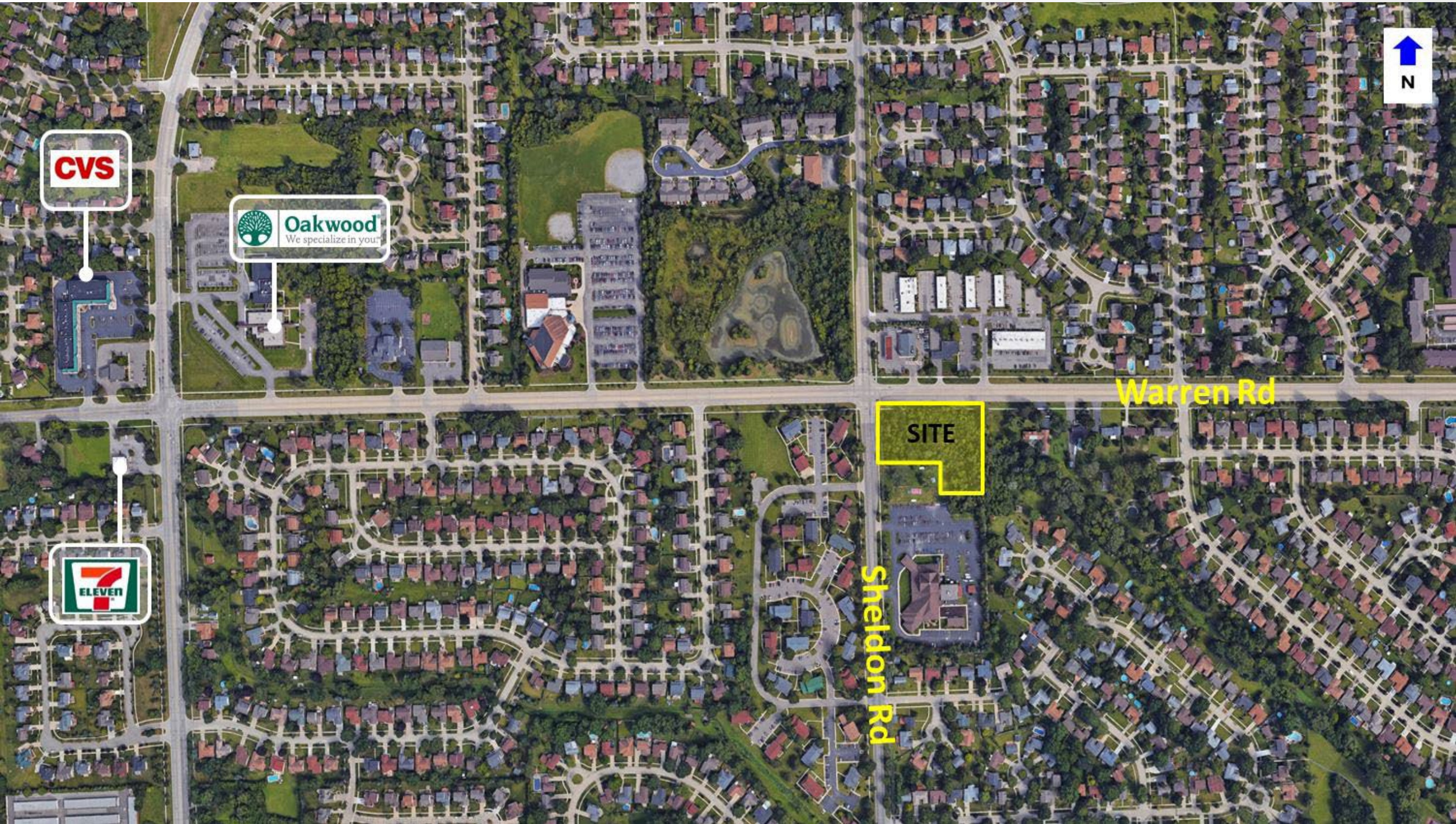


**FOR LEASE**

**SEC WARREN & SHELDON ROADS | CANTON, MICHIGAN**



**JORDAN JABBORI**  
ASSOCIATE  
[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

**ANTHONY SESI**  
SENIOR ASSOCIATE  
[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)







6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

