

# 327-331 S MAIN ST

ANN ARBOR, MI 48104

2,650 - 8,000 SF AVAILABLE

FOR LEASE



**GEORGE ABRO, CCIM**

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EXISTING AVAILABILITY



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REDEVELOPMENT



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## TRADE AERIAL



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## PROPERTY DESCRIPTION



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Ann Arbor's Main Street is bursting with exciting restaurants, creative cocktail bars, unique meeting spaces, beloved music venues, and boundary-breaking art galleries. The Main Street area is the beating heart of Ann Arbor's dynamic downtown area.

## LOCATION DESCRIPTION

Ann Arbor is a vibrant and diverse community, a culinary hotspot, a tech hub, and a long-time artists haven. Ann Arbor is home to renowned galleries and museums, as well as theatrical and musical organizations. People from all over the state and world come to experience this culturally rich community every year. Ann Arbor sees close to 4 million visitors annually, contributing over \$830 million in local sales. Visitors alone contribute \$1.2 Billion in total economic output annually. A bustling university town, Ann Arbor is home to the University of Michigan. A top-ranked public university, the University of Michigan has a tradition of excellence in research, learning and teaching, sports and the arts, and more. The university's enrollment hit an unprecedented high of more than 50,000 students in Fall 2021 adding to Ann Arbor's thriving economy.

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## DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	26,656	74,476	115,193
Average Age	25.7	28.5	30.9
Average Age (Male)	25.7	28.1	30.3
Average Age (Female)	25.6	28.8	31.3

  

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,151	26,410	43,169
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$50,377	\$67,214	\$73,890
Average House Value	\$317,848	\$311,761	\$322,468

  

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	21,000	58,185	87,095
Total Population - Black	1,255	3,955	7,495
Total Population - Asian	3,038	8,493	14,587
Total Population - Hawaiian	2	19	27
Total Population - American Indian	42	161	320
Total Population - Other	235	848	1,340

\* Demographic data derived from 2010 US Census

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## BROKERS



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Principal

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