

0.32 ACRES MICHIGAN AVE

Michigan Ave, Canton, MI 48188



FOR SALE/LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

STEVE VALLI

Partner

svalli@thomasduke.com

OFFERING SUMMARY: Michigan Ave | Canton, MI 48188



PROPERTY OVERVIEW

Offered for sale or lease is a 0.32-acre vacant land parcel strategically positioned along Michigan Avenue, one of Michigan's most heavily traveled commercial corridors. Zoned C-3, the site allows for a wide range of commercial uses, making it well-suited for retail, service, medical, or office development.

The property is located just west of Haggerty Road on the north side of Michigan Avenue, immediately west of I-275. This highly visible location provides excellent exposure to daily commuter traffic and convenient access to major thoroughfares serving the greater metro area.

OFFERING SUMMARY

Sale Price:	\$99,900
Lease Rate:	Contact Broker
Lot Size:	0.32 Acres
Zoning:	C-3
Traffic Count:	Mich Ave - 44,442 VPD I-275 - 86,245 VPD
APN:	71-137-99-0003-000
Legal Description:	Upon Request

PROPERTY HIGHLIGHTS

- 0.32-acre vacant land parcel
- Zoned C-3
- Just west of Haggerty Road on Michigan Avenue
- Immediate proximity to I-275
- High daily traffic counts and strong visibility