**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)**

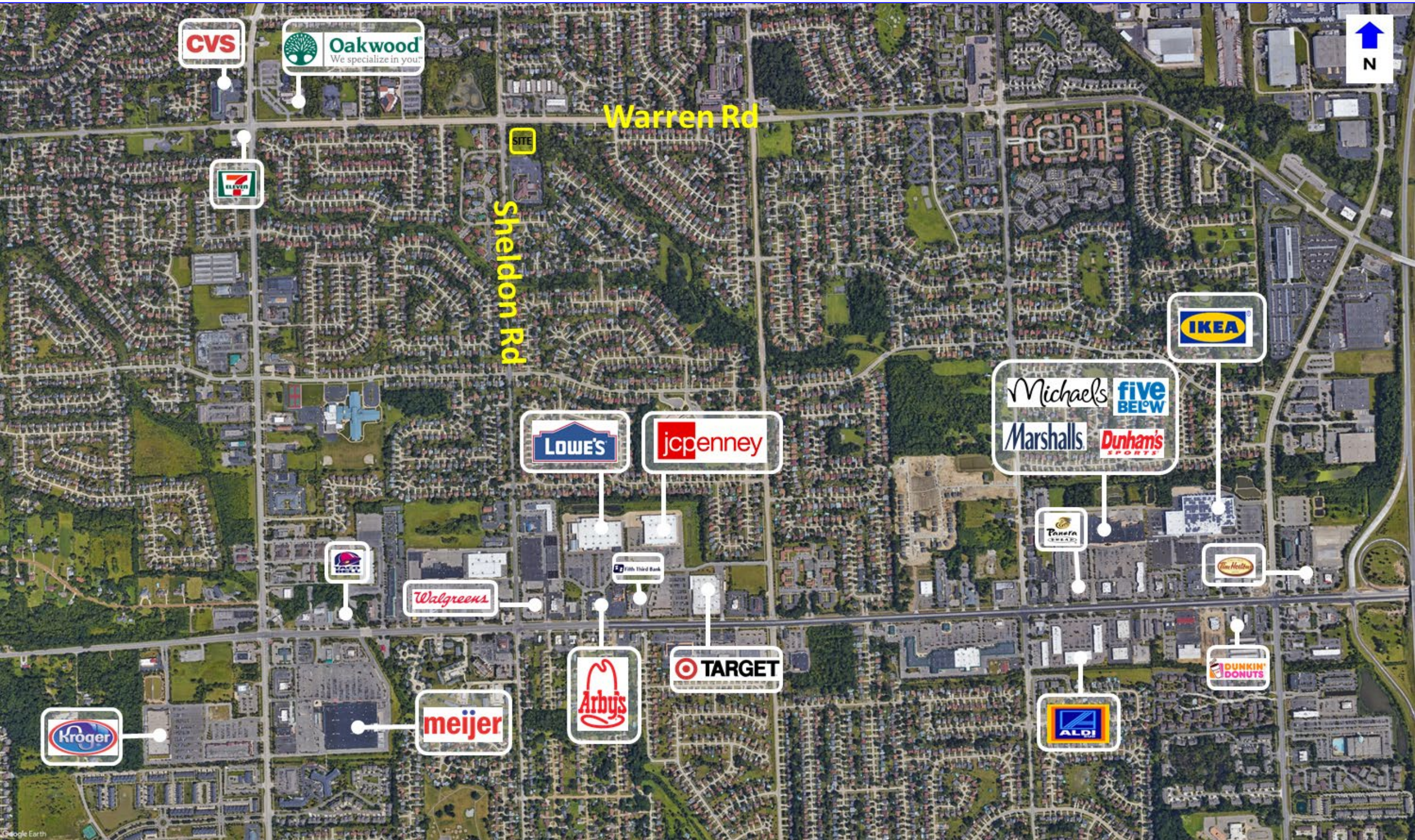
 <b>POPULATION</b> 135,993 PEOPLE	 <b>MEDIAN AGE</b> 32.6 YEARS OLD
 <b>HOUSEHOLDS</b> 50,000	 <b>CONSUMER SPENDING</b> \$2.2 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$135,993/ANNUALLY	 <b>DAYTIME POPULATION</b> 135,993 PEOPLE

