

LAND PROPERTY // FOR SALE

## FOR LEASE, SALE OR BUILD TO SUIT!

44927 MICHIGAN AVENUE  
CANTON, MI 48188



- 1.63 Acres zoned Light Industrial
- 176' of frontage on Michigan Ave
- Zoning allows for numerous industrial uses
- Prime location in Canton with quick access to I-275
- Seller Financing available



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Corporate & Investment Real Estate

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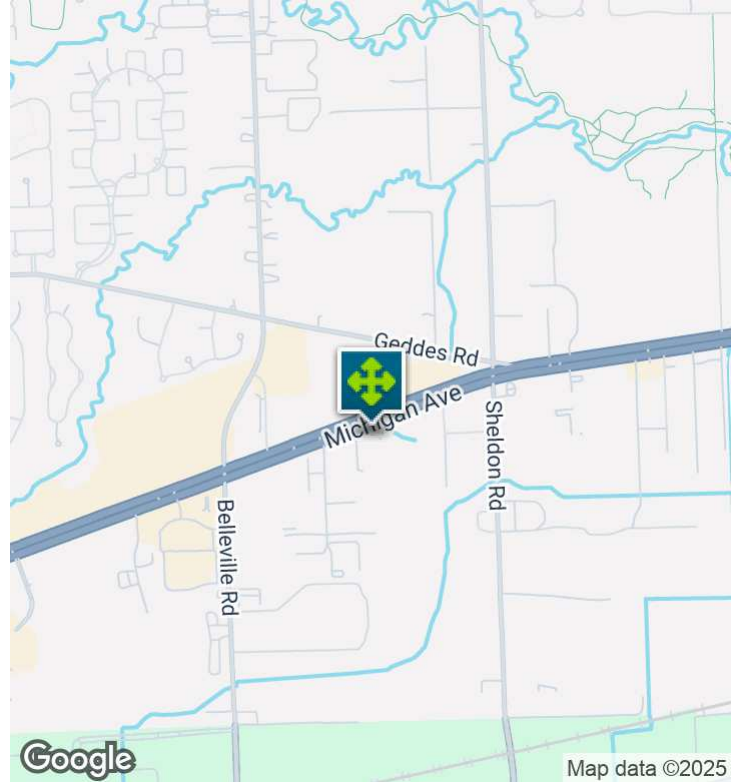
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44927 MICHIGAN AVENUE, CANTON, MI 48188 // FOR SALE

## EXECUTIVE SUMMARY

Star International  
Academy Canton



Sale Price	\$499,000
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### OFFERING SUMMARY

Lot Size:	1.63 Acres
Price / Acre:	\$306,135
Zoning:	LI-2
Market:	Detroit
Submarket:	Airport District
Traffic Count:	43,249

### PROPERTY OVERVIEW

This 1.63-acre vacant lot boasts an optimal location with 176' of frontage on Michigan Avenue and LI-2 zoning, allowing for a wide range of industrial uses. With quick access to I-275 and situated in the thriving Detroit area, this property is poised to deliver substantial potential for users seeking an industrial presence in a high-demand and high-traffic location. No utilities are currently at the site.

### LOCATION OVERVIEW

Located on the south side of Michigan Ave, just west of Sheldon Rd. Quick access to I-275.

### PROPERTY HIGHLIGHTS

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Academy Canton

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## PROPERTY DETAILS

Star International  
Academy Canton

Sale Price	\$499,000
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### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	LI-2
Lot Size	1.63 Acres
APN #	71135010009300
Lot Frontage	176 ft
Lot Depth	446 ft
Corner Property	No
Traffic Count	43249
Traffic Count Street	Michigan Ave
Waterfront	No
Topography	Level

### LOCATION INFORMATION

Street Address	44927 Michigan Avenue
City, State, Zip	Canton, MI 48188
County	Wayne
Market	Detroit
Sub-market	Airport District
Cross-Streets	Michigan Ave & Sheldon Rd
Side of the Street	South
Road Type	Paved
Market Type	Large
Nearest Highway	I-275
Nearest Airport	Willow Run Airport

