AVAILABLE

CMP



SEC of Warren & Sheldon Roads | **Canton, MI**

3.08 ACRES | VACANT LAND

NOAH THOMAS
ASSOCIATE
nthomas@cmpcre.com

ANTHONY SESI
VICE PRESIDENT
asesi@cmpcre.com

PROPERTY **OVERVIEW**

PROPERTY INFORMATION

Property Address	SEC Warren & Sheldon Roads
City/Township	Canton, MI
Land Size	3.08 AC
Sale Price	$450,000.00
2025 Taxes	$5,907.00
Zoning	C-1: Village Shopping
Utilities	On-site

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.
- Prime waterfront corridor location with strong visibility, steady traffic, and seamless access to surrounding residential neighborhoods.
- 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.

DEMOGRAPHICS *(5-MILE RADIUS)*

179,757
PEOPLE

$127,400
AVG. HOUSEHOLD INCOME

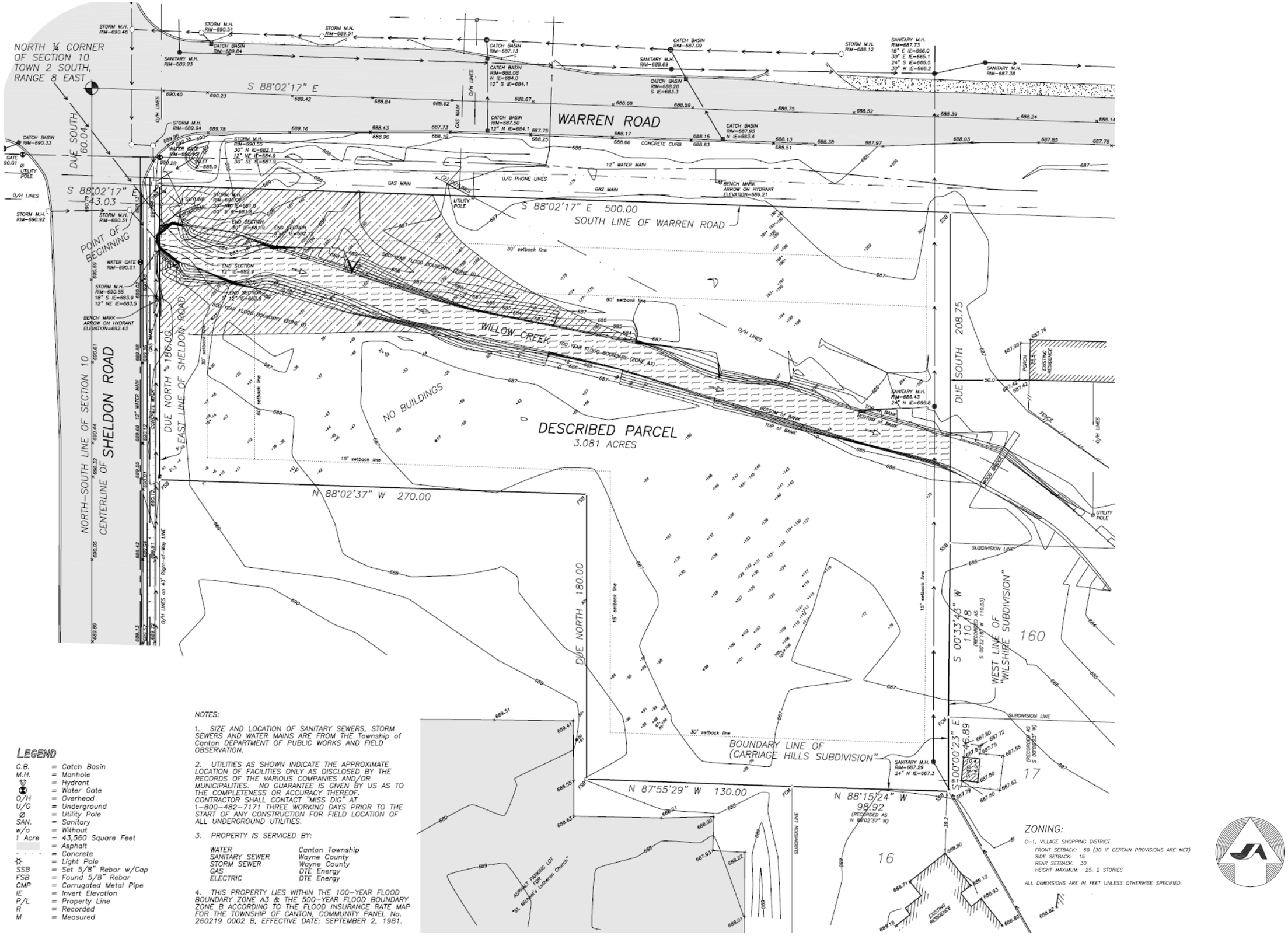
75,592
HOUSEHOLDS

$2.5 B
OF CONSUMER SPENDING

AREA TENANTS

CVS pharmacy · 7-ELEVEN · Mobil · Corewell Health

SURVEY



LEGEND

C.B.	= Catch Basin
M.H.	= Manhole
	= Hydrant
	= Water Gate
O/H	= Overhead
U/G	= Underground
Ø	= Utility Pole
SAN.	= Sanitary
w/o	= Without
1 Acre	= 43,560 Square Feet
	= Asphalt
	= Concrete
	= Light Pole
SSB	= Set 5/8" Rebar w/Cap
FSB	= Found 5/8" Rebar
CMP	= Corrugated Metal Pipe
IE	= Invert Elevation
P/L	= Property Line
R	= Recorded
M	= Measured

NOTES:

1. SIZE AND LOCATION OF SANITARY SEWERS, STORM SEWERS AND WATER MAINS ARE FROM THE Township of Canton DEPARTMENT OF PUBLIC WORKS AND FIELD OBSERVATION.