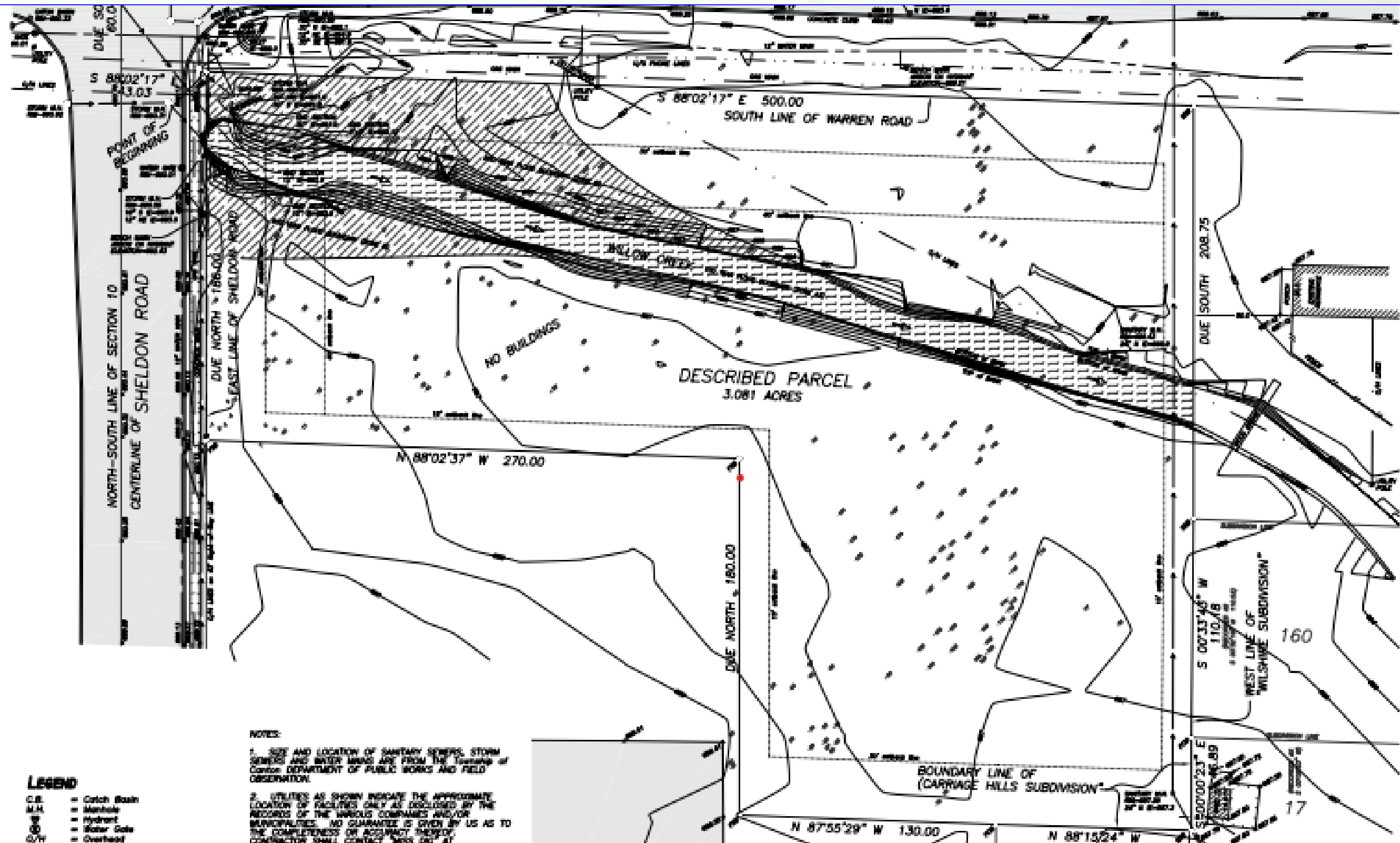
**AREA TENANTS & EMPLOYERS**



**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
<b>Avg Household Income</b>	<b>\$119,243</b>	<b>\$121,679</b>	<b>\$110,199</b>
<b>Median Household Income</b>	<b>\$106,171</b>	<b>\$98,828</b>	<b>\$83,968</b>

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
<b>Service-Producing Industries</b>	<b>3,565</b>	<b>506</b>	<b>7</b>	<b>32,158</b>	<b>3,732</b>	<b>9</b>	<b>68,044</b>	<b>7,070</b>	<b>10</b>
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
<b>Goods-Producing Industries</b>	<b>111</b>	<b>25</b>	<b>4</b>	<b>3,718</b>	<b>291</b>	<b>13</b>	<b>13,215</b>	<b>762</b>	<b>17</b>
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
<b>Total</b>	<b>3,676</b>	<b>531</b>	<b>7</b>	<b>35,876</b>	<b>4,023</b>	<b>9</b>	<b>81,259</b>	<b>7,832</b>	<b>10</b>

## EXCLUSIVELY LISTED BY:

**ANTHONY SESI**  
SENIOR ASSOCIATE

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

**JORDAN JABBORI**  
ASSOCIATE

[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

## CONTACT US:



6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

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.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



**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.*