### BUILDING INFORMATION

Number of Lots	1
Best Use	Industrial Use



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## ADDITIONAL PHOTOS



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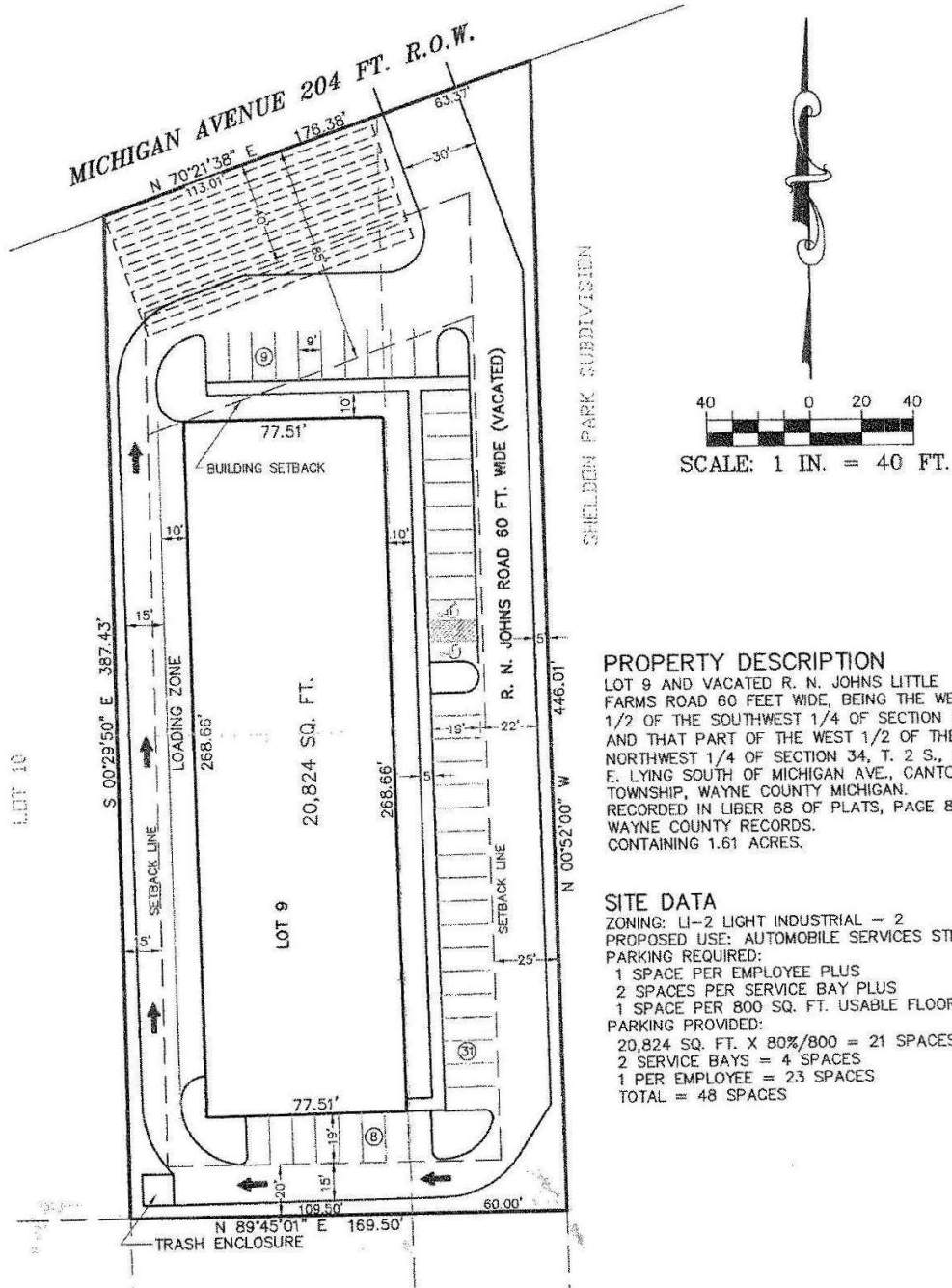
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# CONCEPTUAL PLAN

