



FOR SALE

**BIG BOX RETAILER OPPORTUNITY
WITH EXCELLENT VISIBILITY**

43335 MICHIGAN AVE, CANTON, MI 48188



P.A. COMMERCIAL
Corporate & Investment Real Estate

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OFFERED EXCLUSIVELY BY:



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Prime opportunity to own a 20,140 SF former family entertainment venue in a thriving retail hub of Canton near Ford Road and I-275. Built in 2018, this modern facility is strategically positioned in a high-traffic area surrounded by popular restaurants and national retailers, making it an ideal location for a big-box retailer or similar use. Zoned C-3, the property sits on a spacious 6.52-acre lot - offering room for expansion and boasts ample parking with 150 spaces.

The current layout features a grand entrance and guest services area, a game zone, a ropes course area, laser tag, an arcade, virtual golf station, turf room, party rooms, cafe and eatery, and a full-service commercial kitchen, providing a versatile space that can be easily reimagined for a variety of commercial uses. A liquor license is also available, offering added potential for food and beverage operations. This is an exceptional chance to invest in a vibrant community with outstanding visibility and access.

LOCATION OVERVIEW

Discover the bustling retail landscape and vibrant Canton community surrounding this prime location on the Michigan Ave Retail Corridor!

The area is teeming with popular destinations such as IKEA Canton, a diverse mix of dining options, entertainment venues, shopping centers and is just minutes from downtown Plymouth & Ann Arbor. The area's strong demographic profile and growing population make it an attractive opportunity for retail owner/users or investors seeking a dynamic and thriving market.

