

FOR LEASE

40 S. WASHINGTON



40 S. WASHINGTON OXFORD, MI 48371

PROPERTY HIGHLIGHTS:

- 2,711 foot 2-story building built in 1900 in downtown Oxford
- Between the movie theater and the iconic Oxford Tap on Oxford's main street
- 1,700 SF first floor has a salon and will be white box ready
- New renovations while retaining old world charm
- Landlord pays taxes and insurance, tenant pays water and utilities
- Located in Oxford's SE quadrant of downtown and across from Centennial Park
- Lease rate of \$2,500 per month for a 5 Year term

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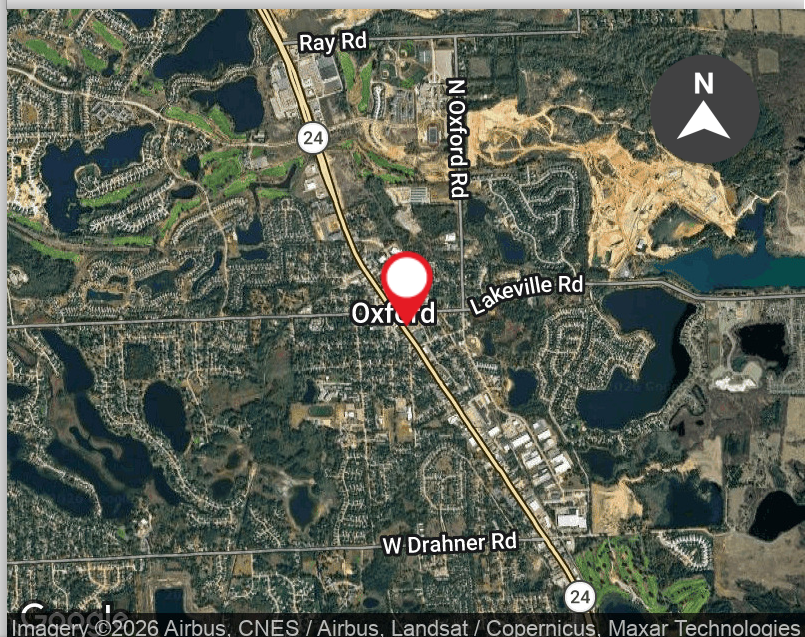
FOR MORE INFORMATION PLEASE CONTACT:



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40 S. WASHINGTON RETAILER MAP



**1,700 SF 1ST FLOOR RETAIL
40 S WASHINGTON ST
OXFORD, MI 48371**

TRAFFIC COUNTS	
BURDICK/WASHINGTON	26,290
S WASHINGTON ST/MECHANIC ST	31,121

40 S. WASHINGTON LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
-	-
-	-
-	-
-	-

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Population	404	1,696	5,671
Total Households	202	791	2,196
Average HH Income	\$72,074	\$88,423	\$128,527