Star International  
Academy Canton

## CONCEPTUAL PLAN



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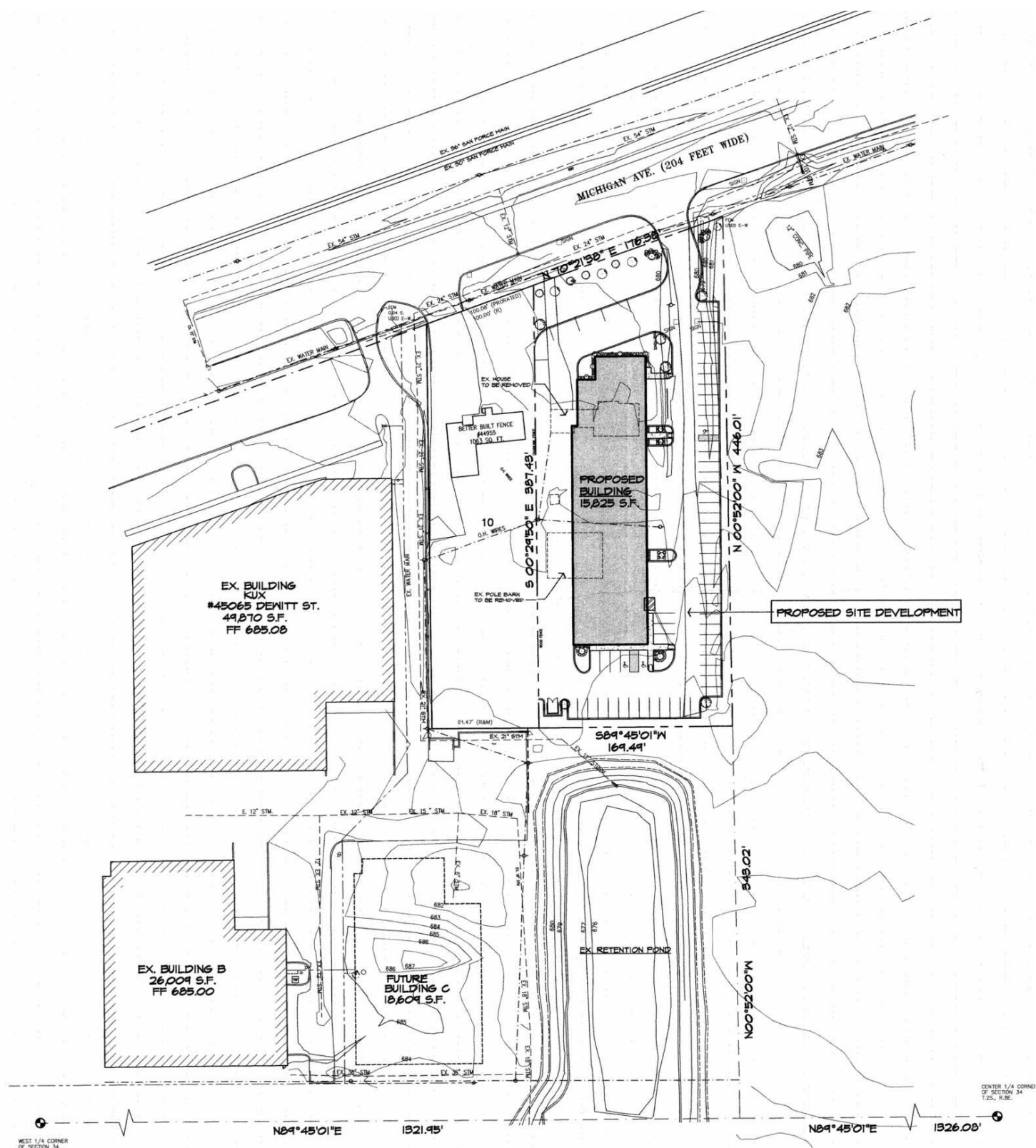
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## EXPANDED SITE PLAN



