

**1,650 - 2,000 SF**

**MIXED USE OFFICE/RETAIL/STUDIO LOFT**



**FOR LEASE**



**50409-50469 Independence St.**

Canton, Michigan 48188

### Property Highlights

- Mixed-Use Office/Retail/Studio Loft
- 1,650 RSF / 2nd Floor Office
- 2,000 SF Studio / 3rd Floor Live/Work Studio
- Beautiful Architecture
- Cherry Hill Village Overlay District / PDD
- Walkable Community District
- Strong Demographics
- New Multifamily & Single Family/Residential Developments
- Located Directly Across The Village Theatre
- Easy Access: I-275, M-14

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	1,650 - 2,000 SF
Lot Size:	0.43 Acres
Building Size:	15,000 SF

### DEMOGRAPHICS 0.5 MILES 1 MILE 1.5 MILES

Total Households	710	2,245	4,008
Total Population	1,897	6,392	11,860
Average HH Income	\$152,250	\$163,973	\$173,641



Commercial Real Estate Services, Worldwide.

[www.naifarberman.com](http://www.naifarberman.com)

**Wendy Acho**

Leasing and Sales Associate | 248.563.0739

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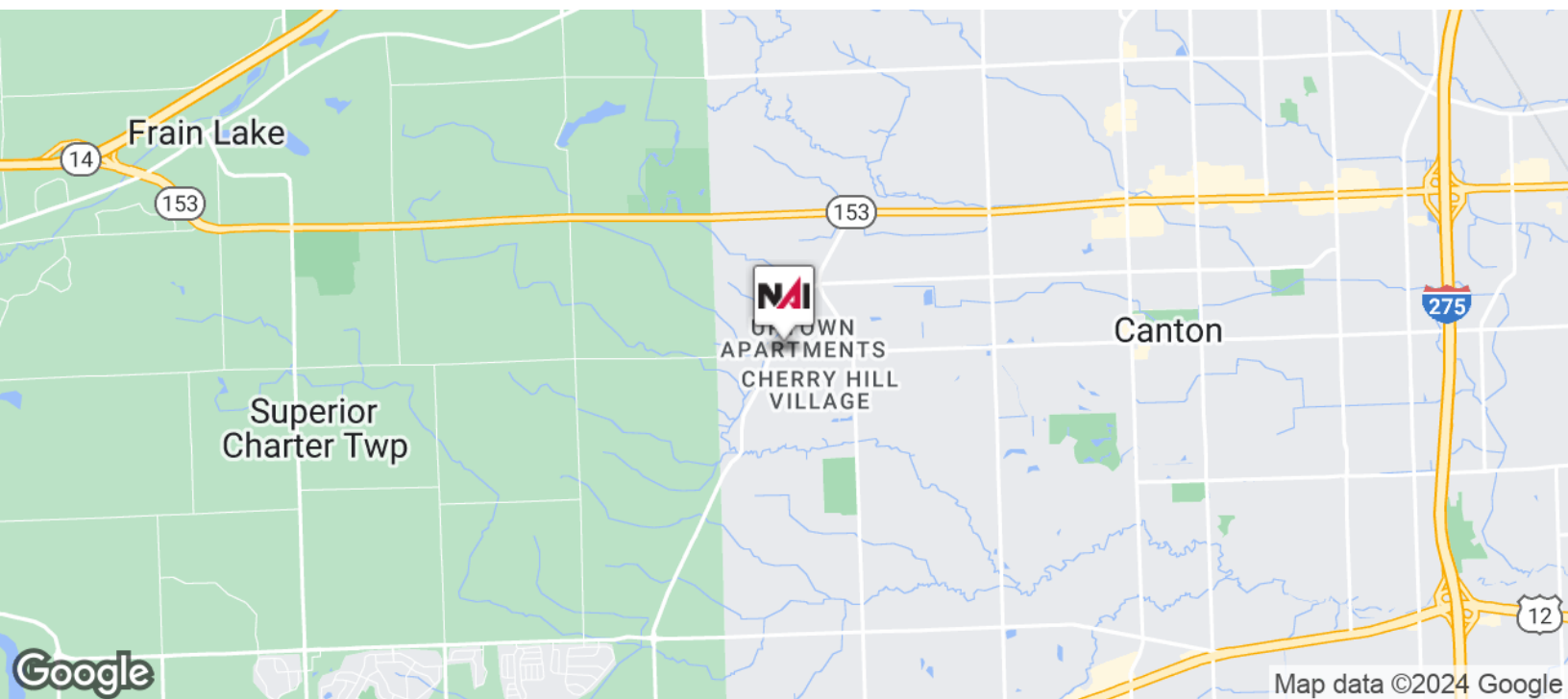
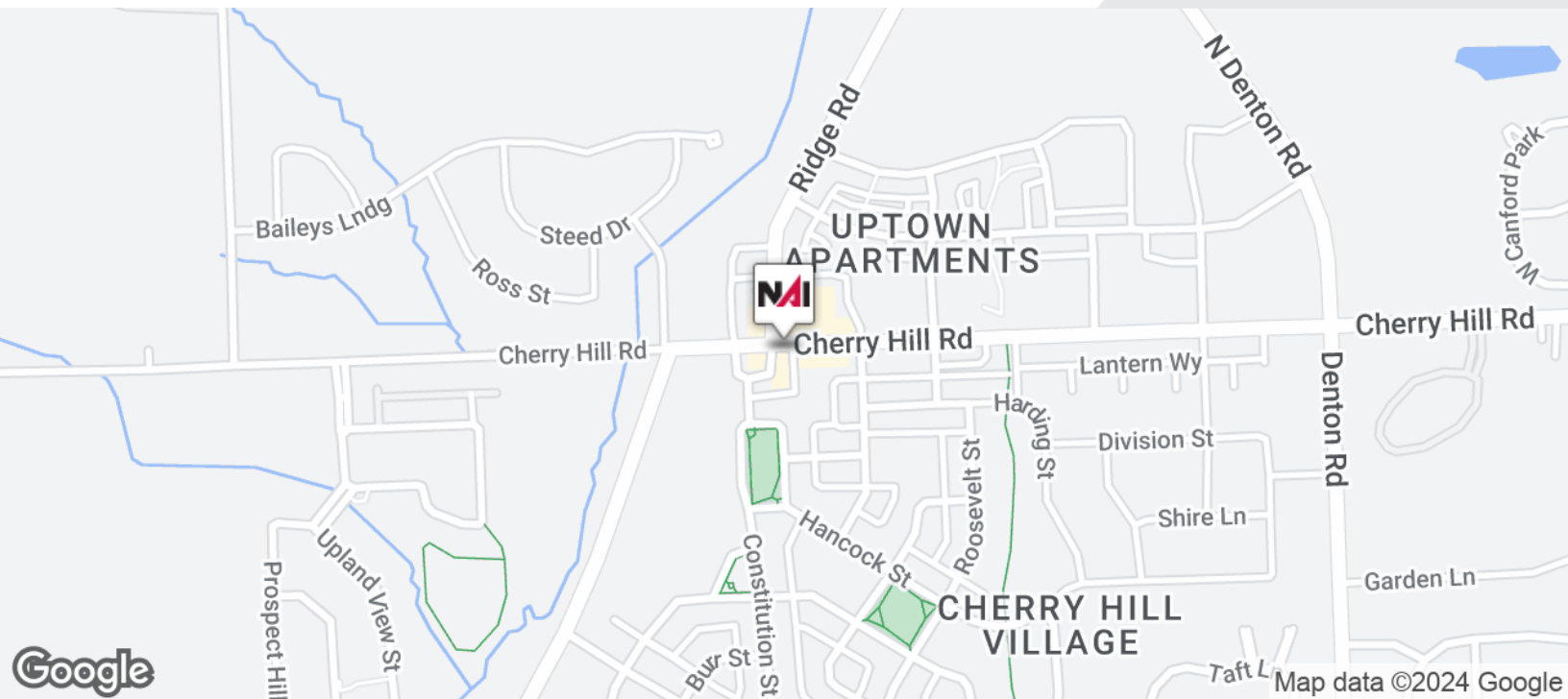


