EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

7120 N HAGGERTY RD

7120 N Haggerty Rd, Canton, MI 48187



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

STEVE VALLI

Partner

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OFFERING SUMMARY: 7120 N Haggerty Rd | Canton, MI 48187



PROPERTY OVERVIEW

Multi Tenant Office Building

OFFERING SUMMARY

Lease Rate:	$18 SF/yr (NNN)
Building Size:	6,000 SF
Available SF:	1,000 - 3,000 SF
Year Built:	2001
Zoning:	LI-Lt. Industrial

PROPERTY HIGHLIGHTS

- Multi-Tenant Office Building
- Haggerty Road location
- Visible from I275 and Haggerty
- Immediate access to I275
- Light Industrial zoning

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

BUILDING/PROPERTY INFORMATION: 7120 N Haggerty Rd | Canton, MI 48187

BUILDING INFORMATION

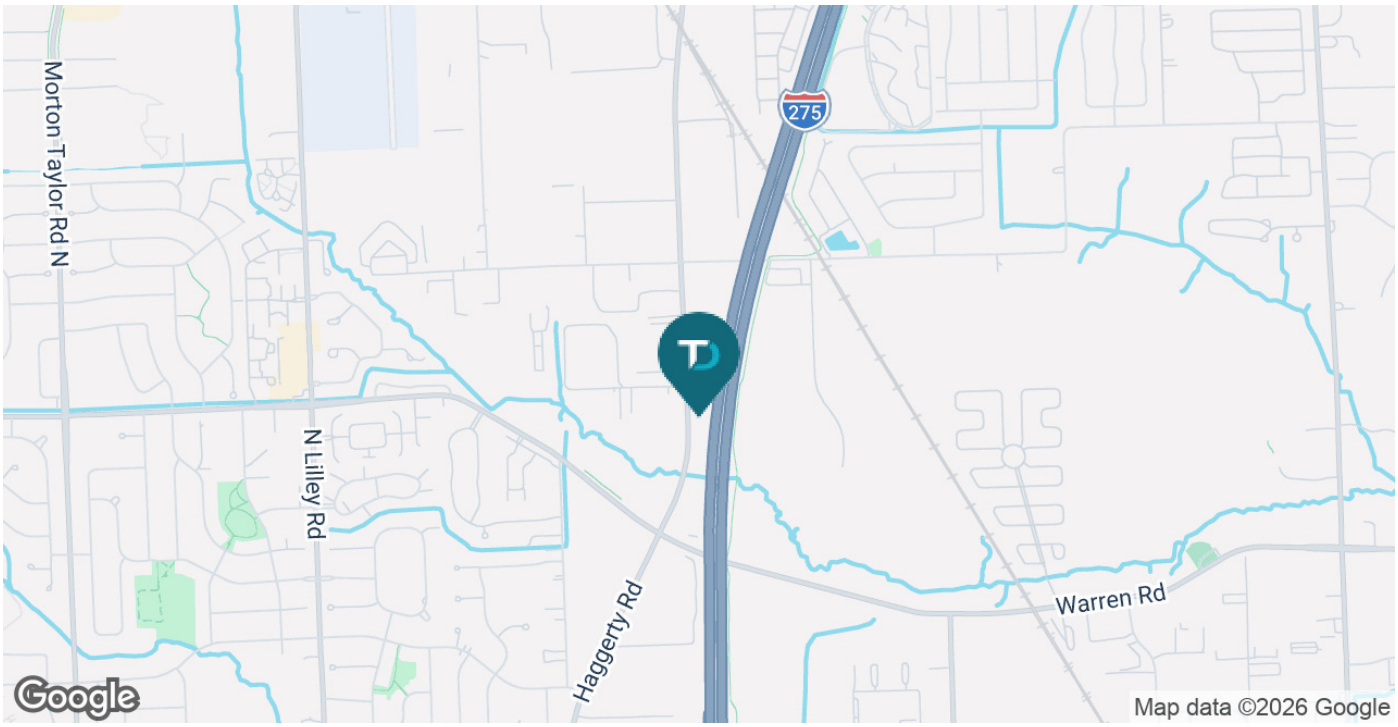
Building Size:	6,000 SF
Year Built:	2001
Number of Floors:	1
Utilities:	City Water & Sanitary Sewer
Parking Spaces:	33

PROPERTY INFORMATION

Lot Size:	1.57 Acres
Property Type:	Office
Property Subtype:	Office Building
Zoning	LI-Lt. Industrial
Traffic Count:	Haggerty Rd - 15,8325 vpd Warren Rd - 10,661 vpd
APN:	71-046-99-0002-703

LOCATION INFORMATION

Located on the East side of Haggerty Road, just North of Warren Road.



