

## LAND FOR DEVELOPMENT

8758-8770 N. Canton Center, Canton, MI 48187



# FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 8770 N. Canton Center | Canton, MI 48187

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**PROPERTY OVERVIEW**

3.04 Acres of Land for Development. Class-A redevelopment opportunity that includes retail, medical and office uses.

**OFFERING SUMMARY**

Sale Price: \$1,375,000.00  
Lot Size: 3.04 Acres  
Price / Acre: \$452,303.00  
Zoning: O-1 - Office

**PROPERTY HIGHLIGHTS**

- Site Plan Approved: 24,000sqft Retail/Medical & General Office Building.
- Fully Engineered Documents & Approved Permits Included.
- High Grade Finishes & Curb Appeal - Located on a Hard Corner.
- Across from Plymouth, Canton & Salem High School (6,000+ Students)
- Great Logistics - Easy Access to Ford Road, M-14 and I-275.
- Dual Access from Both Joy Rd & Canton Center Drive.

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**BUILDING/PROPERTY INFORMATION:** 8770 N. Canton Center | Canton, MI 48187

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**BUILDING INFORMATION**

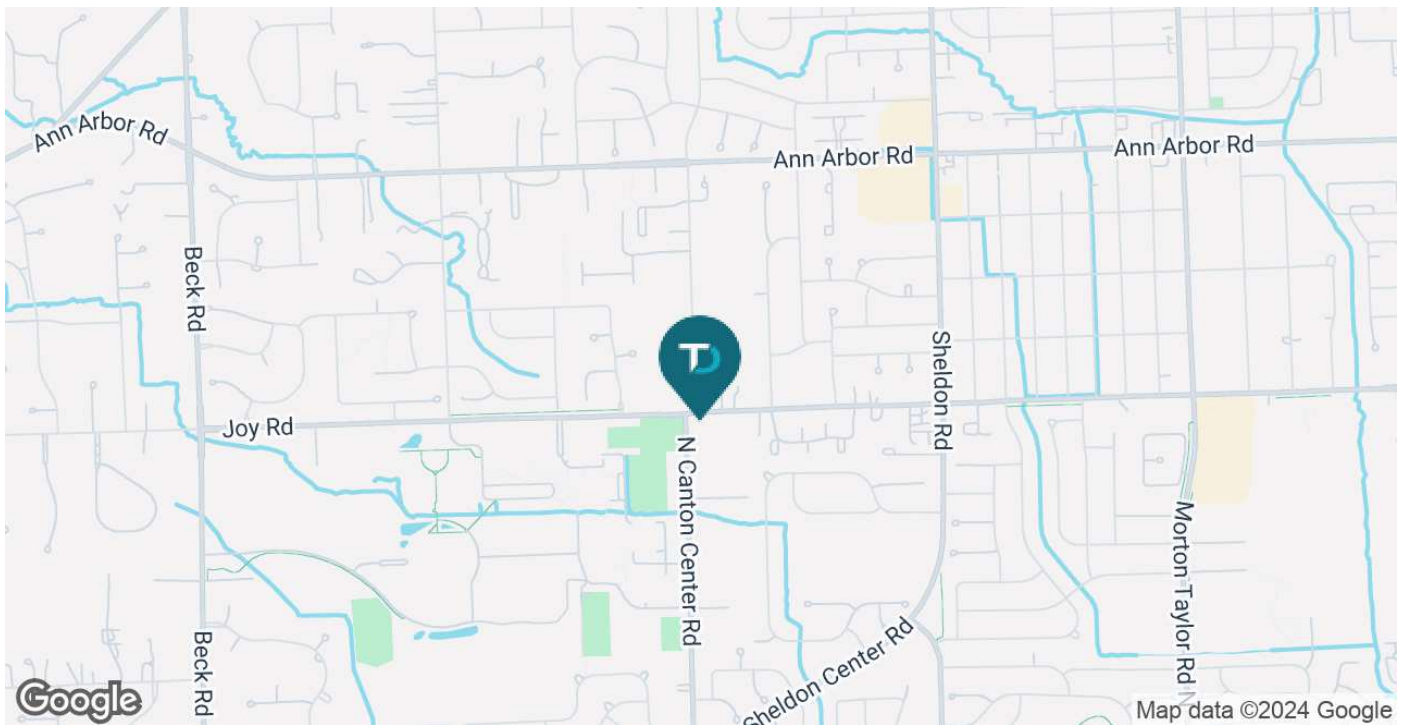
SALE PRICE:	\$1,375,000.00
Price/AC:	\$452,303.00
Building Size:	24,000 SF Proposed
Utilities:	Municipal Water & Sanitary Sewer
2023 Taxes:	\$17,206.27