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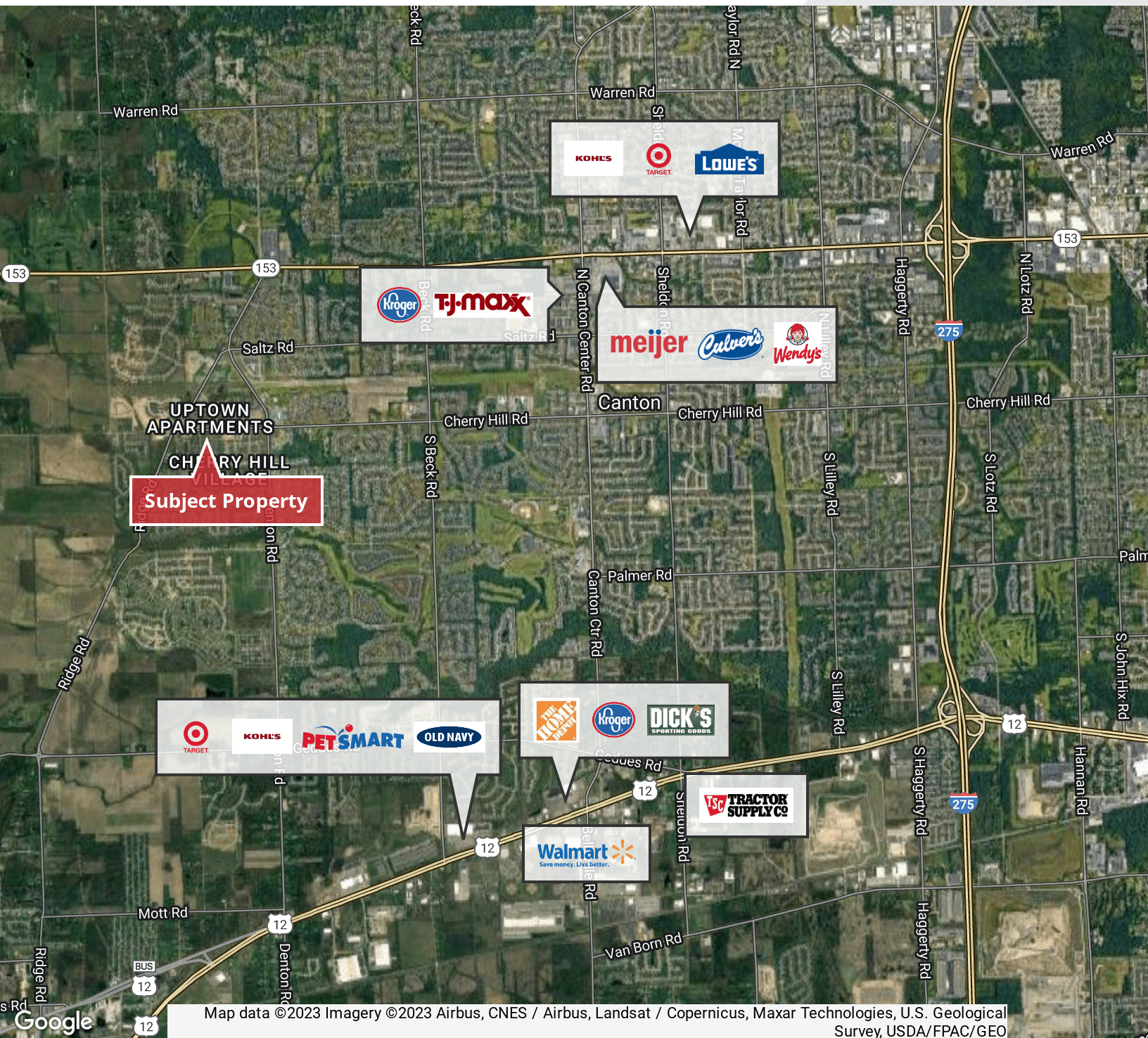
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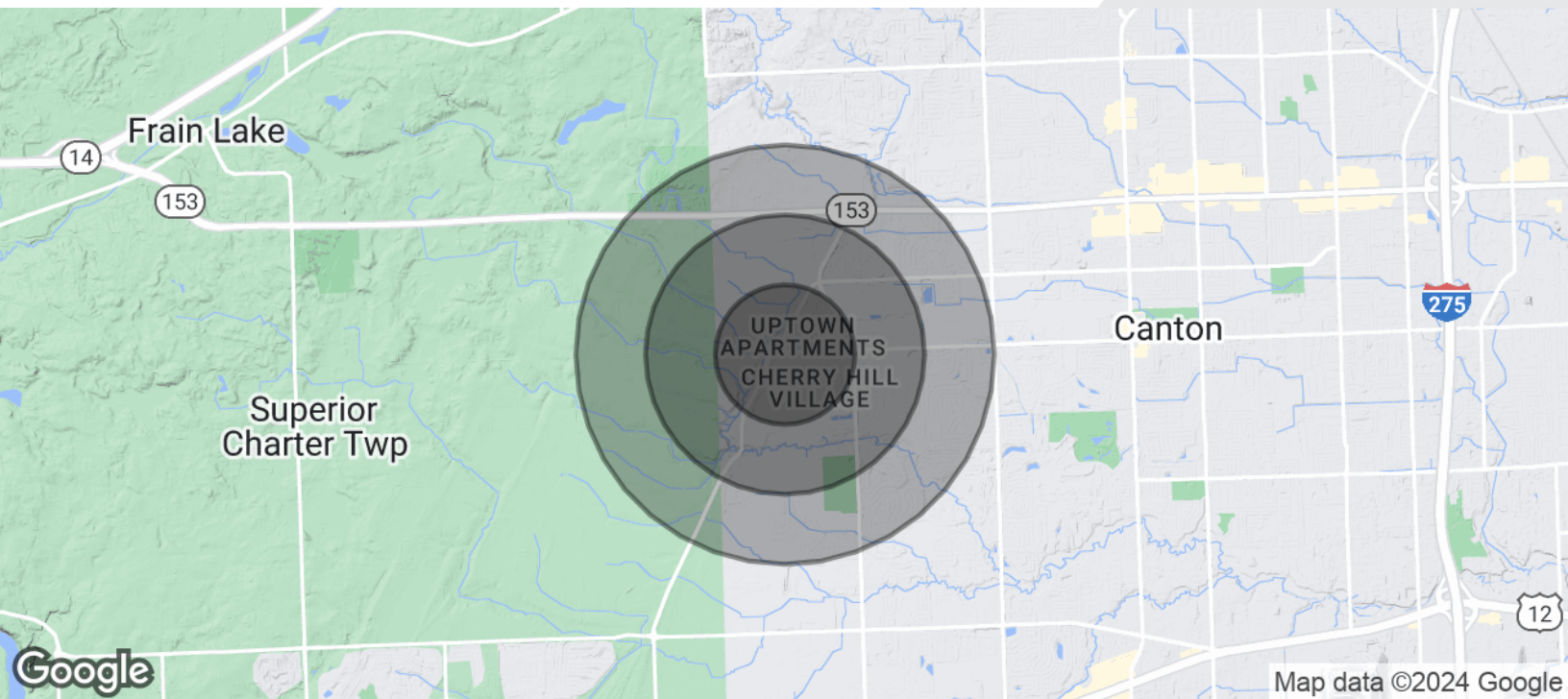


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,897	6,392	11,860
Average Age	34.8	36.9	39.5
Average Age (Male)	33.9	36.1	39.6
Average Age (Female)	35.0	36.2	38.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	710	2,245	4,008
# of Persons per HH	2.7	2.8	3.0
Average HH Income	\$152,250	\$163,973	\$173,641
Average House Value	\$403,441	\$424,556	\$430,916

\* Demographic data derived from 2020 ACS - US Census



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