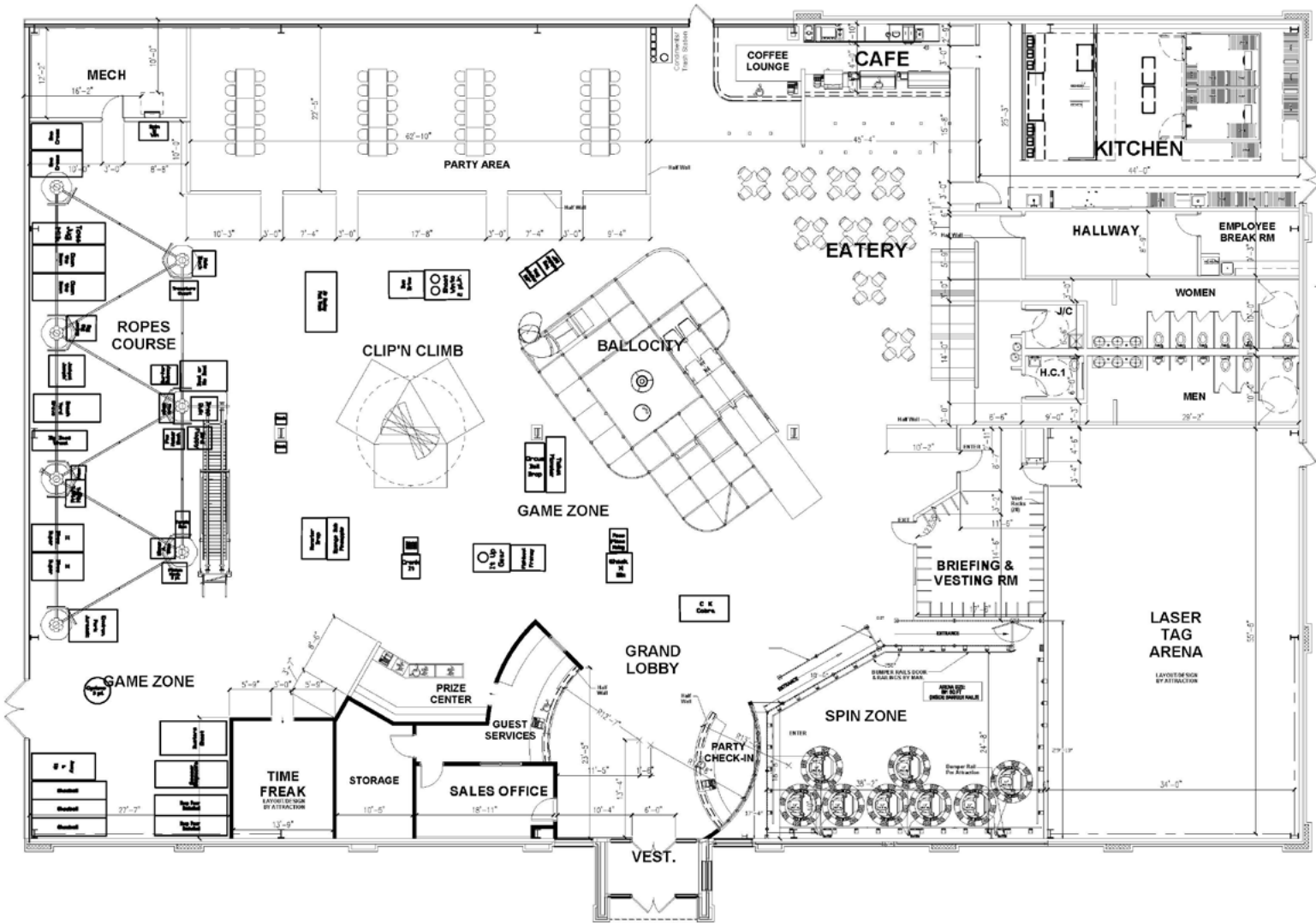
PROPERTY INFORMATION

ADDRESS	43335 Michigan Ave, Canton, MI 48188
PROPERTY NAME	The Tailgate Garage
TYPE	Free-Standing Retail
BUILDING SIZE	20,140 SF
ZONING	C-3
LAND SIZE	6.52 Acres
PARCEL ID	71 138 99 0006 701
CONSTRUCTION	Masonry
YEAR BUILT	2018
PARKING SPACES	150
PARKING RATIO	7.5/1,000 SF
TRAFFIC COUNT	47,750 VPD
MARKET	Detroit
SUBMARKET	Airport District
LOCATION TYPE	Suburban
DISTANCE TO AIRPORT	11 Miles
SALE PRICE	\$3,725,000
PRICE PER SF	\$184.96

