6.19 ACRES HAGGERTY RD - FOR SALE

HAGGERTY RD, NORTH OF VAN BORN RD, CANTON, MI 48188



EXCLUSIVELY LISTED BY:

DAVE TESCH
Vice President
dtesch@thomasduke.com

STEVE VALLI
Partner
svalli@thomasduke.com

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 6.19 Acres Haggerty Rd | Canton, MI 48188



OFFERING SUMMARY

Sale Price - REDUCED:	Was $350,000 NOW $300,000
Price / Acre:	$48,465
Lot Size:	6.19 Acres
Location Description:	Located on the east side of S. Haggerty Rd, just north of Van Born Rd.
APN:	71-143-99-0018-000
Zoning:	LI-1

PROPERTY HIGHLIGHTS

- Motivated Seller
- Easy access to I-275
- Less than 10 minutes to Detroit Metro Airport
- Good corporate location
- Buildable up to 100,000 SF

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,329	18,165	55,624
Total Population:	3,703	49,917	146,946
Average HH Income:	$64,913	$75,018	$71,877

Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

PROPERTY DETAILS: 6.19 Acres Haggerty Rd | Canton, MI 48188

PROPERTY NAME: 6.19 Acres Haggerty Rd

PROPERTY ADDRESS: S Haggerty Rd, just north of Van Born Rd
Canton, MI 48188

APN: 71-143-99-0018-000

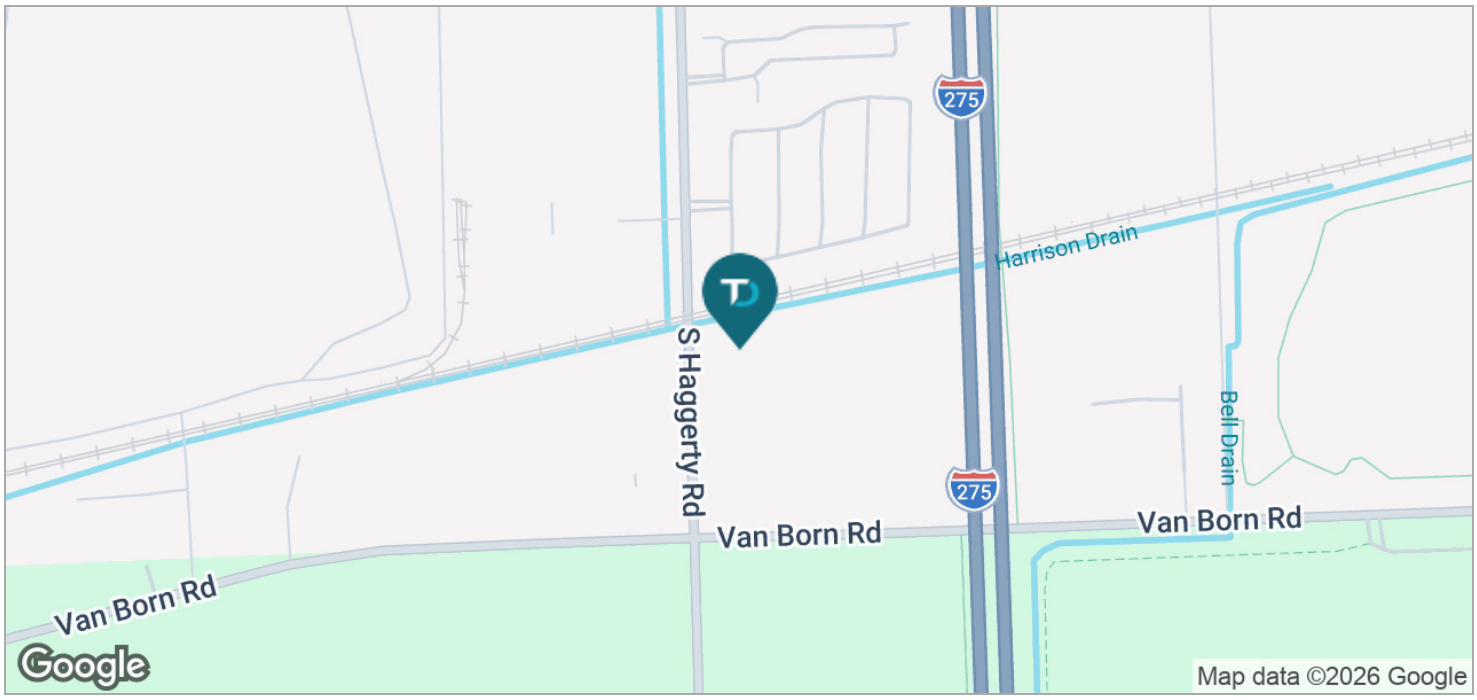
ZONING: LI-1

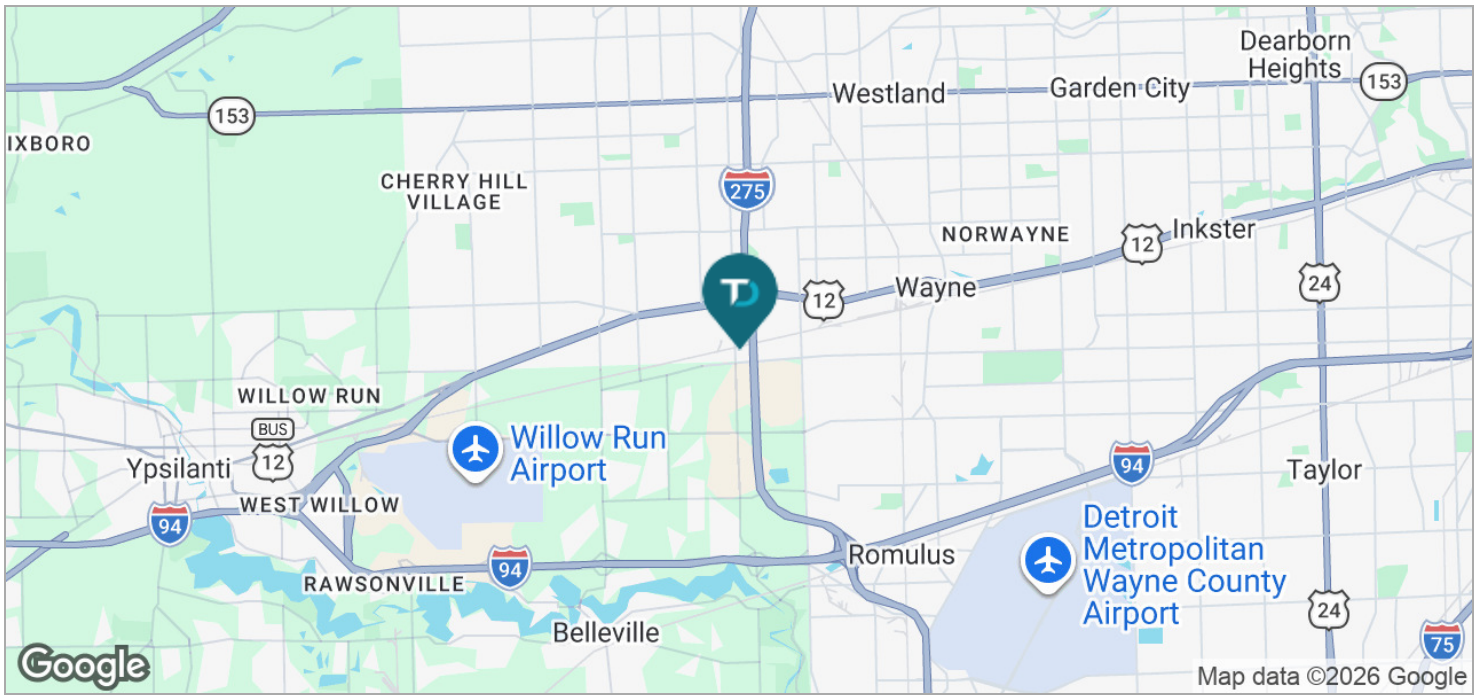
TAXES: 2024 Winter: $2,501.26
2024 Summer: $3,399.92

LAND LEGAL DESCRIPTION: 36HH3 THAT PART OF THE SW 1/4 OF SEC 36 DESCRIBED AS BEGINNING AT A POINT ON THE W LINE OF SAID SEC- TION DISTANT DUE NORTH 691.37 FT FROM THE SW CORNER OF SEC 36 AND PROCEEDING TH DUE NORTH ALONG SAID LINE 345.46 FT TH N 79D 24M 35SEC E ALONG THE SLY LINE OF THE MICHIGAN CENTRAL RR RIGHT OF WAY 664.08 FT TH S 1D 42M 20SEC E 470.99 FT TH N 89D 43M 10SEC W 666.80 FT TO THE POB 6.19 ACRES