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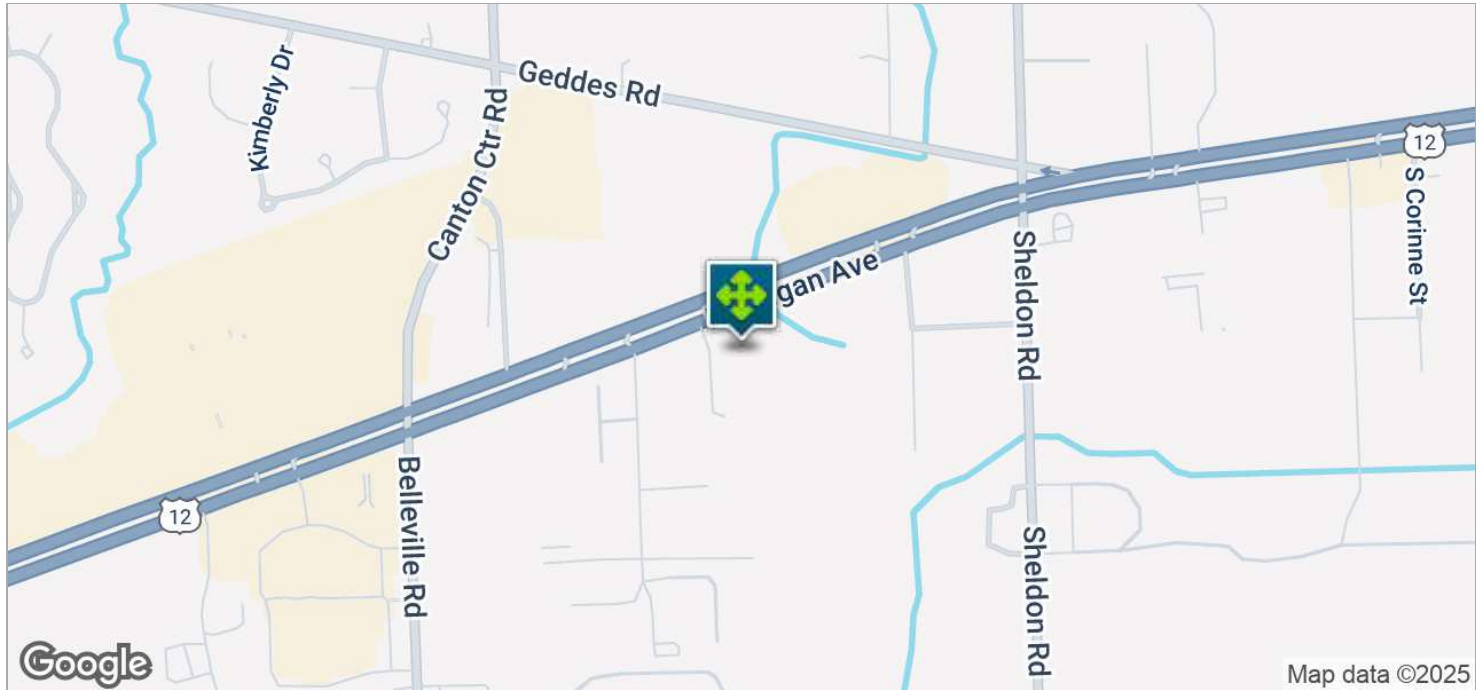
## RETAILER MAP