NEARBY AMENITIES MAP



FLOOR PLAN



AERIAL PHOTO



EXTERIOR PHOTO



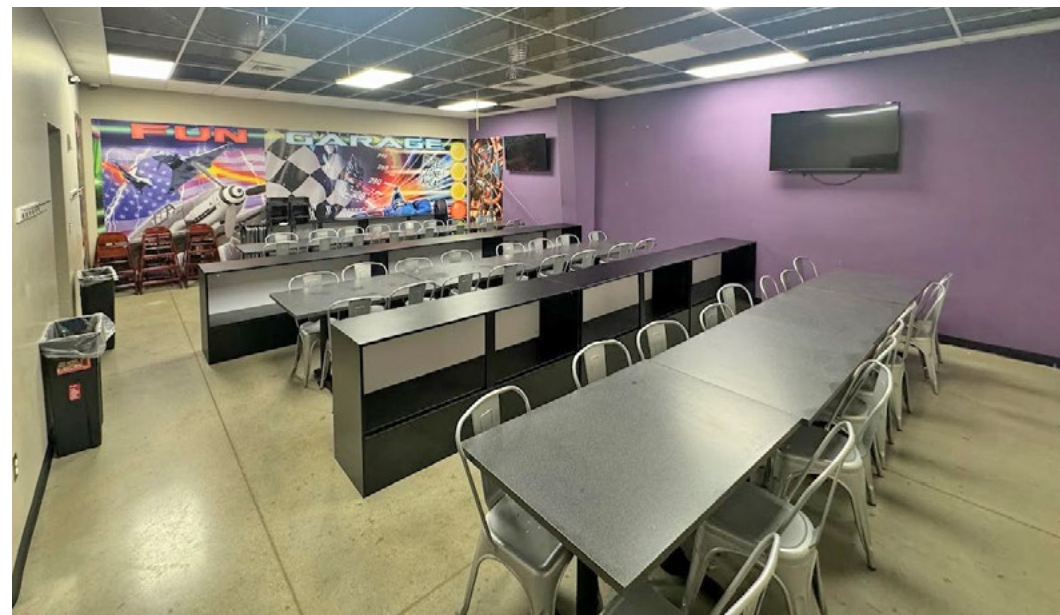
INTERIOR PHOTOS



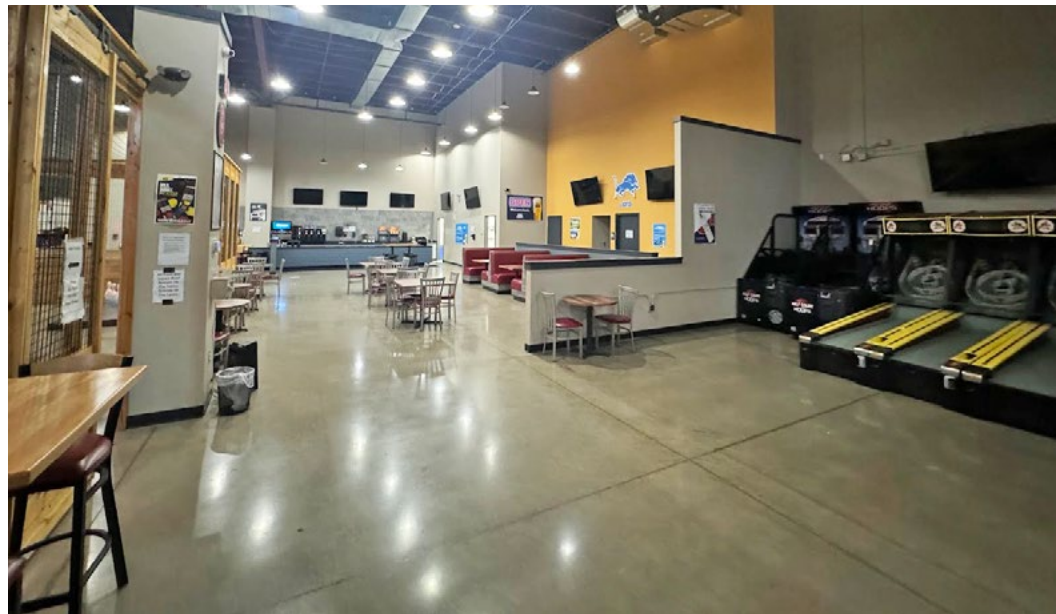
INTERIOR PHOTOS



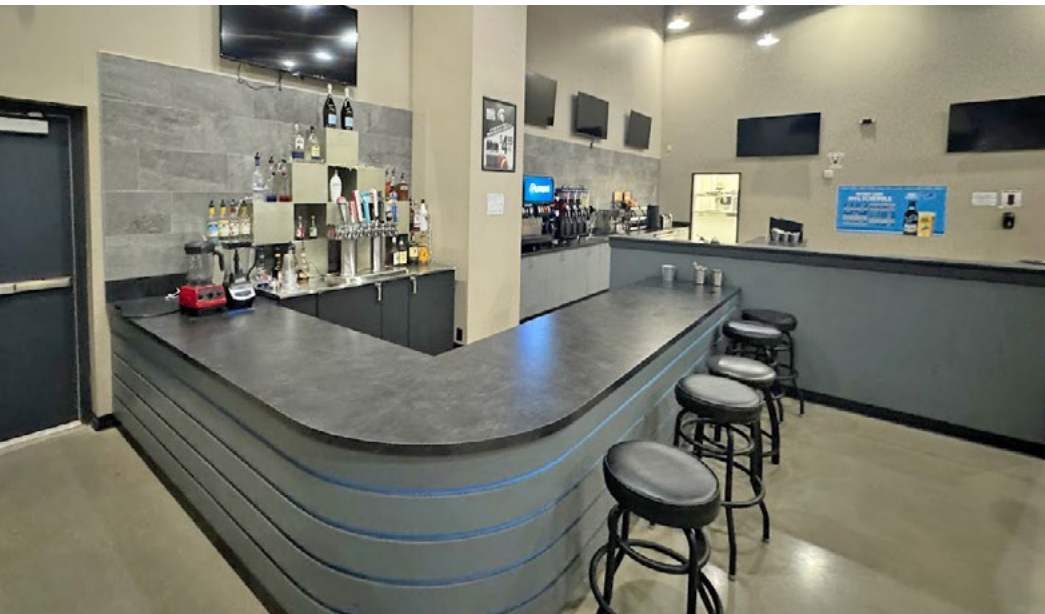
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