TRAFFIC COUNT & STREETS: 9,096 Vehicles/Day (Costar, 2012)

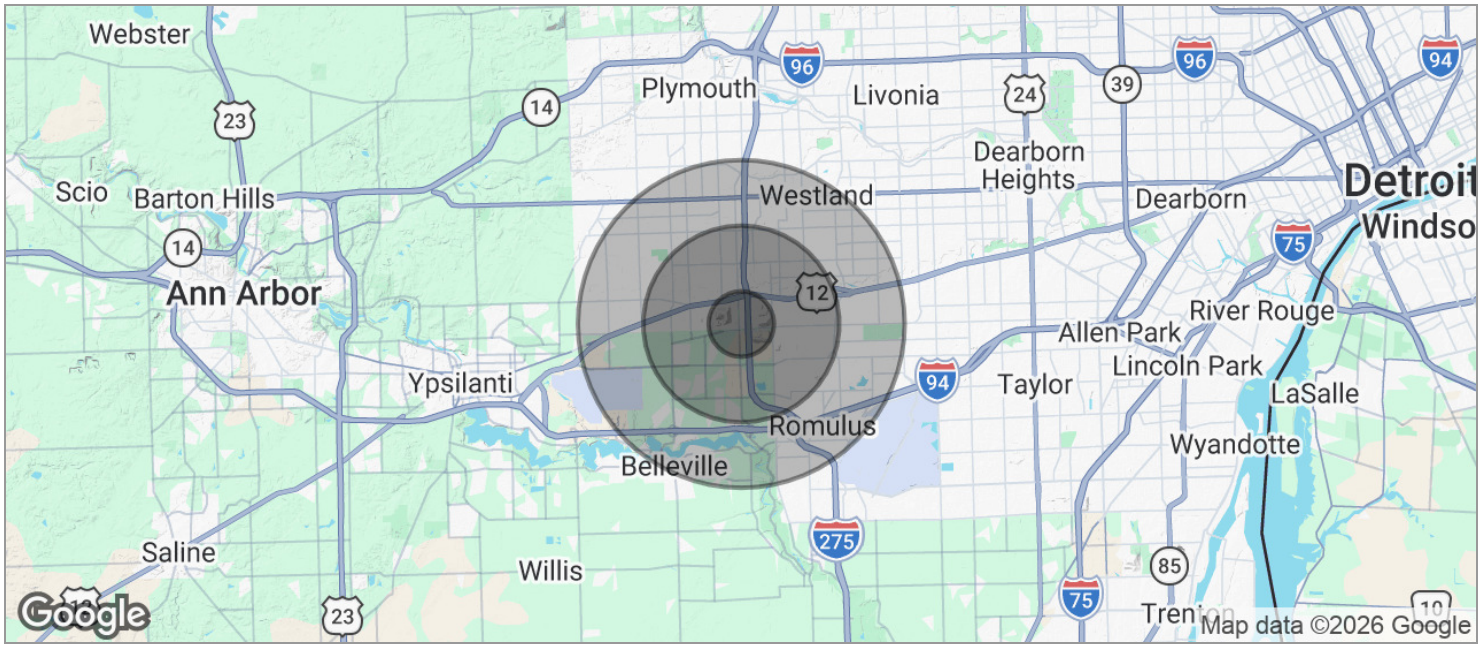
LOCATION MAPS: 6.19 Acres Haggerty Rd | Canton, MI 48188





Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335

DEMOGRAPHICS MAP: 6.19 Acres Haggerty Rd | Canton, MI 48188



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,703	49,917	146,946
MEDIAN AGE	33.2	34.7	36.6
MEDIAN AGE (MALE)	33.5	34.0	35.6
MEDIAN AGE (FEMALE)	33.0	35.5	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,329	18,165	55,624
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	$64,913	$75,018	$71,877
AVERAGE HOUSE VALUE	$166,202	$157,627	$184,020

** Demographic data derived from 2020 ACS - US Census*

Thomas Duke Company | 248.476.3700
37000 Grand River | Farmington Hills, MI 48335