EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

FORD ROAD EXECUTIVE OFFICE BUILDING

43050 Ford Road, Canton, MI 48187



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
STEVE VALLI
Partner
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OFFERING SUMMARY: 43050 Ford Road | Canton, MI 48187



PROPERTY OVERVIEW

Very rare opportunity to place your business on one of the busiest corridors in the state. This extremely well kept property is located on the north side of Ford Road between Morton Taylor and Lilley. Perfect for general practice medical or general purpose office use.

OFFERING SUMMARY

Lease Rate:	$18 SF/yr (NNN)
Building Size:	16,200 SF
Available SF:	1,542 SF
Year Built:	1988
Zoning:	O-1

PROPERTY HIGHLIGHTS

- High traffic counts
- Excellent visibility

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 43050 Ford Road | Canton, MI 48187

BUILDING INFORMATION

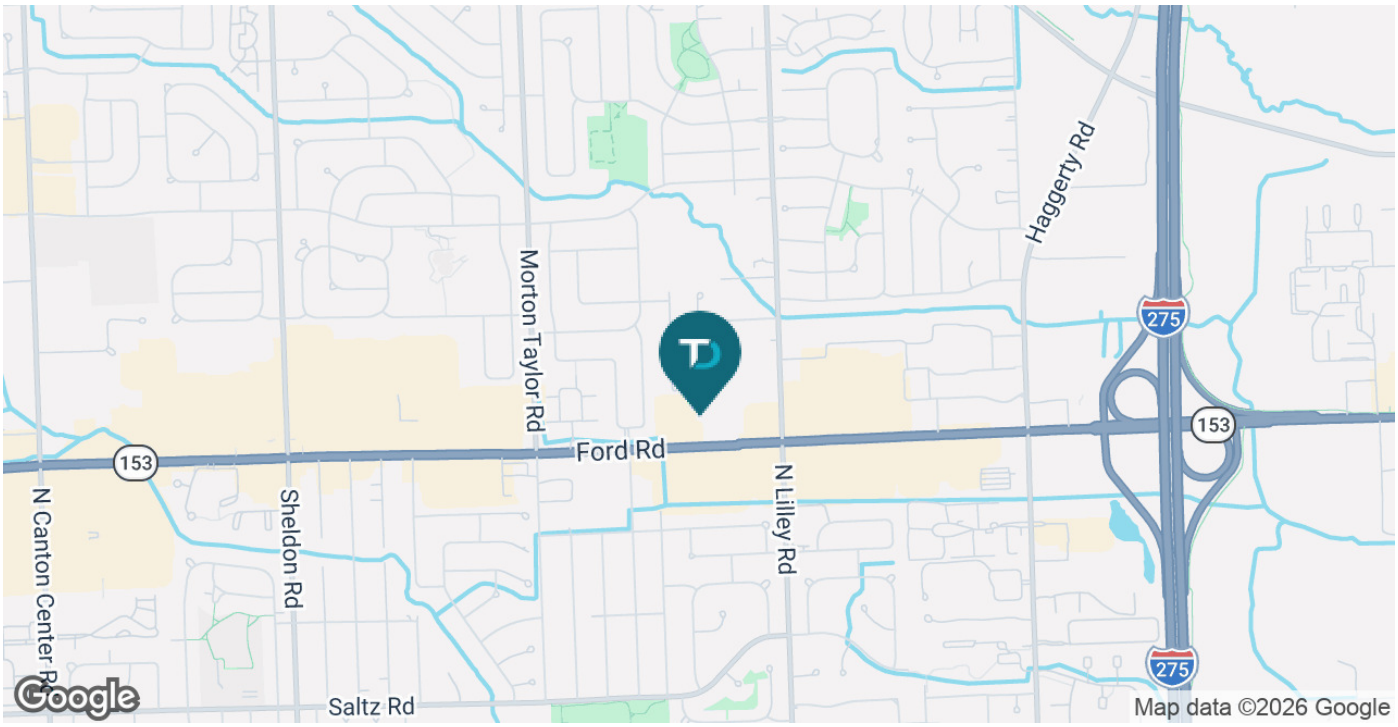
Building Size:	16,200 SF
Year Built:	1988
Number of Floors:	1
Parking Spaces:	80

PROPERTY INFORMATION

Lot Size:	1.82 Acres
Property Type:	Office
Property Subtype:	Office Building
Zoning	O-1
Traffic Count:	Ford Rd - 36,184 vpd Lilley Rd - 14,234 vpd
APN:	71-043-99-0006-001