2. UTILITIES AS SHOWN INDICATE THE APPROXIMATE LOCATION OF FACILITIES ONLY AS DISCLOSED BY THE RECORDS OF THE VARIOUS COMPANIES AND/OR MUNICIPALITIES. NO GUARANTEE IS GIVEN BY US AS TO THE COMPLETENESS OR ACCURACY THEREOF. CONTRACTOR SHALL CONTACT "MISS DIG" AT 1-800-482-7171 THREE WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES.

3. PROPERTY IS SERVICED BY:

WATER	Canton Township
SANITARY SEWER	Wayne County
STORM SEWER	Wayne County
GAS	DTE Energy
ELECTRIC	DTE Energy

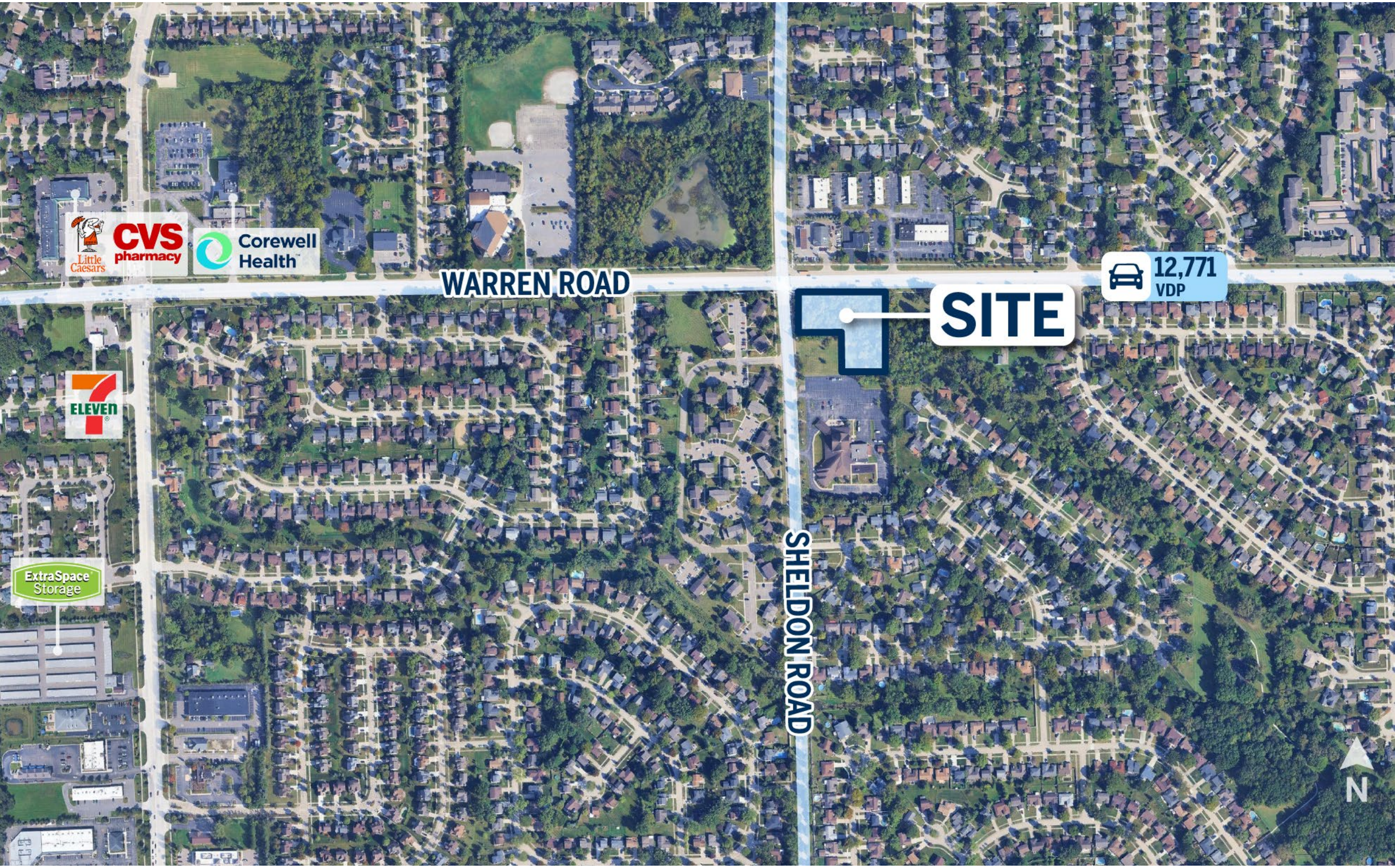
4. THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD BOUNDARY ZONE A3 & THE 500-YEAR FLOOD BOUNDARY ZONE B ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF CANTON, COMMUNITY PANEL No. 260219 0002 B, EFFECTIVE DATE: SEPTEMBER 2, 1981.

