

High Visibility Retail

46540 Michigan Ave, Canton, MI 48188



Swisher
COMMERCIAL

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$37.00 SF/yr (NNN)
Available SF:	2,400 SF
Zoning:	C-3 Regional Commercial
Traffic Count:	31,700 VPD

PROPERTY HIGHLIGHTS

- ±2,400 SF former Verizon retail space
- End-cap unit with strong visibility
- Open floor plan with flexible layout
- Zoned C-3 Regional Commercial
- High-traffic Michigan Avenue frontage
- Ample on-site parking
- Surrounded by major retail, sports, and automotive users

Jeff Evans

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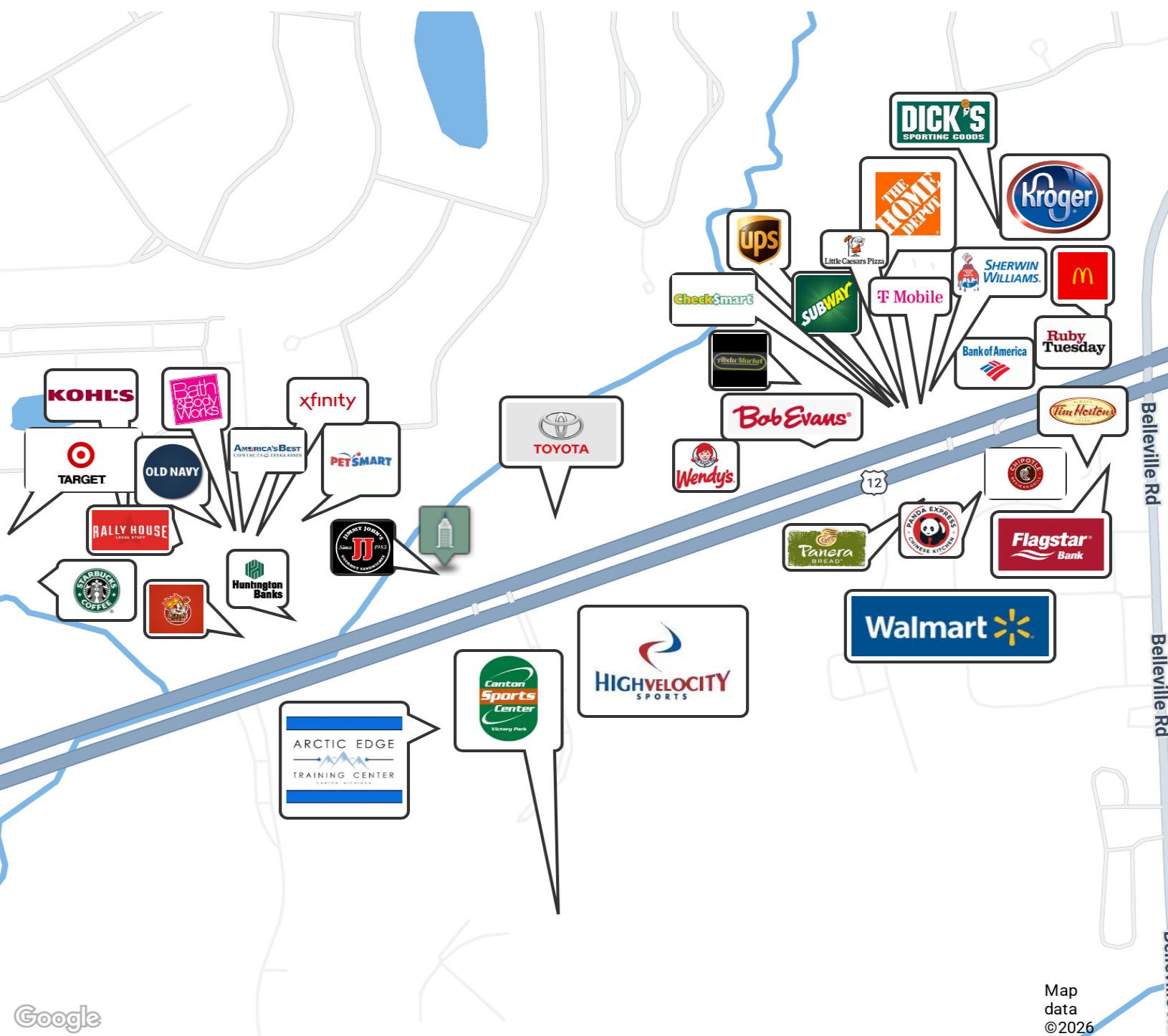
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PROPERTY DESCRIPTION

46540 Michigan Avenue presents a prime retail opportunity along one of Canton's most heavily traveled commercial corridors. Formerly occupied by Verizon, this $\pm 2,400$ SF end-cap space offers an open floor plan that is well suited for a wide range of retail, service, showroom, or customer-facing commercial uses.