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LEASE SPACES: 7120 N Haggerty Rd | Canton, MI 48187



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 3,000 SF	Lease Rate:	$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	1,000 - 3,000 SF	NNN	$18.00 SF/yr	-
200	Available	2,000 - 3,000 SF	NNN	$18.00 SF/yr	-

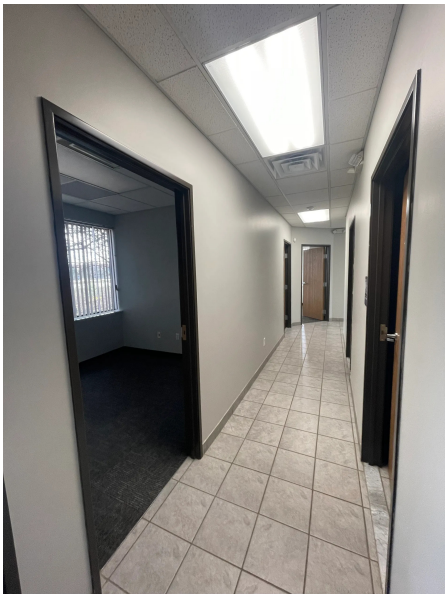
EXTERIOR PHOTOS: 7120 N Haggerty Rd | Canton, MI 48187





