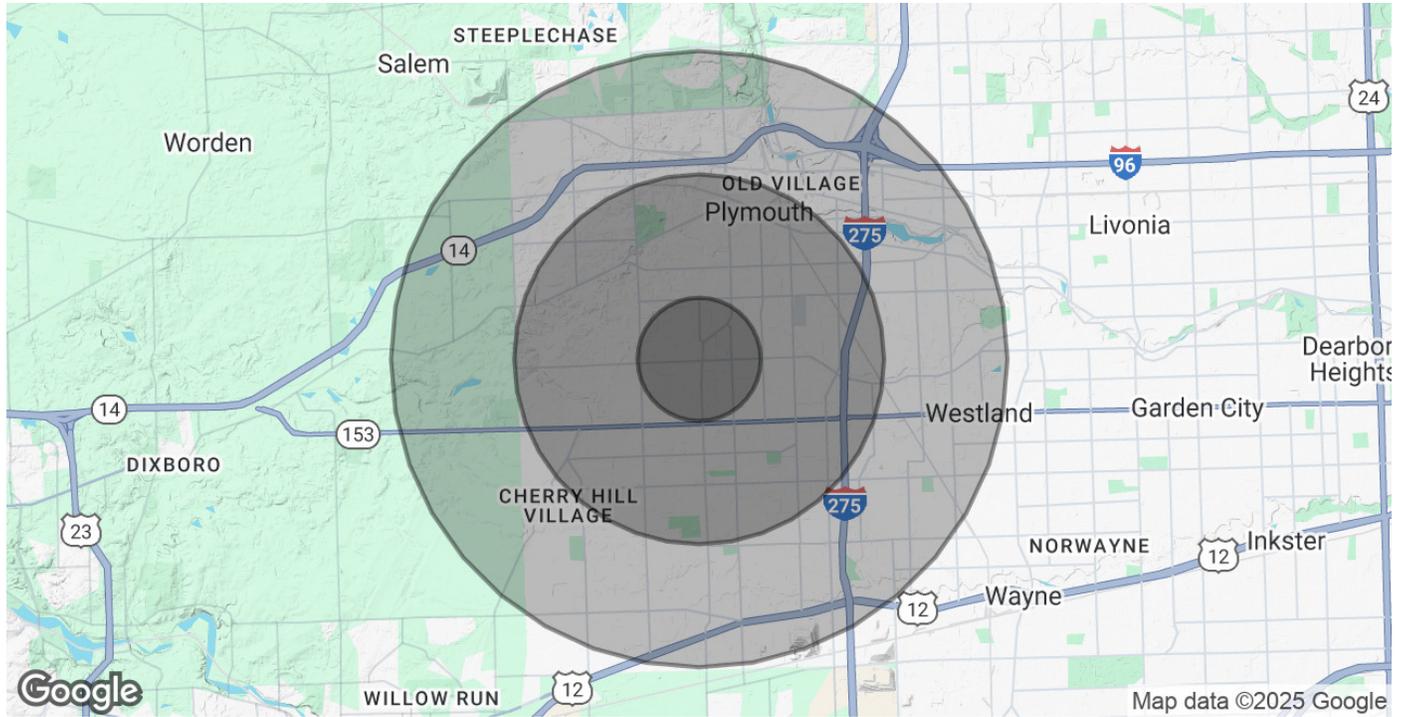




RETAILER MAP: 7201-7207 Canton Center Road | Canton, MI 48187



**DEMOGRAPHICS MAP & REPORT: 7201-7207 Canton Center Road | Canton, MI 48187**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,355	82,300	170,082
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	42	42	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,323	31,404	67,166
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$152,226	\$154,662	\$146,520
Average House Value	\$370,020	\$423,622	\$395,629

*Demographics data derived from AlphaMap*