LOCATION INFORMATION

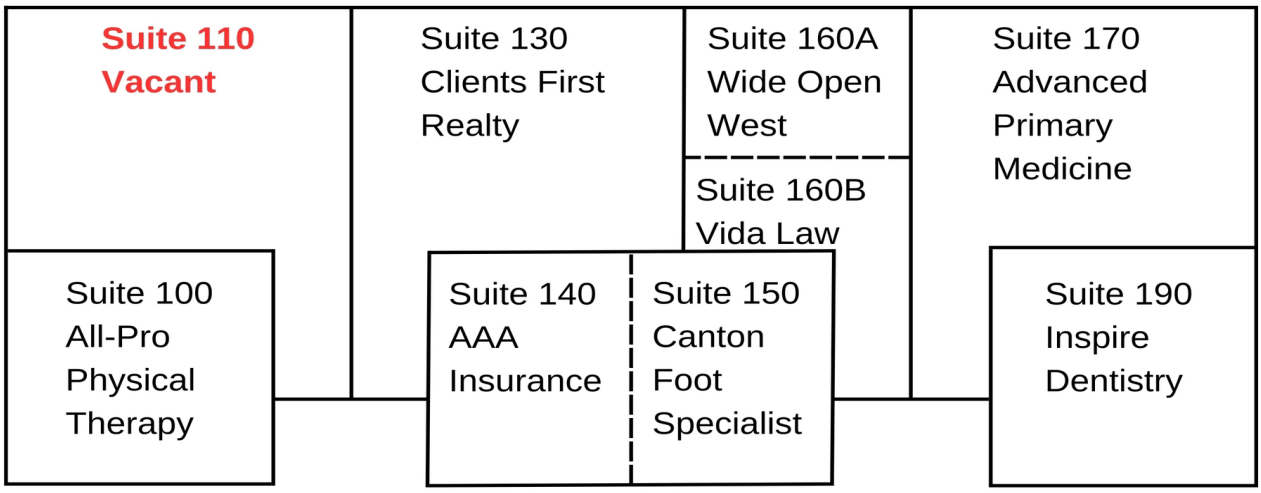
Located on the North side of Ford Road just West of Lilley Road in Canton, Michigan.



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LEASE SPACES: 43050 Ford Road | Canton, MI 48187



*Not drawn to scale, all dimensions approximate

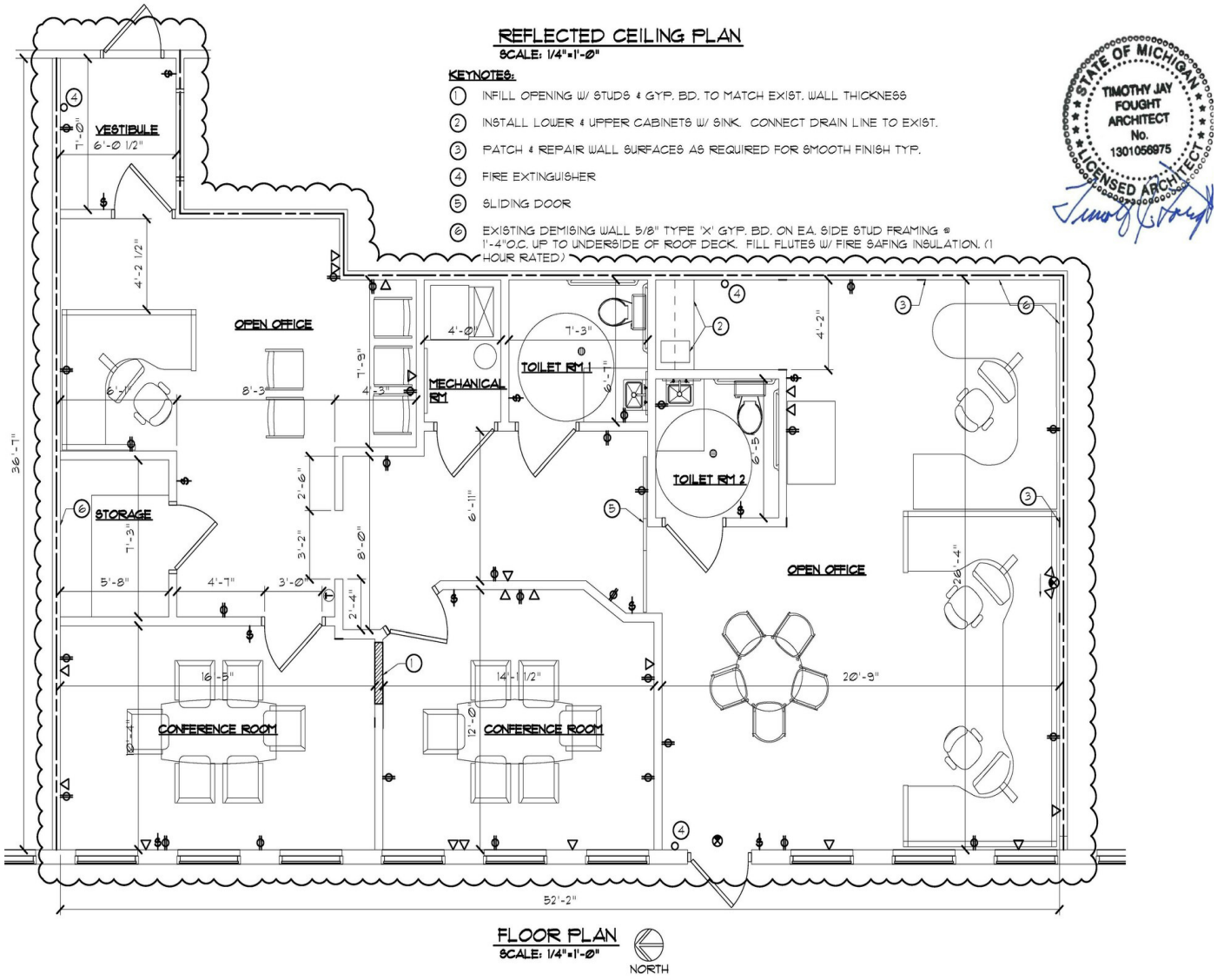
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,542 SF	Lease Rate:	$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
110	Available	1,542 SF	NNN	$18.00 SF/yr	-