INTERIOR PHOTOS: 7120 N Haggerty Rd | Canton, MI 48187



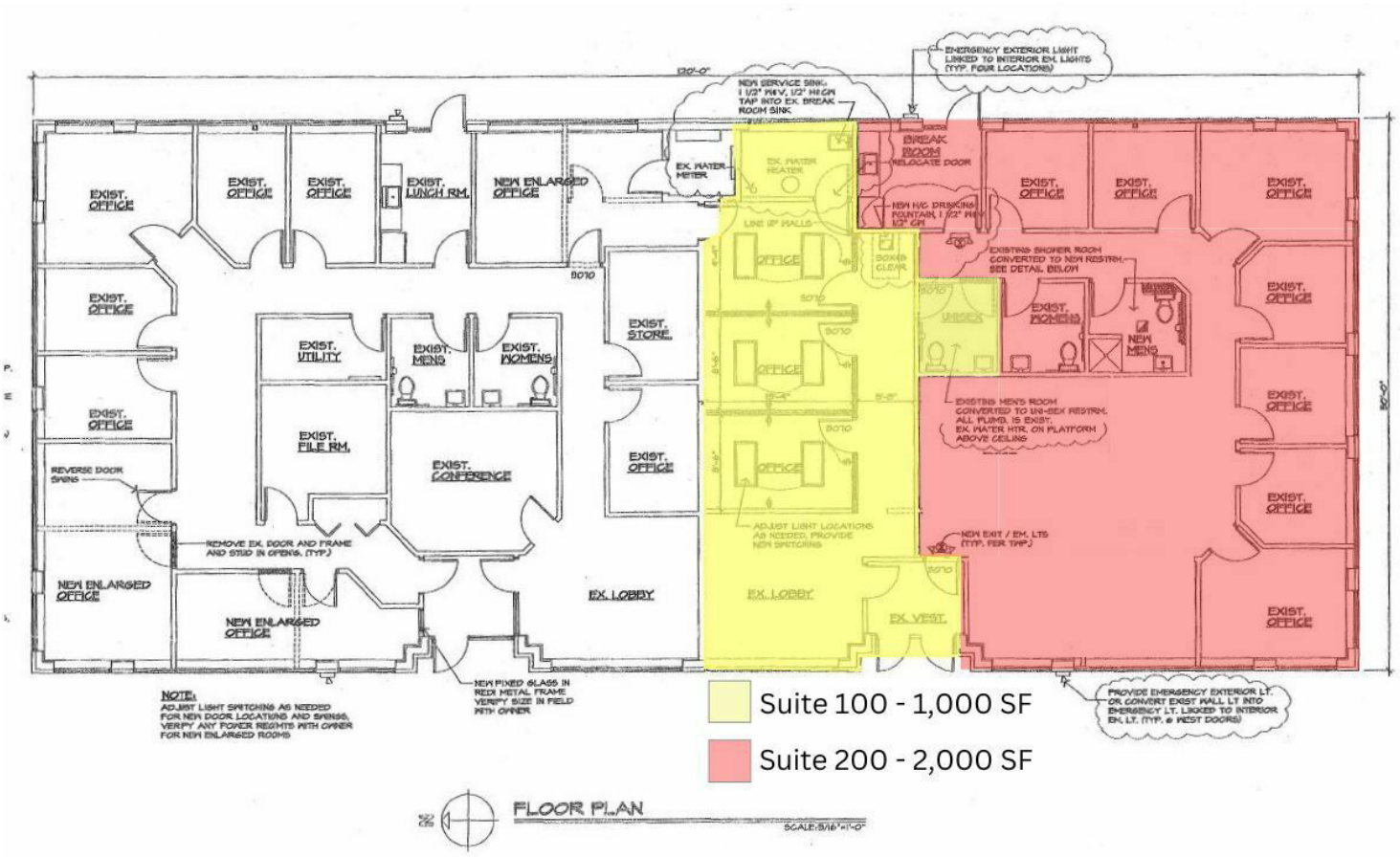


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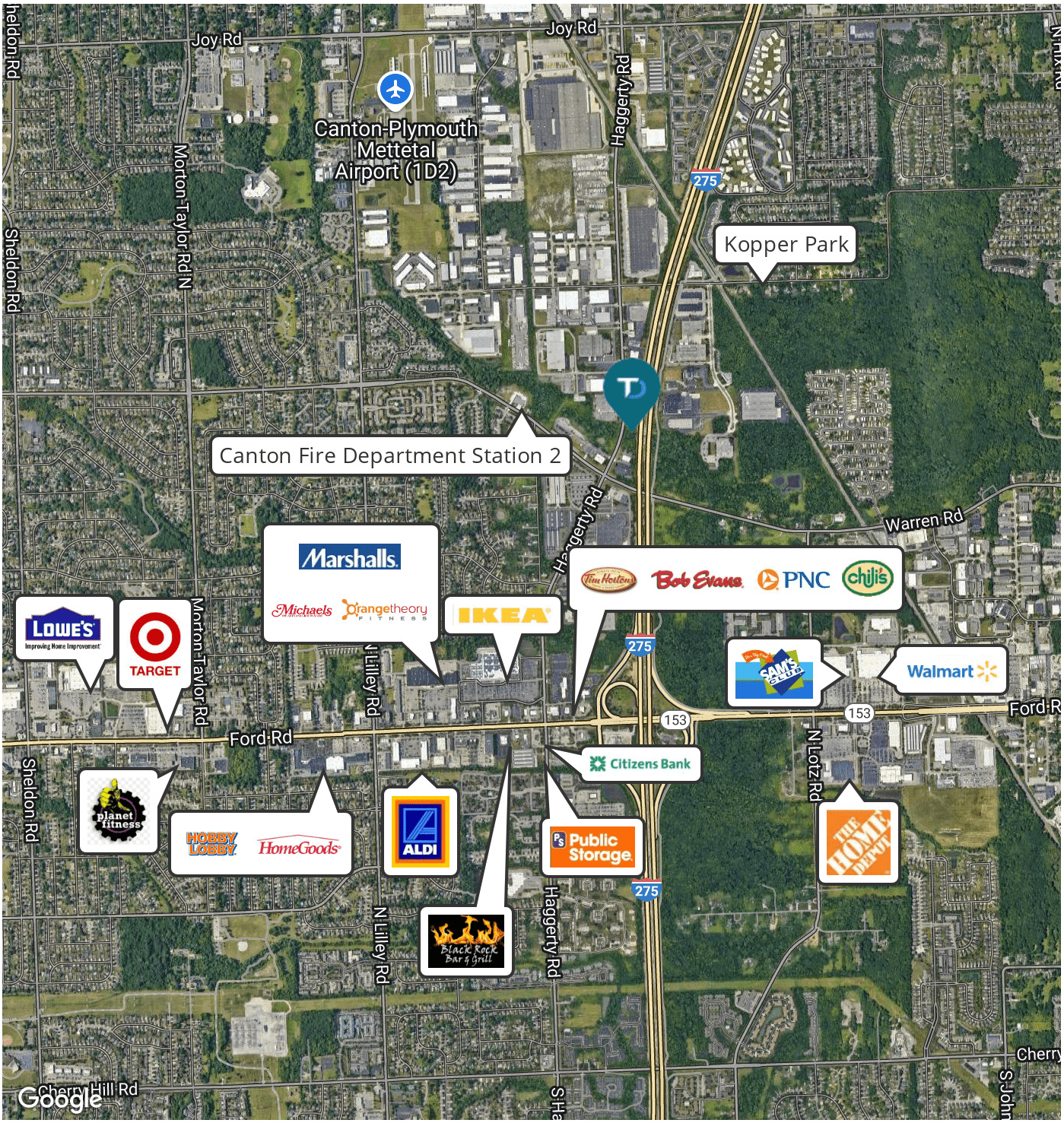
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FLOOR PLANS: 7120 N Haggerty Rd | Canton, MI 48187