**PROPERTY INFORMATION**

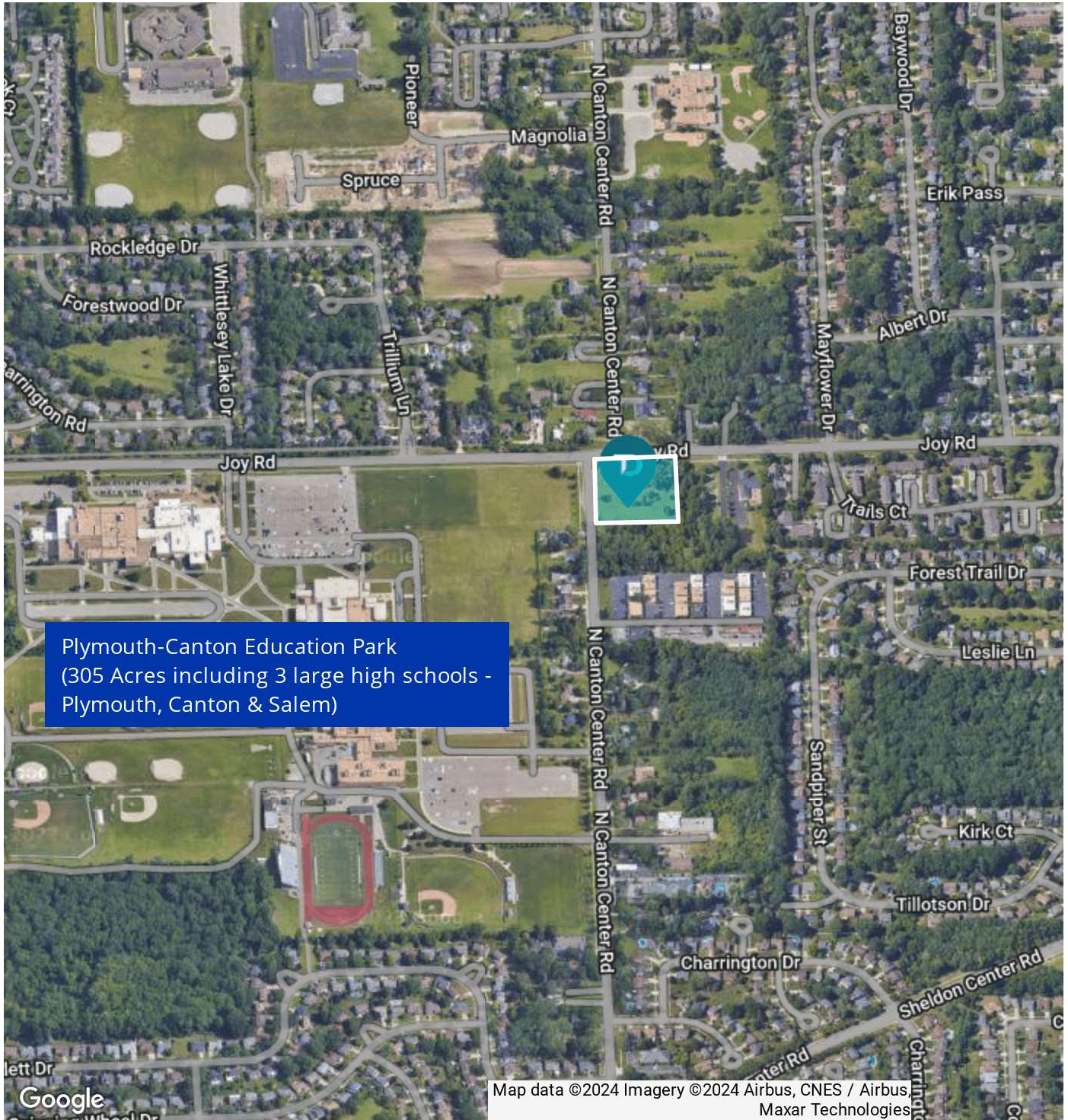
Lot Size:	3.04 Acres
Property Type:	Land
Zoning	O-1 - Office
Traffic Count:	Joy Road = 6,239 N Canton Center = 4,862
Legal Description:	Available upon Request.
APN:	71-010-99-0014-703

