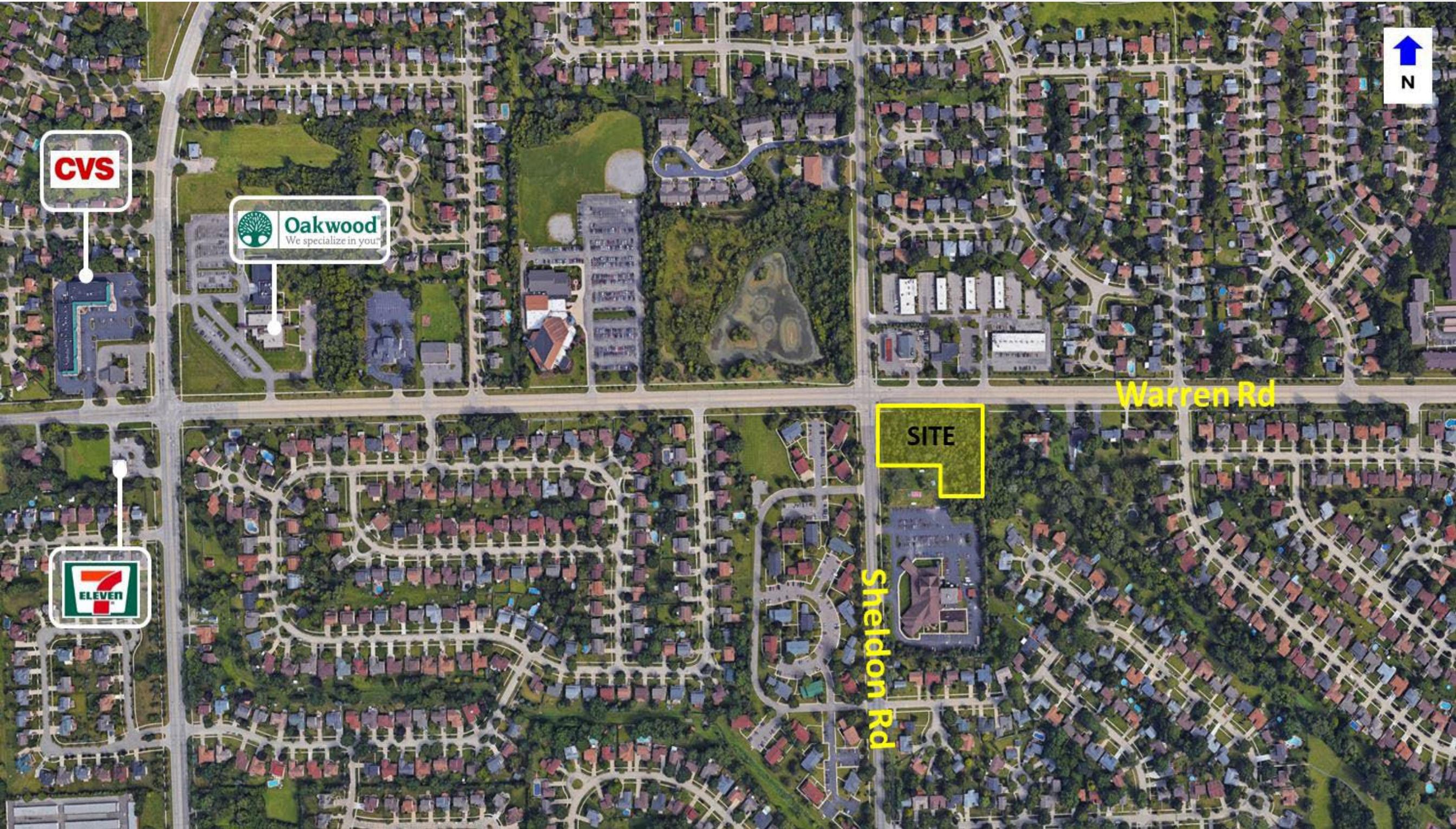


AVAILABLE

SEC WARREN & SHELDON ROADS | CANTON, MICHIGAN



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PROPERTY INFORMATION

Property Address	SEC Warren & Sheldon Roads
City/Township	Canton, Michigan
Property Size	3.08 Acres
Sale Price	\$450,000.00
Taxes (2021)	\$8,809.34
Zoning	C-1: Village Shopping
Utilities	On-site

DEMOGRAPHICS (FIVE-MILE RADIUS)