The space features strong storefront visibility, excellent natural light, and a flexible interior layout that allows for efficient customization. As an end cap with ample on-site parking, the property provides convenient access for customers and employees alike.

Strategically positioned on high-traffic Michigan Avenue, the property benefits from exceptional exposure and steady daily traffic counts. The site is located directly across Michigan Avenue from Arctic Edge of Canton, Canton Sports Center, and High Velocity Sports, generating consistent year-round youth sports, family, and training-related traffic.

Surrounding retail anchors and destinations include Home Depot, PetSmart, Crossroads Village, and Victory Toyota, further strengthening the area's retail draw and visibility. The corridor serves as a major east-west artery connecting Canton to surrounding communities, making it a proven location for destination and neighborhood-serving businesses.

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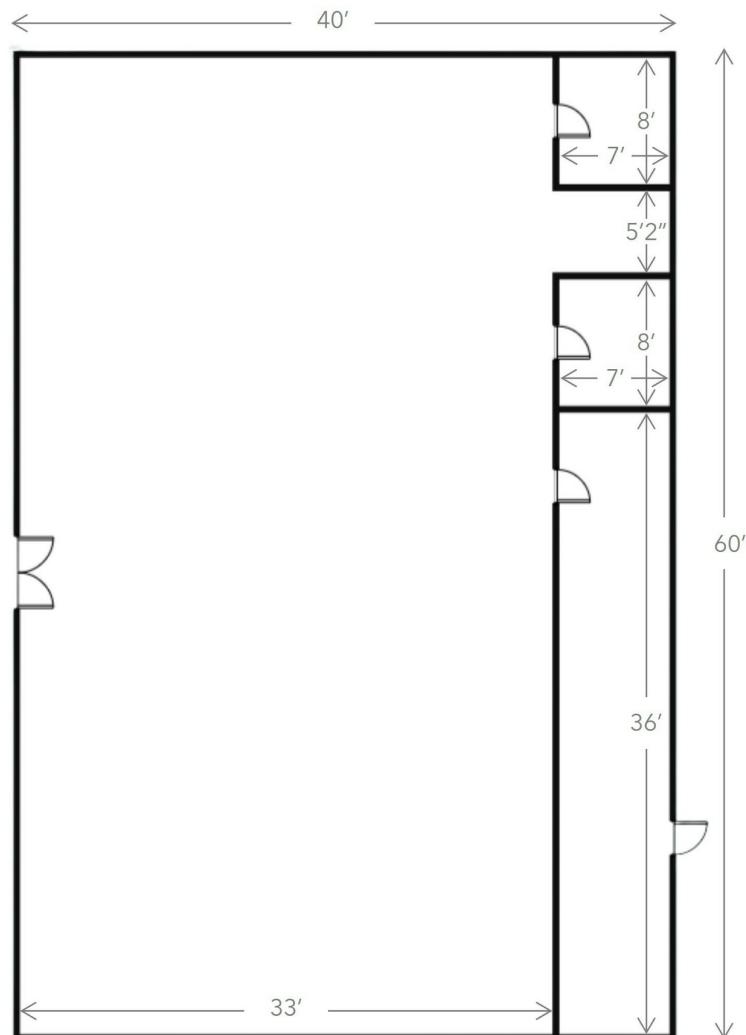
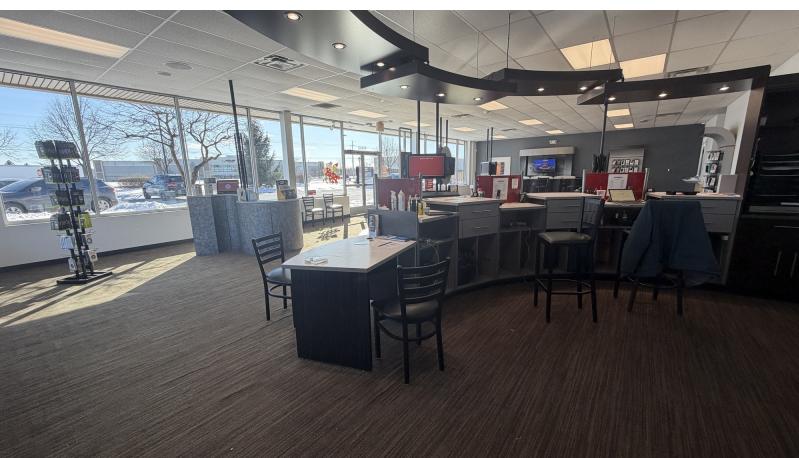
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Floor Plan (2,400 SF)