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## LOCATION MAPS



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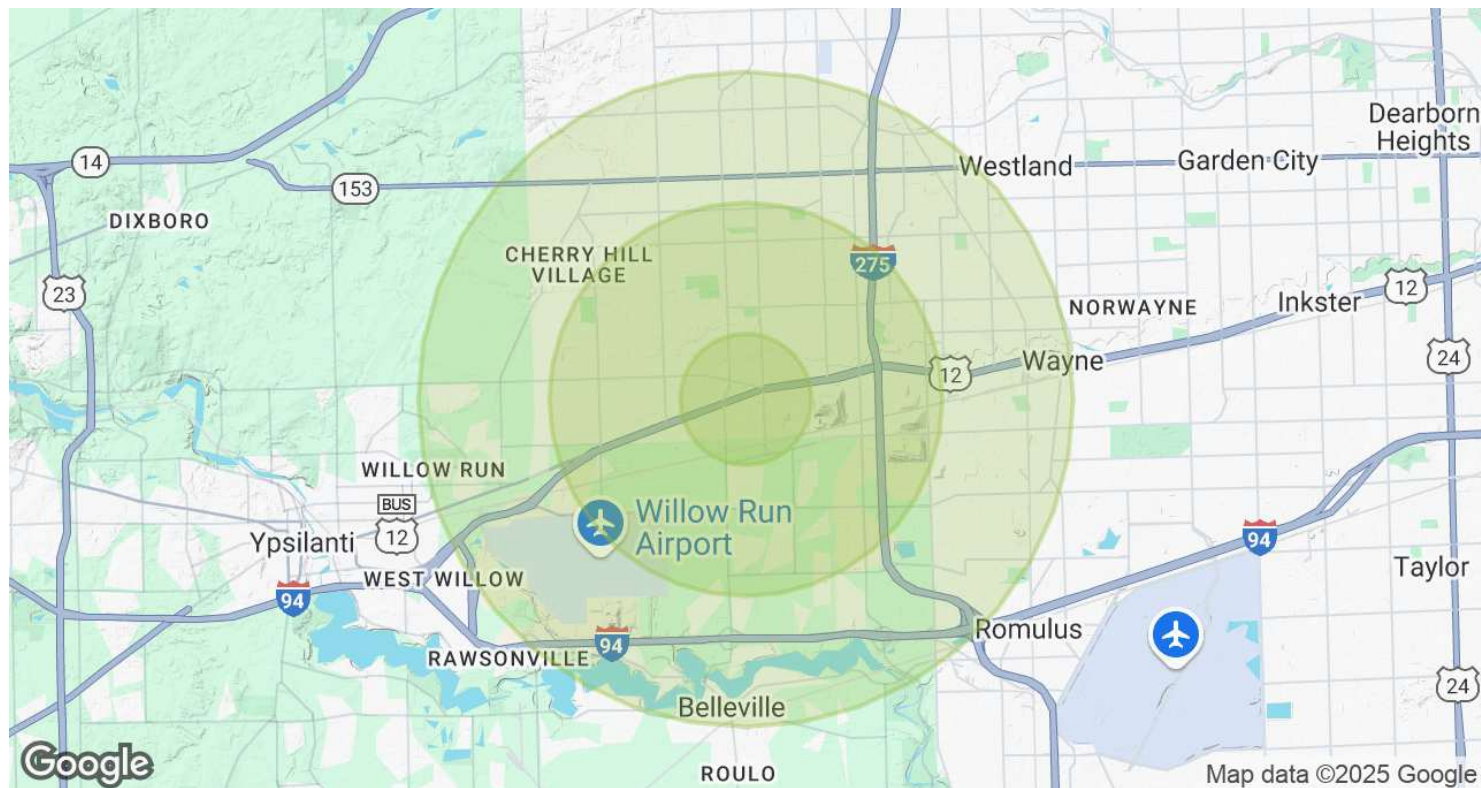
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,628	49,648	147,619
Average Age	42	40	40
Average Age (Male)	40	39	39
Average Age (Female)	44	41	41