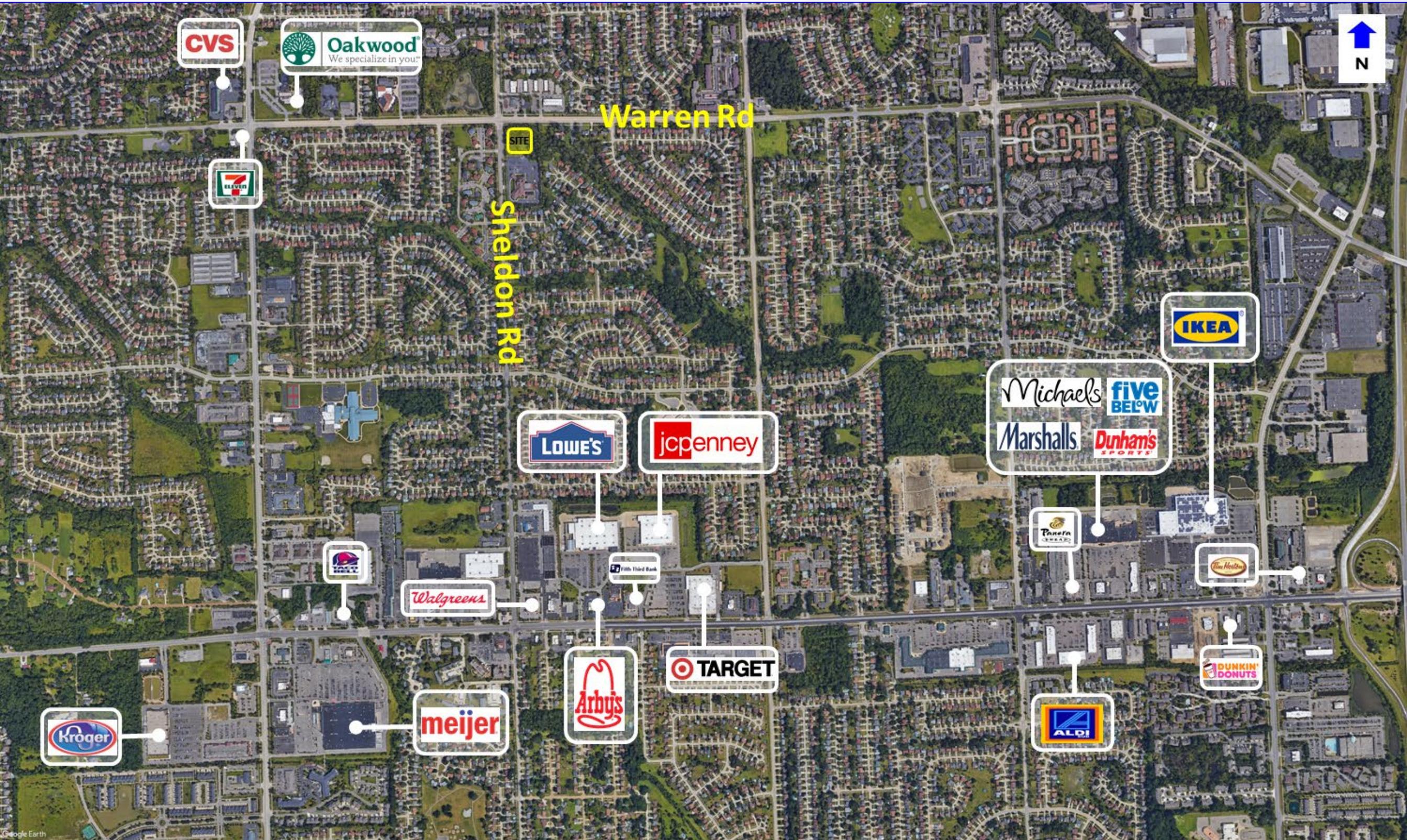
 POPULATION 135,993 PEOPLE	 MEDIAN AGE 32.6 YEARS OLD
 HOUSEHOLDS 50,000	 CONSUMER SPENDING \$2.2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$135,993/ANNUALLY	 DAYTIME POPULATION 135,993 PEOPLE