**LOCATION INFORMATION**

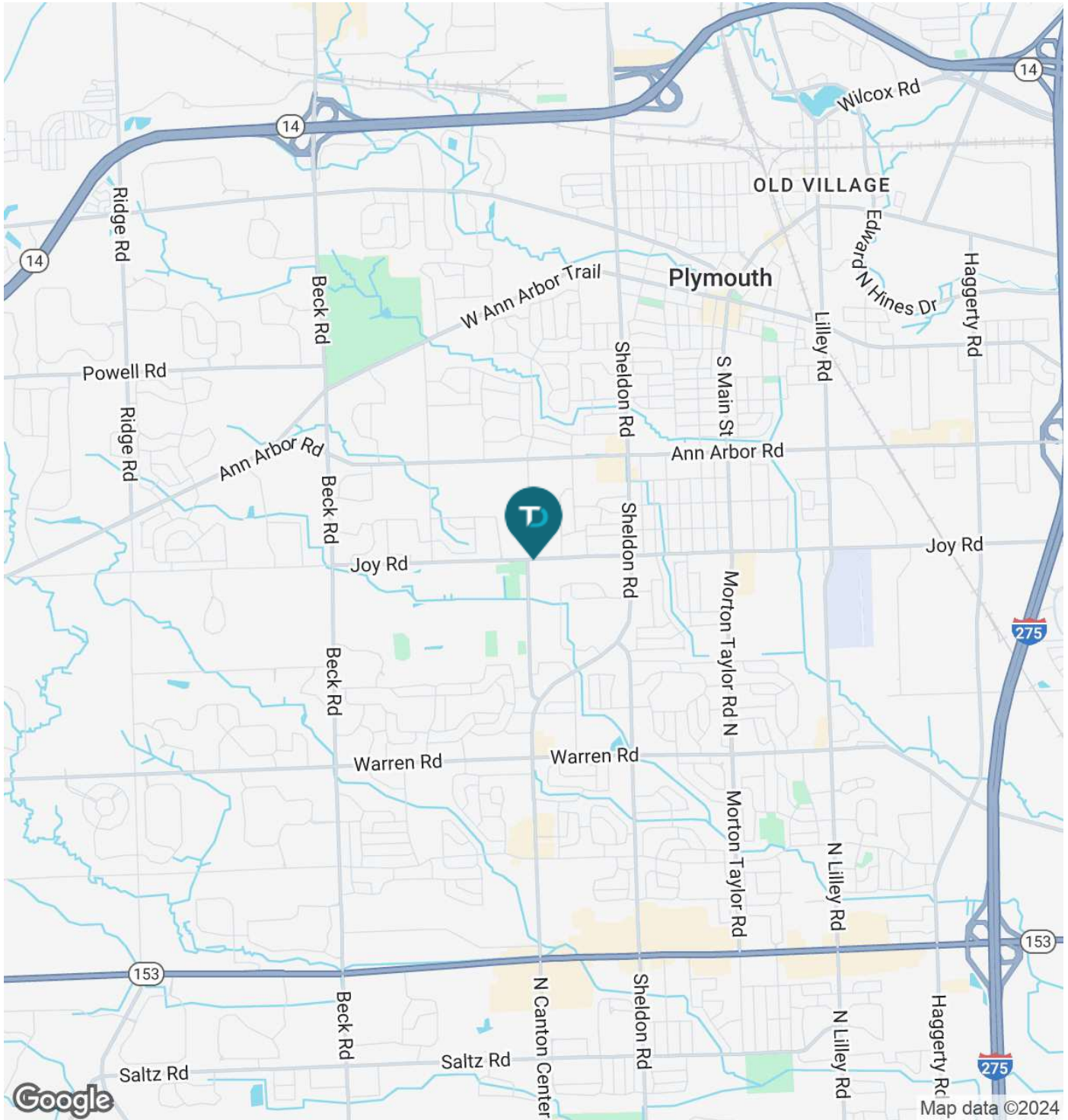
Located at the southeast corner of North Canton Center and Joy Road - immediately across from Plymouth/Canton/Salem High complex, home to over 6,200 students.