MARKET OVERVIEW

Canton, Michigan, is a thriving community with appealing demographics and a strong economic foundation, making it an attractive market for businesses and commercial real estate opportunities.

DEMOGRAPHICS

Canton boasts a population of approximately 98,500 residents, characterized by a median age of 37.8 years and a high level of educational attainment, with over 52% of adults holding a bachelor's degree or higher. The community is notably diverse, with 20.8% of its residents being foreign-born, fostering a rich cultural environment. This demographic profile positions Canton as a dynamic and desirable location for businesses and residents alike.

EMPLOYMENT

The area's workforce is robust, with employment spread across key sectors such as healthcare, technology, and manufacturing. Despite a minor year-over-year decrease in employment rates, Canton continues to demonstrate economic stability. The median household income of \$106,928 significantly exceeds regional and state averages, reflecting the strong purchasing power of its residents and contributing to local economic resilience.

ECONOMY

Canton's economy benefits from its strategic location in Wayne County and proactive economic development initiatives. While the area supports diverse industries and small businesses through targeted programs. This combination of demographic strength, economic stability, and investment-friendly policies makes Canton an appealing hub for commercial real estate and business expansion

WITHIN 5 MILES OF SUBJECT:



146,664
POPULATION



57,669
HOUSEHOLDS



\$107,893
AVERAGE
HOUSEHOLD INCOME



\$250,325
MEDIAN
HOME VALUE



40
MEDIAN AGE



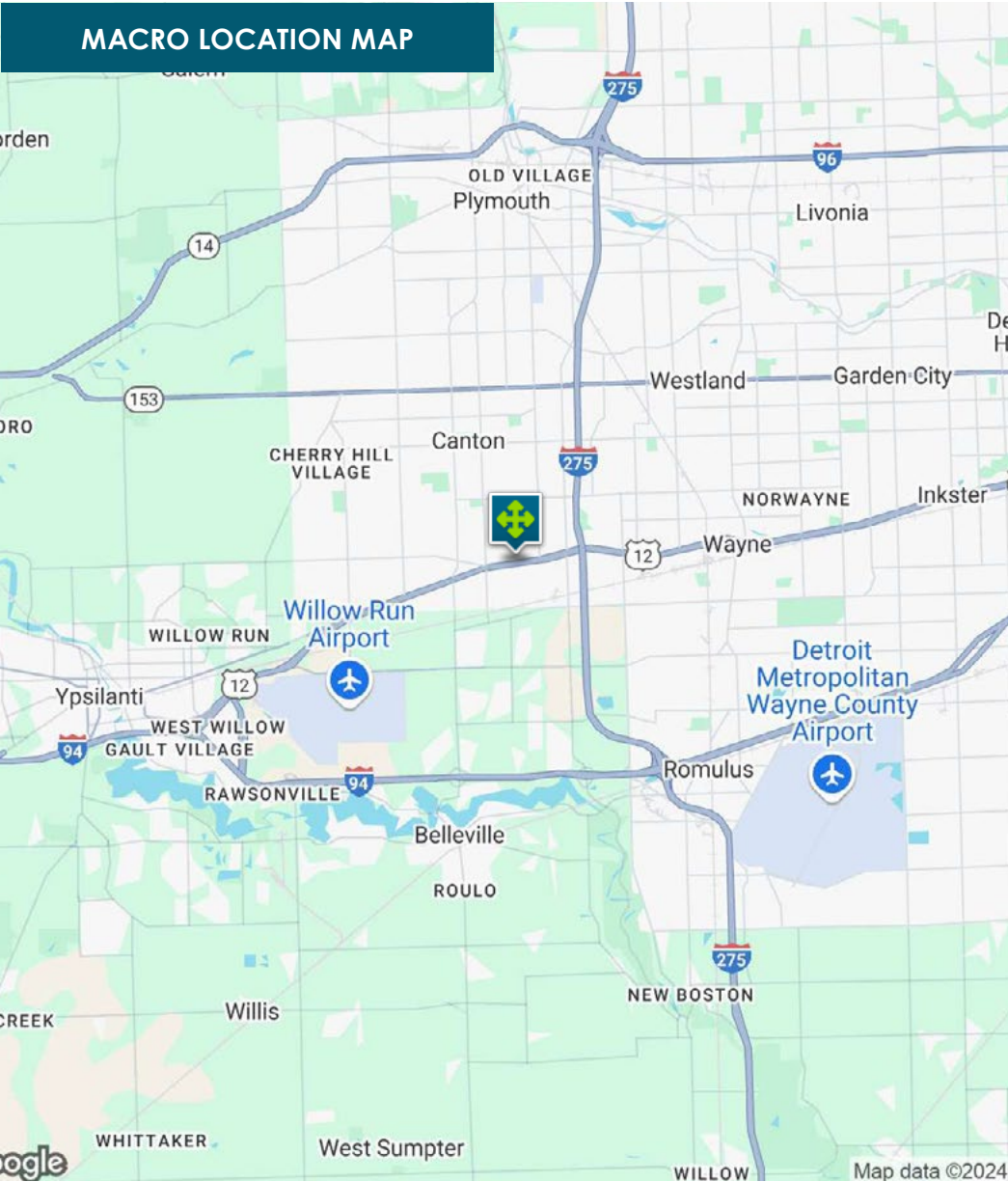
\$1.9B
TOTAL SPECIFIED
CONSUMER SPENDING

AREA DEMOGRAPHICS

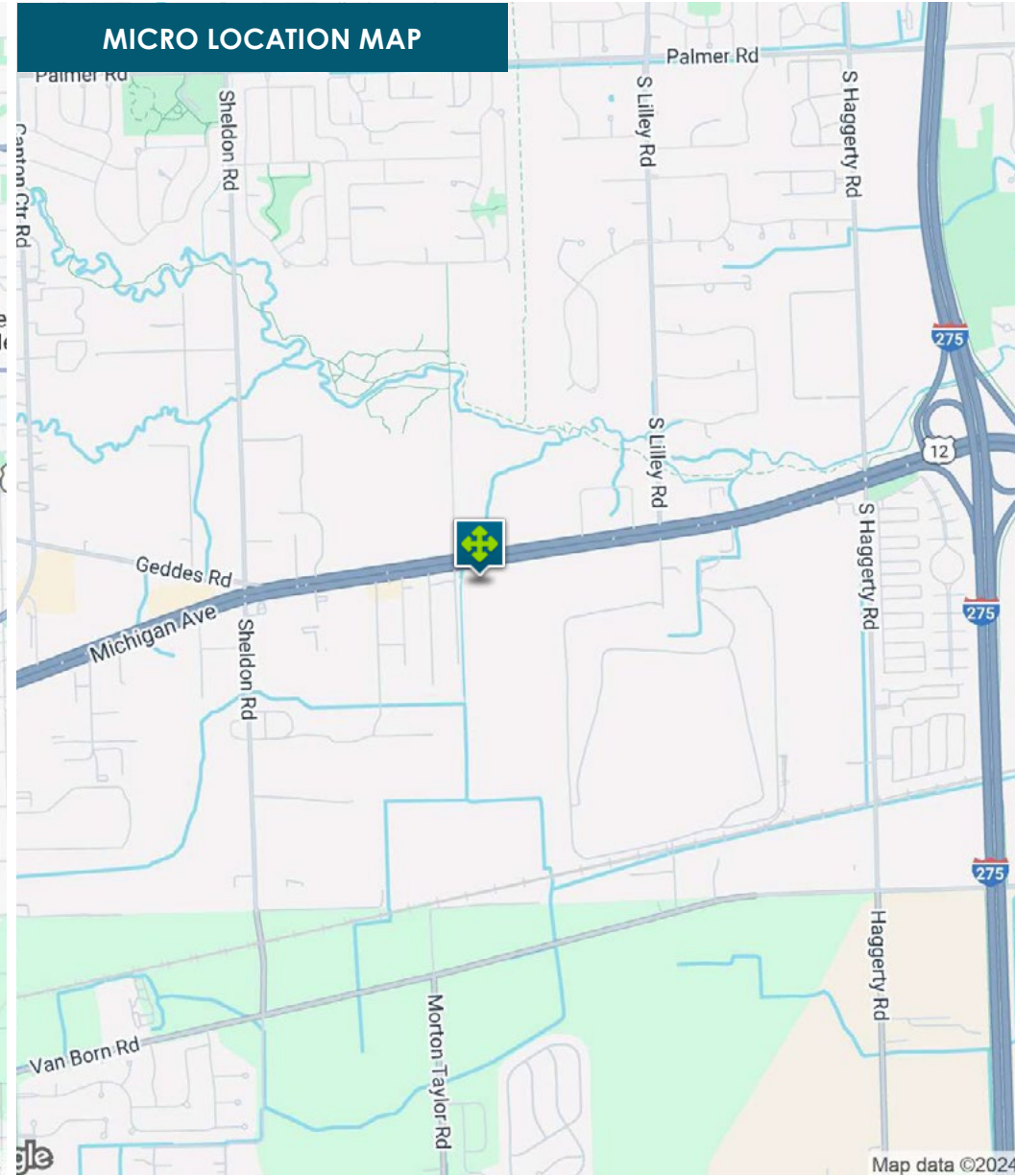
	1 MILE	3 MILES	5 MILES
POPULATION			