SURVEY: Michigan Ave | Canton, MI 48188



MOR

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

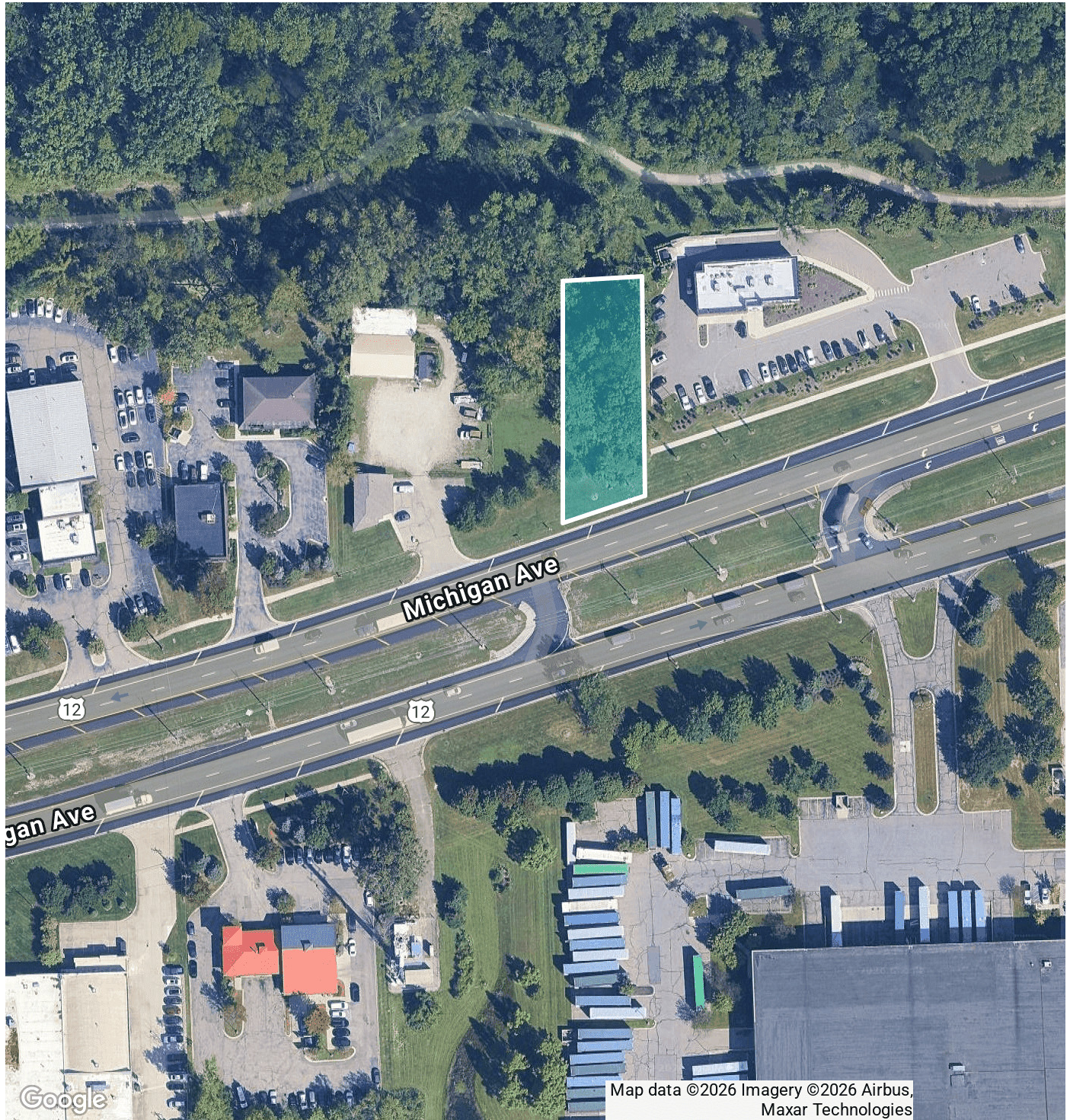
253.17
S 01°30'30" E
205.79

PROPERTY
AS DESC.
(VACANT)

169.4
N 01°30'30" W
211.
N 71°30' E
18.60

#41584

PARCEL MAP: Michigan Ave | Canton, MI 48188

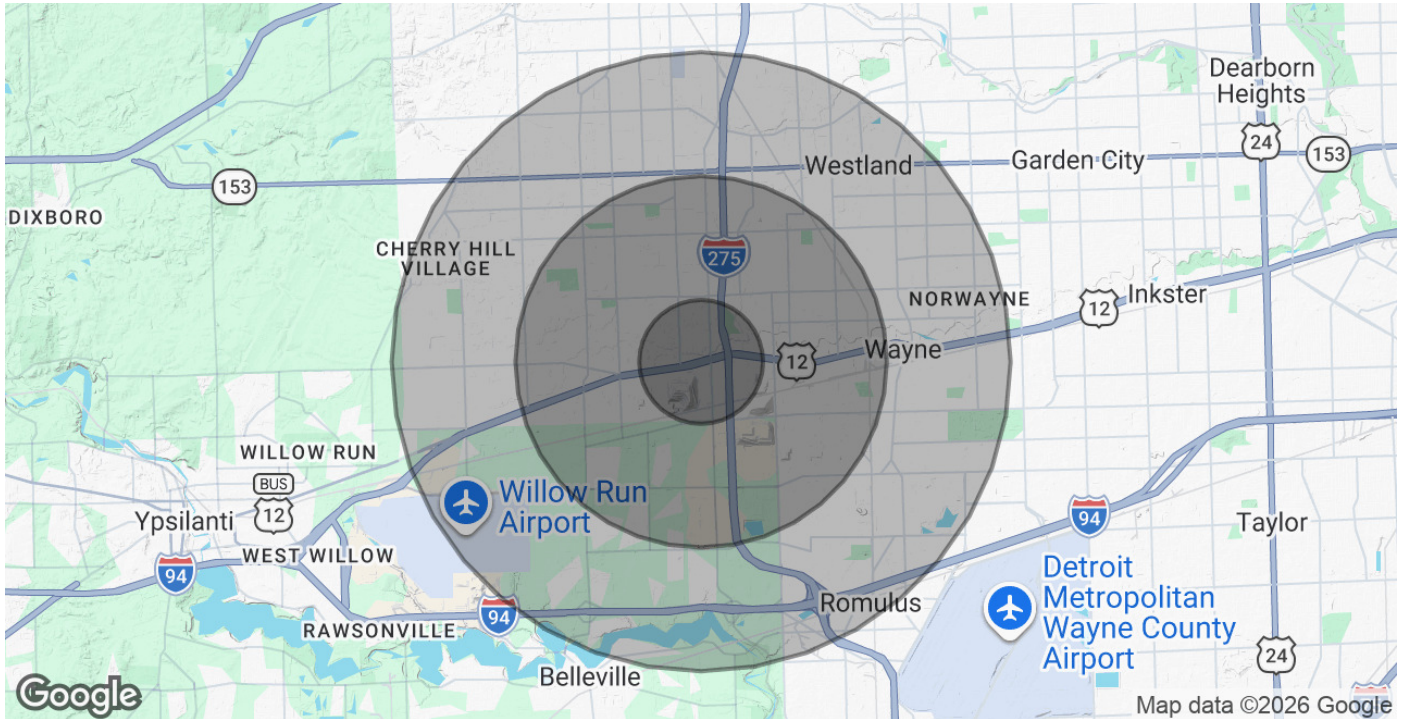


Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies

RETAILER MAP: Michigan Ave | Canton, MI 48188



DEMOGRAPHICS MAP & REPORT: Michigan Ave | Canton, MI 48188



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,878	61,568	166,144
Average Age	35.7	35.7	36.5
Average Age (Male)	37.4	34.9	35.5
Average Age (Female)	34.5	36.7	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,777	22,267	62,415
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$74,976	\$78,356	\$73,618
Average House Value	\$198,803	\$176,887	\$195,002

2020 American Community Survey (ACS)