ZONING:

C-1, VILLAGE SHOPPING DISTRICT
FRONT SETBACK: 60 (30 IF CERTAIN PROVISIONS ARE MET)
SIDE SETBACK: 15
REAR SETBACK: 30
HEIGHT MAXIMUM: 25, 2 STORIES

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.

AERIAL (1)


Little Caesars
CVS pharmacy
Corewell Health
WARREN ROAD
SITE
12,771
VDP
7 ELEVEN
ExtraSpace Storage
SHELDON ROAD
N

AERIAL (2)


SITE
12,771 VDP
WARREN ROAD
INTERSTATE 275
115,341 VDP
INTERSTATE 275
BURGER KING
metro by T-Mobile
TACO BELL
BIGGBY COFFEE
boostmobile
FirstWatch
SALLY BEAUTY
Comerica
McDonald's
DSW
ULTA BEAUTY
KOHL'S
O'Reilly AUTO PARTS
FIFTH THIRD BANK
IHOP
TGI FRIDAYS
LOWE'S
Walgreens
DOLLAR TREE
FRESH THYME MARKET
Applebee's
TARGET
Panera BREAD
BUFFALO WILD WINGS
JJ
orangetheory
Dunham's SPORTS
five BELOW
Marshalls
Michael's
DISCOUNT TIRE
PNC
chili's
IKEA
KFC
QDOBA MEXICAN EATS
LA-Z-BOY Comfort Studio
CHIPOTLE
Tim Hortons
AutoZone
Kroger
T.J.maxx
Once upon a child
BELLE TIRE
Leo's
meijer
CHASE
Tim Hortons
Huntington
Culver's
tropical SMOOTHIE CAFE
BANK OF AMERICA
planet fitness
OfficeMax
ABC WAREHOUSE
petco
HOBBY LOBBY
ups
FIVE GUYS BURGERS and FRIES
HomeGoods
POTBELLY
OUTBACK STEAKHOUSE
GameStop
ALDI
goodwill
STARBUCKS COFFEE
sleep number
Olgas
Wendy's
DUNKIN' DONUTS
Citizens Bank
Black Rock
CARRABBA'S ITALIAN GRILL
GARDNER-WHITE
LIFETIME FITNESS

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	14,785	88,922	193,788
2025 Population	13,130	81,662	179,757
2030 Population Projection	12,754	80,021	176,612
Annual Growth 2020-2025	-2.2%	-1.6%	-1.4%
Annual Growth 2025-2030	-0.6%	-0.4%	-0.4%

HOUSEHOLDS			
2020 Households	5,394	34,446	78,260
2025 Households	4,780	31,650	72,592
2030 Household Projection	4,641	31,019	71,318
Annual Growth 2020-2025	-0.6%	0.0%	0.2%
Annual Growth 2025-2030	-0.6%	-0.4%	-0.4%
Avg Household Size	2.70	2.50	2.40
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$139,463	$143,041	$127,400
Median Household Income	$123,066	$117,402	$100,567

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$340,747	$365,494	$341,287
Median Year Built	1976	1978	1980
Owner Occupied Households	3,792	23,225	50,642
Renter Occupied Households	849	7,794	20,676

HOUSING COMPOSITION			
1-Person Households	914	8,306	21,442
2-Person Households	1,669	10,277	23,522
3-Person Households	862	5,145	11,389
4-Person Households	865	5,141	10,452
5-Person Households	310	1,882	3,966
6-Person Households	123	648	1,315
7-Person Households	38	250	505

EMPLOYMENT			
Civilian Employed	7,014	43,330	94,320
Civilian Unemployed	181	962	2,687
Civilian Non-Labor Force	3,501	22,496	50,391

AVAILABLE | *SEC WARREN & SHELDON ROADS*



CMP

NOAH THOMAS
ASSOCIATE
248 538 2000
nthomas@cmpcre.com

ANTHONY SESI
VICE PRESIDENT
248 538 2000
asesi@cmpcre.com

www.cmpcre.com
6476 Orchard Lake Rd | Suite A
West Bloomfield, MI | 48322

The information contained in this Offering Memorandum 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 purchaser 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. All financial projections are based on assumptions relating to anticipated results, the general economy, competition, and other factors beyond the control of the Property Owner ("Owner") and Broker and, therefore, are subject to material variation. Any projections an/or estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein. This Offering Memorandum prepared by Broker, does not constitute an indication that there has been no change in the business or affairs of the Property or the Owners 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 buyers. Neither Owner nor Broker nor any of their 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 Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to 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 Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchased 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. This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here in called the Contents), are of confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in the determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker. CMP Real Estate Group LLC. All Rights Reserved.