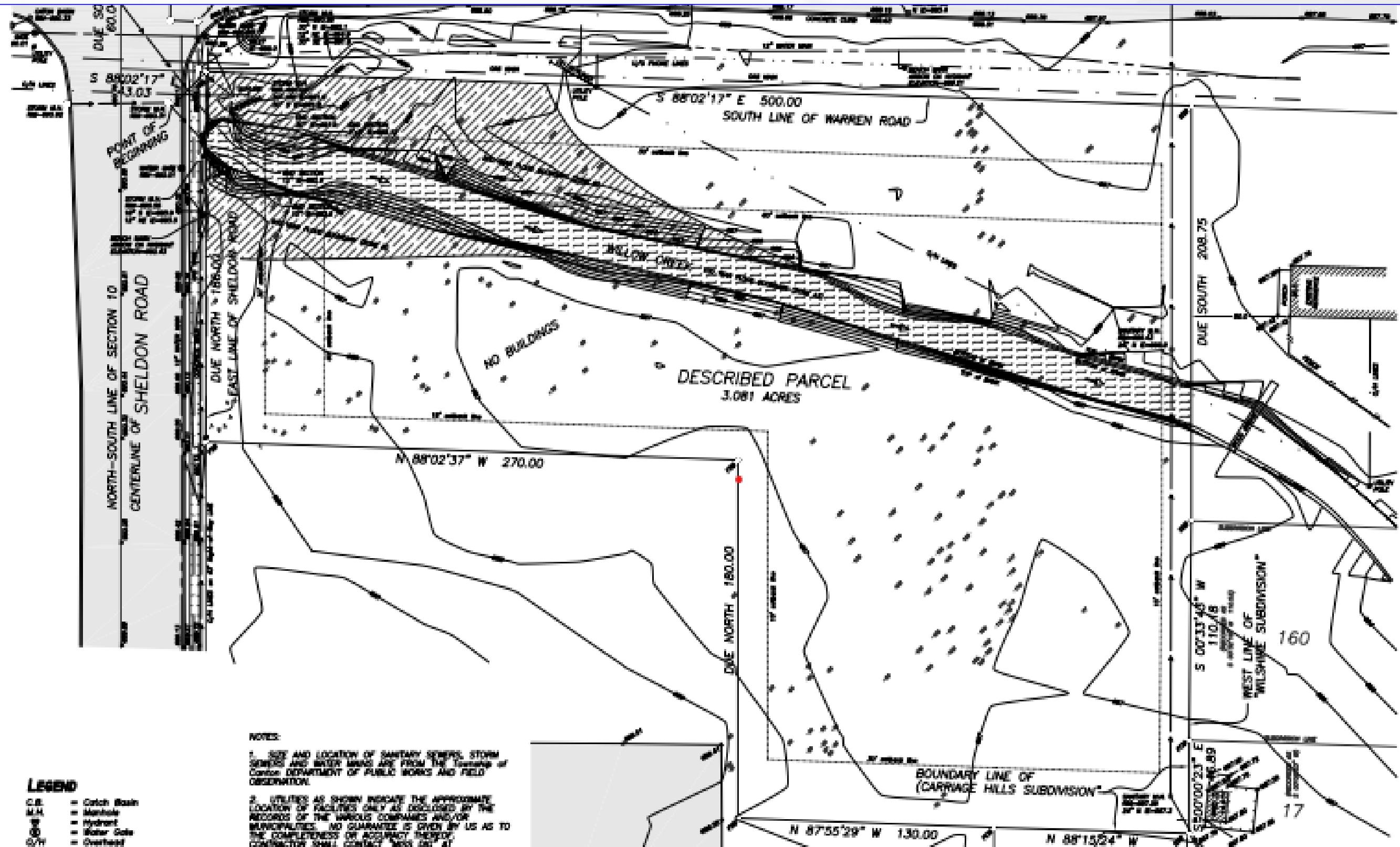
AREA TENANTS & EMPLOYERS

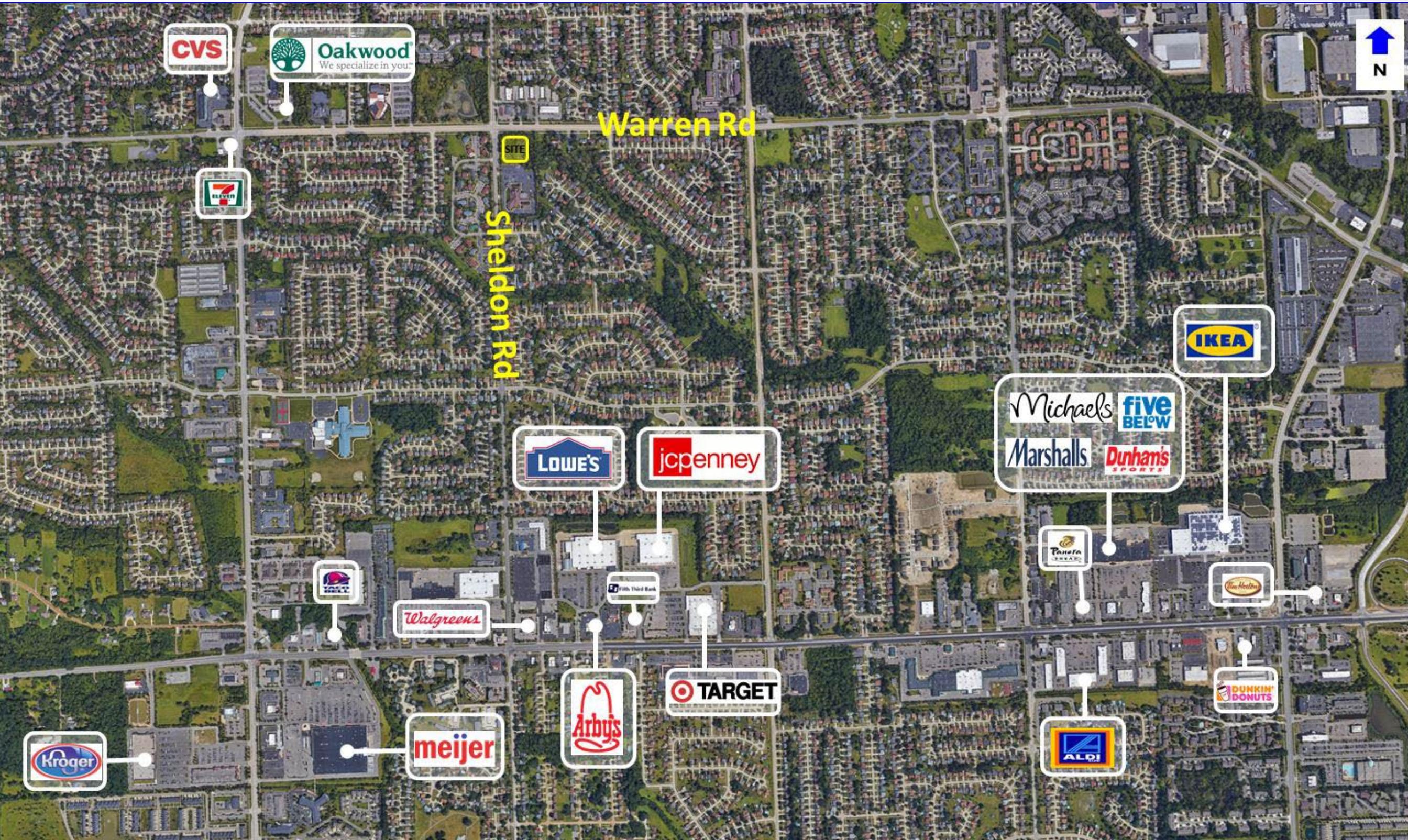


PROPERTY HIGHLIGHTS

- 3.08 Acres for sale at the Southeast corner of Warren and Sheldon Roads.
- Tremendous location for a medical office user with Oakwood Hospital operating just one mile west of this site.
- Easily accessible to I-275 and Ford Road.
- Meijer, Lowe's, Target, Ikea, and many more national retailers are located on Ford Road, which is one mile south of the site.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	15,173	85,402	185,586
2023 Population	14,835	86,424	193,883
2028 Population Projection	14,982	87,860	198,273
Annual Growth 2010-2023	-0.2%	0.1%	0.3%
Annual Growth 2022-2028	0.2%	0.3%	0.5%
Median Age	40.3	40.6	40.7
Bachelor's Degree or Higher	46%	48%	44%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,398	32,763	73,720
2023 Households	5,294	33,229	77,032
2028 Household Projection	5,351	33,803	78,796
Owner Occupied Households	4,310	25,125	56,391
Renter Occupied Households	1,040	8,678	22,405
Avg Household Income	\$119,243	\$121,679	\$110,199
Median Household Income	\$106,171	\$98,828	\$83,968

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	11,937	66,089	144,855
Black	1,056	6,381	20,399
American Indian/Alaskan Native	31	247	654
Asian	1,395	11,523	23,026