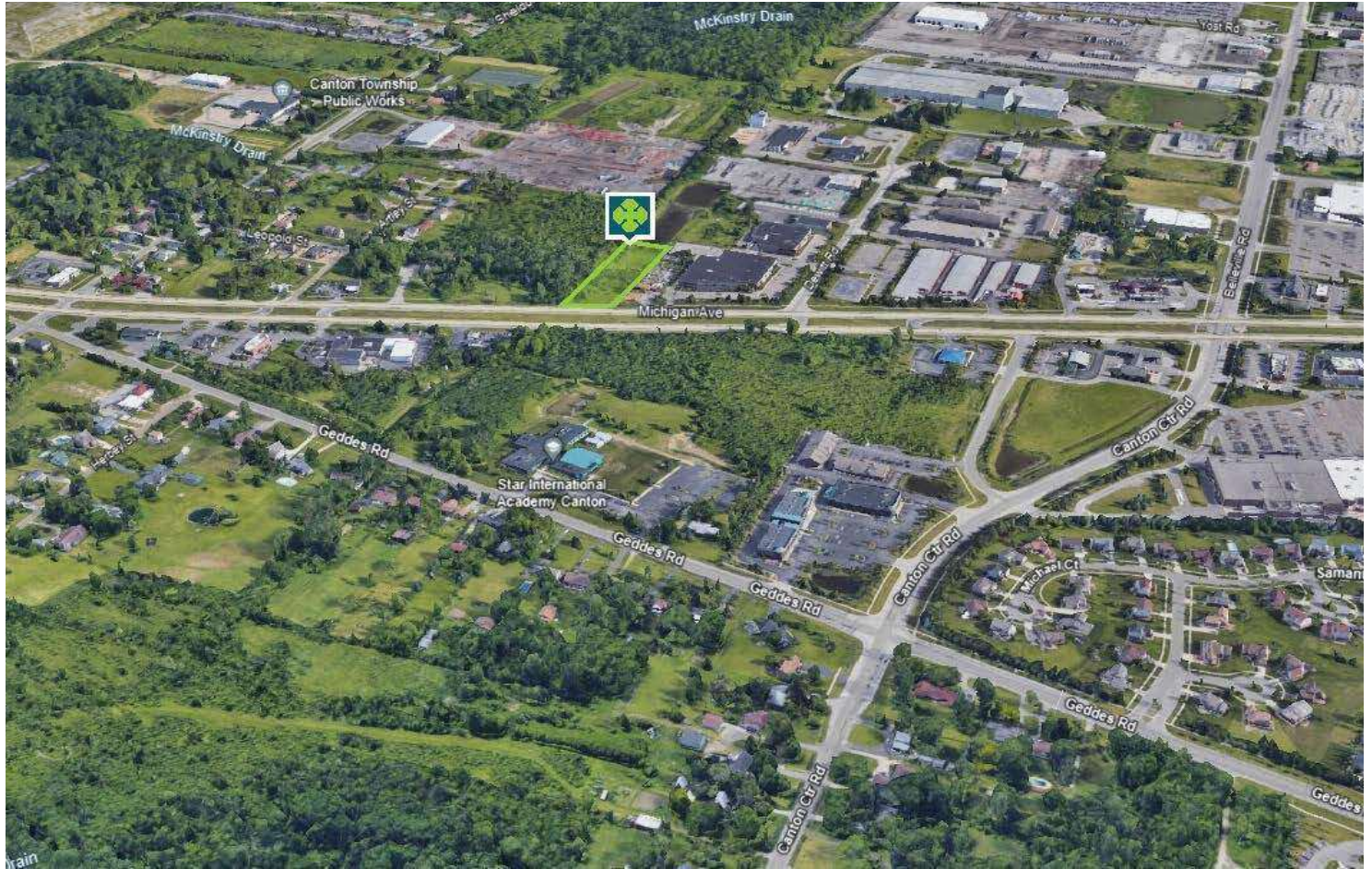
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,060	18,607	57,248
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$132,789	\$145,463	\$126,716
Average House Value	\$293,266	\$336,539	\$312,408

Demographics data derived from AlphaMap



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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