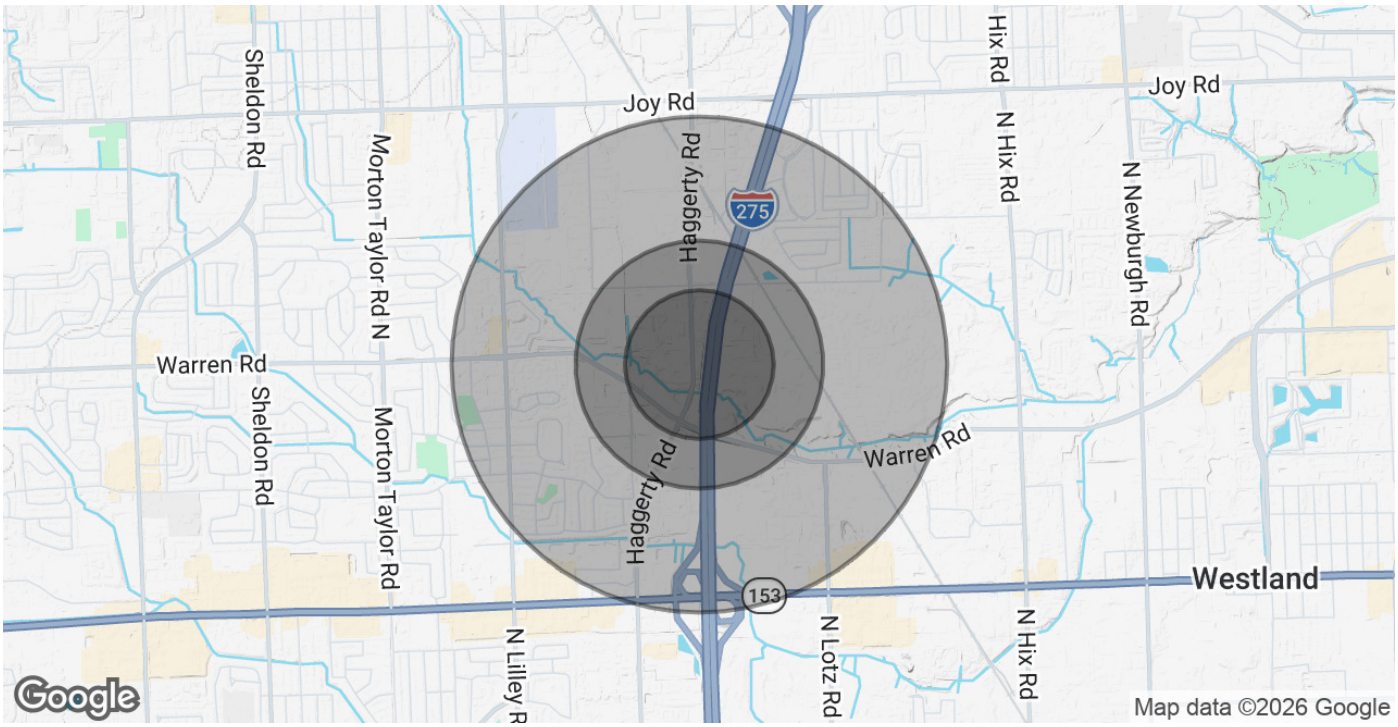
RETAILER MAP: 7120 N Haggerty Rd | Canton, MI 48187



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DEMOGRAPHICS MAP & REPORT: 7120 N Haggerty Rd | Canton, MI 48187



POPULATION	**0.3 MILES**	**0.5 MILES**	**1 MILE**
Total Population	9	530	8,671
Average Age	45	41	40
Average Age (Male)	43	39	39
Average Age (Female)	47	42	41

HOUSEHOLDS & INCOME	**0.3 MILES**	**0.5 MILES**	**1 MILE**
Total Households	5	232	3,941
# of Persons per HH	1.8	2.3	2.2
Average HH Income	$94,157	$114,812	$101,341
Average House Value	$246,473	$300,113	$286,325

2020 American Community Survey (ACS)