FLOORPLAN: 43050 Ford Road | Canton, MI 48187



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EXTERIOR PHOTOS: 43050 Ford Road | Canton, MI 48187







INTERIOR PHOTOS: 43050 Ford Road | Canton, MI 48187



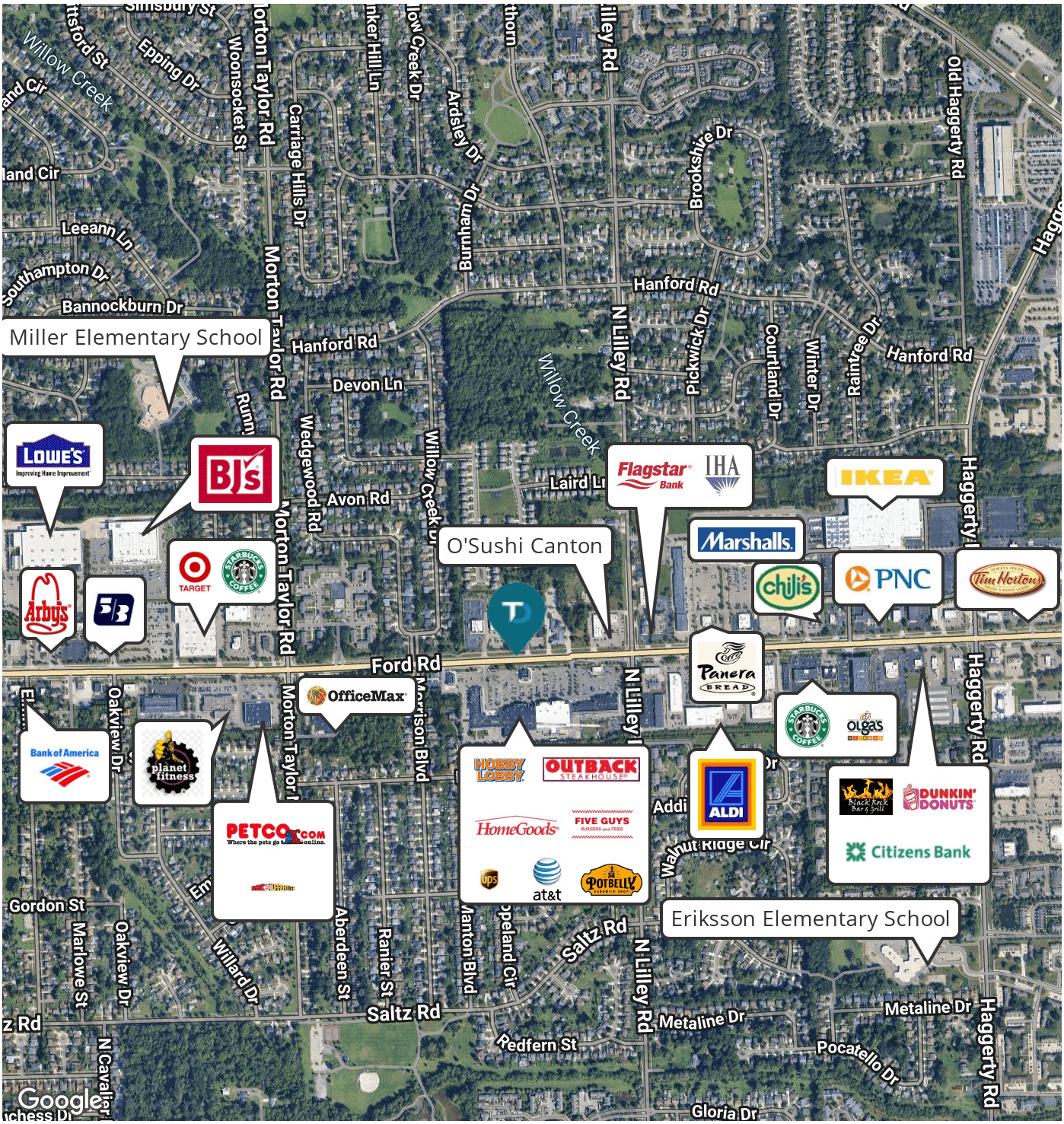








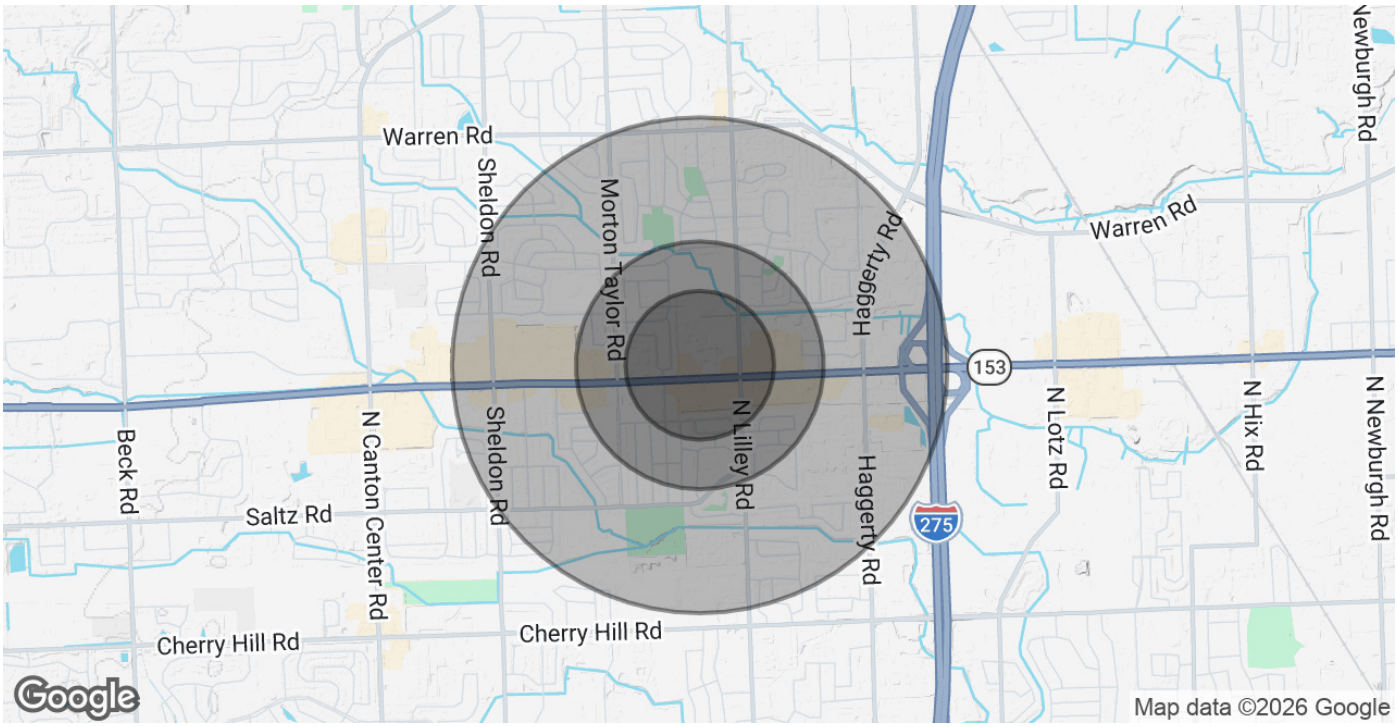
RETAILER MAP: 43050 Ford Road | Canton, MI 48187



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DEMOGRAPHICS MAP & REPORT: 43050 Ford Road | Canton, MI 48187



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	604	3,386	13,608
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	211	1,215	5,216
# of Persons per HH	2.9	2.8	2.6
Average HH Income	$127,904	$122,384	$117,108
Average House Value	$336,661	$323,534	$311,633

2020 American Community Survey (ACS)