**RETAILER MAP:** 8770 N. Canton Center | Canton, MI 48187



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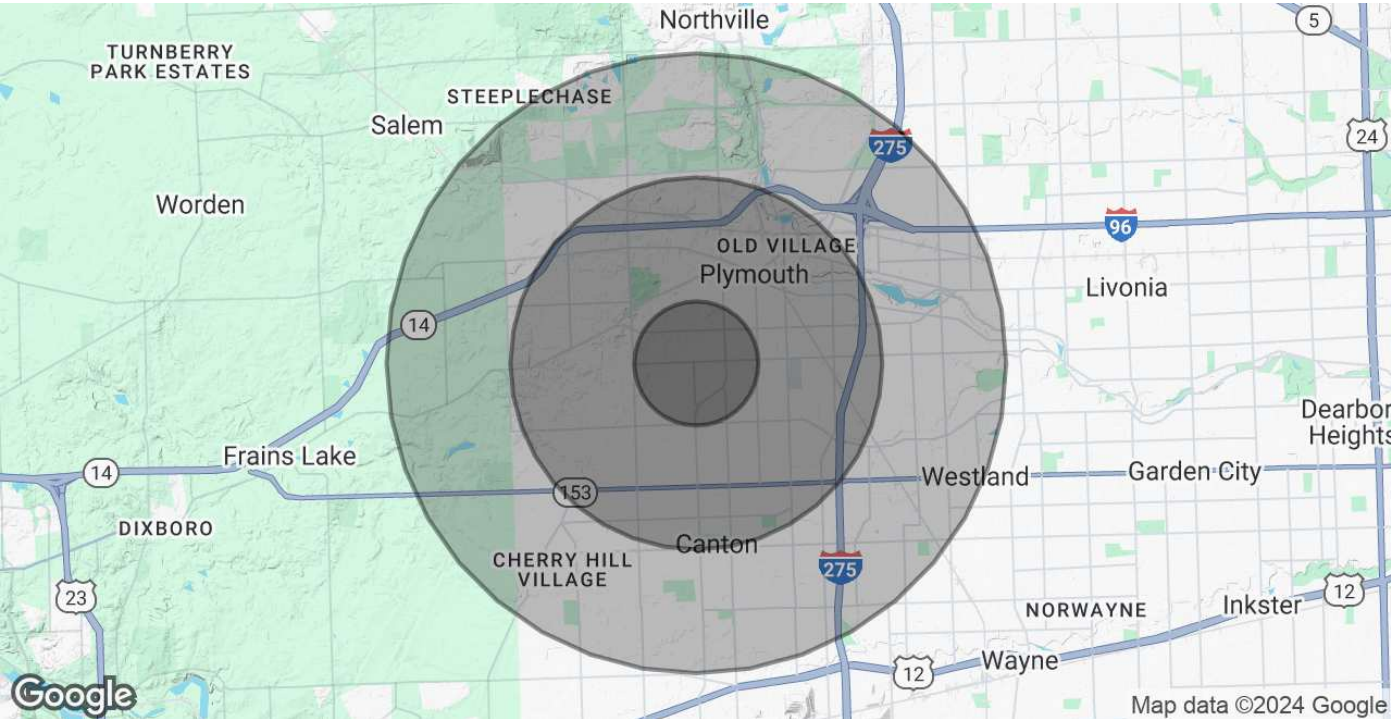


**ADDITIONAL PHOTOS:** 8770 N. Canton Center | Canton, MI 48187

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**DEMOGRAPHICS MAP & REPORT:** 8770 N. Canton Center | Canton, MI 48187



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,907	73,188	172,200
Average Age	44.9	44.2	43.2
Average Age (Male)	43.6	42.7	41.7
Average Age (Female)	44.3	45.3	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,835	30,093	71,260
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$126,593	\$115,501	\$113,282
Average House Value	\$297,637	\$305,546	\$289,470
2020 American Community Survey (ACS)			