Hawaiian & Pacific Islander	3	8	16
Two or More Races	412	2,176	4,934
Hispanic Origin	667	3,324	8,186

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	606	4,556	12,487
\$50,000 - 75,000	893	5,709	12,915
\$75,000 - 100,000	586	3,458	8,770
\$100,000 - 125,000	871	4,103	8,432
\$125,000 - 150,000	725	3,180	6,455
\$150,000 - 200,000	703	4,244	8,259
\$200,000+	563	4,926	9,746

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	3,565	506	7	32,158	3,732	9	68,044	7,070	10
Trade Transportation & Utilities	659	49	13	6,249	528	12	17,358	1,140	15
Information	26	3	9	623	61	10	1,490	112	13
Financial Activities	186	49	4	2,487	409	6	4,310	764	6
Professional & Business Services	218	49	4	5,596	522	11	12,504	1,076	12
Education & Health Services	1,775	255	7	8,229	1,451	6	15,009	2,509	6
Leisure & Hospitality	422	39	11	4,729	324	15	9,588	603	16
Other Services	279	62	5	2,277	377	6	5,168	753	7
Public Administration	0	0	-	1,968	60	33	2,617	116	23
Goods-Producing Industries	111	25	4	3,718	291	13	13,215	762	17
Natural Resources & Mining	0	0	-	16	4	4	56	12	5
Construction	42	14	3	797	152	5	2,219	380	6
Manufacturing	69	11	6	2,905	135	22	10,940	370	30
Total	3,676	531	7	35,876	4,023	9	81,259	7,832	10

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The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*