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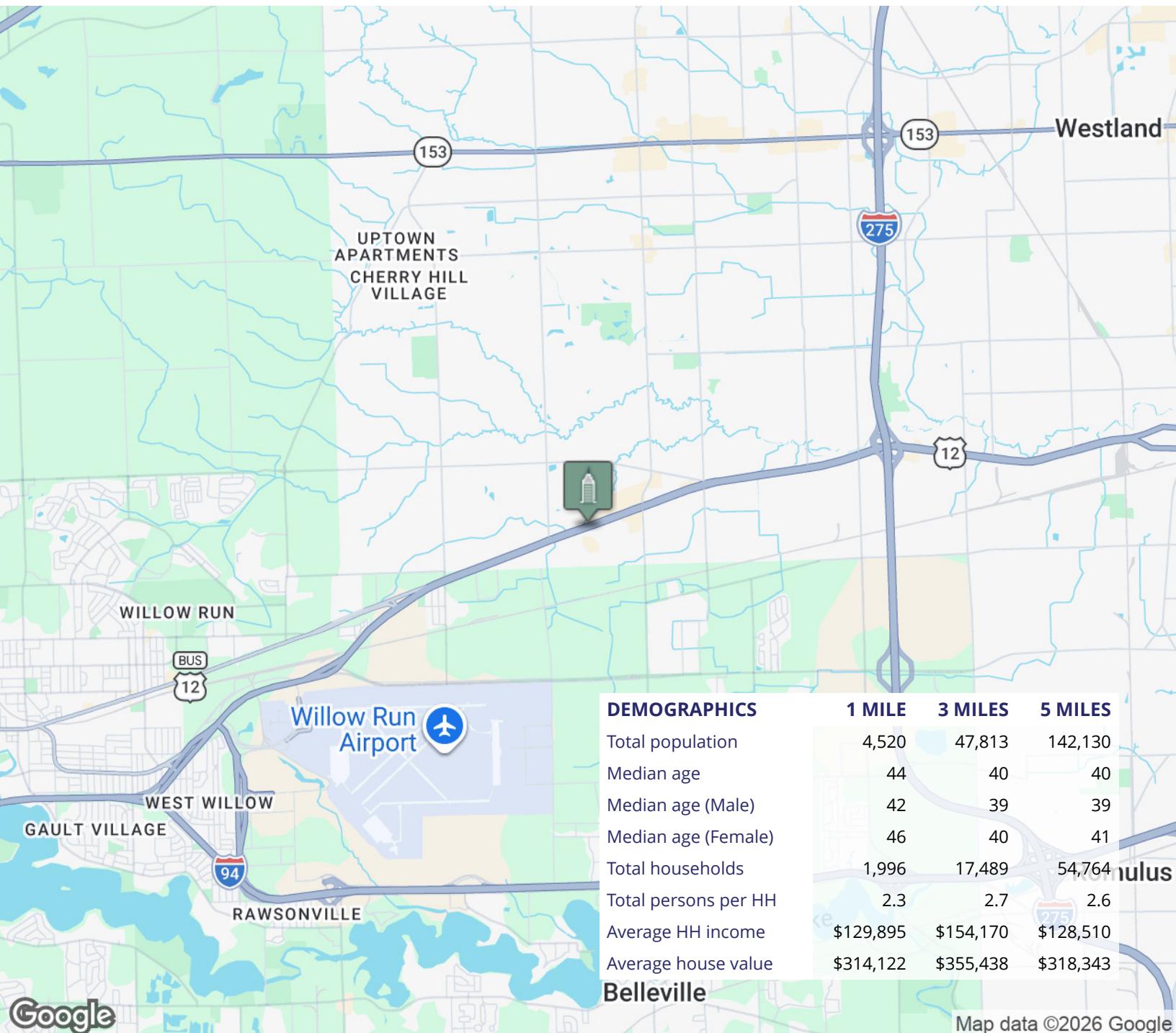
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