2020 TOTAL POPULATION	2,824	59,231	160,502
2024 POPULATION	2,458	53,460	146,664
2029 POPULATION PROJECTION	2,339	51,301	141,167
MEDIAN AGE	36.3	40.4	40
BACHELOR'S DEGREE OR HIGHER	36%	44%	39%
HOUSEHOLDS			
2020 HOUSEHOLDS	1,033	22,378	63,090
2024 HOUSEHOLDS	2,458	53,460	146,664
2029 HOUSEHOLD PROJECTION	2,339	51,301	141,167
AVERAGE HOUSEHOLD SIZE	2.7	2.6	2.5
TOTAL SPECIFIED CONSUMER SPENDING	\$27.7M	\$732.6M	\$1.9B
INCOME			
AVG HOUSEHOLD INCOME	\$90,414	\$119,478	\$107,893
MEDIAN HOUSEHOLD INCOME	\$74,608	\$98,024	\$83,059
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	655	14,858	38,311
RENTER OCCUPIED HOUSEHOLDS	199	4,616	17,192
MEDIAN HOME VALUE	\$239,035	\$266,548	\$250,325

LOCATION MAPS

MACRO LOCATION MAP



MICRO LOCATION MAP



CONTACT US

For more information, or to schedule a tour of this exciting retail opportunity, please contact the exclusive listing agent:



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