

2,541 SF
RETAIL



FOR SALE / LEASE



2 W Forest Ave
Ypsilanti, MI 48197

Property Highlights

- Former turnkey adult-use provisioning center with recent high quality improvements in place
- Open floor plan offering flexibility for retail, showroom, service, industrial, or specialty users
- GC (General Commercial) zoning allows for a wide range of potential uses
- Renovated Parking Lot Including 27 dedicated parking spaces
- Two (2) dock doors and approximately 12' clear height
- Strategically located near Eastern Michigan University with strong student and workforce demographics
- Excellent access to I-94, US-12, Downtown Ypsilanti, and Ann Arbor

OFFERING SUMMARY

Sale Price:	Contact Listing Agent(s)
Lease Rate:	\$40.00/PSF NNN
Building Size:	2,541 SF
Lot Size:	1.35 AC
Zoning:	GC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,149	29,232	53,752
Total Population	14,964	66,883	126,766
Average HH Income	\$66,518	\$78,538	\$95,876



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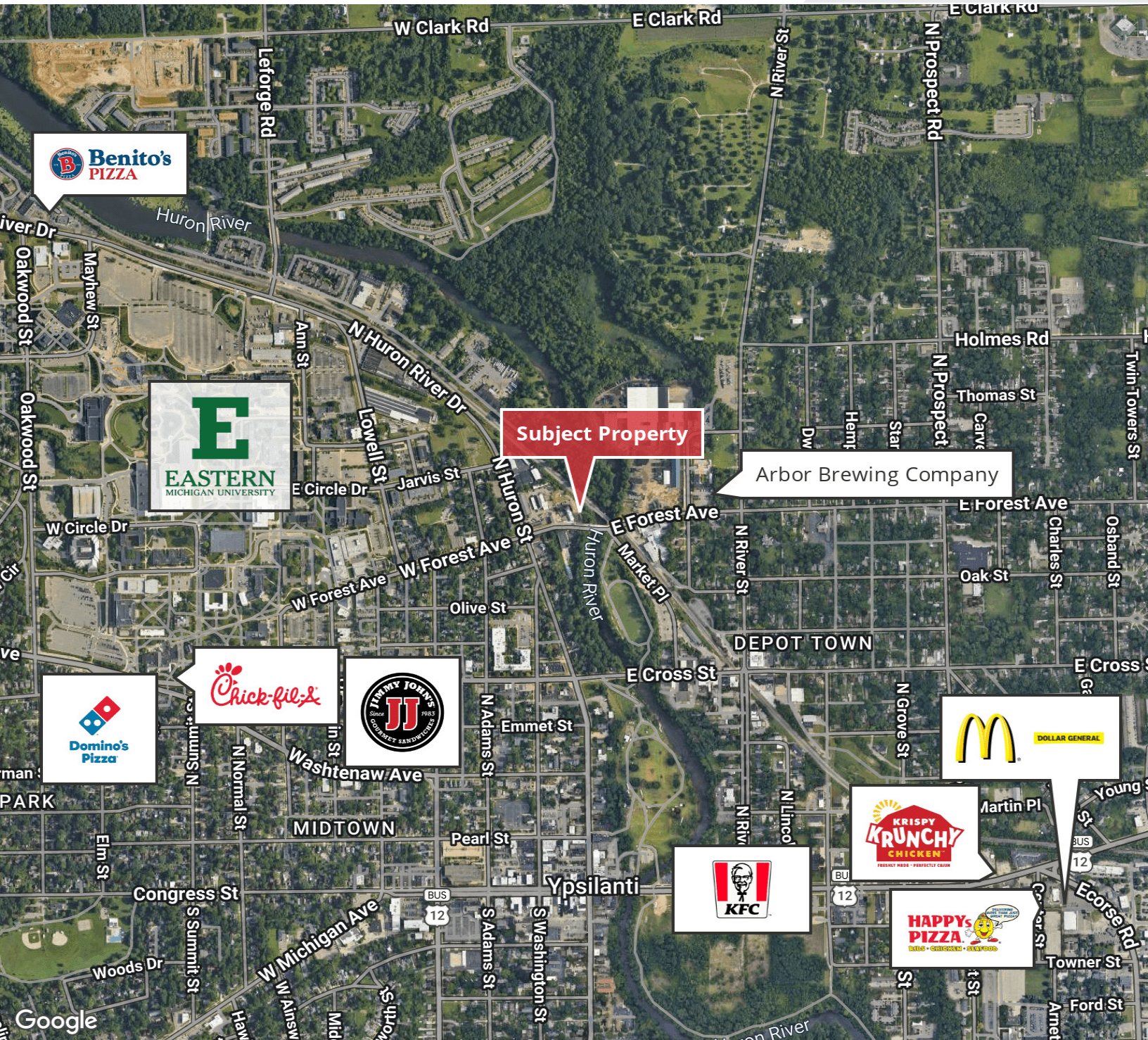
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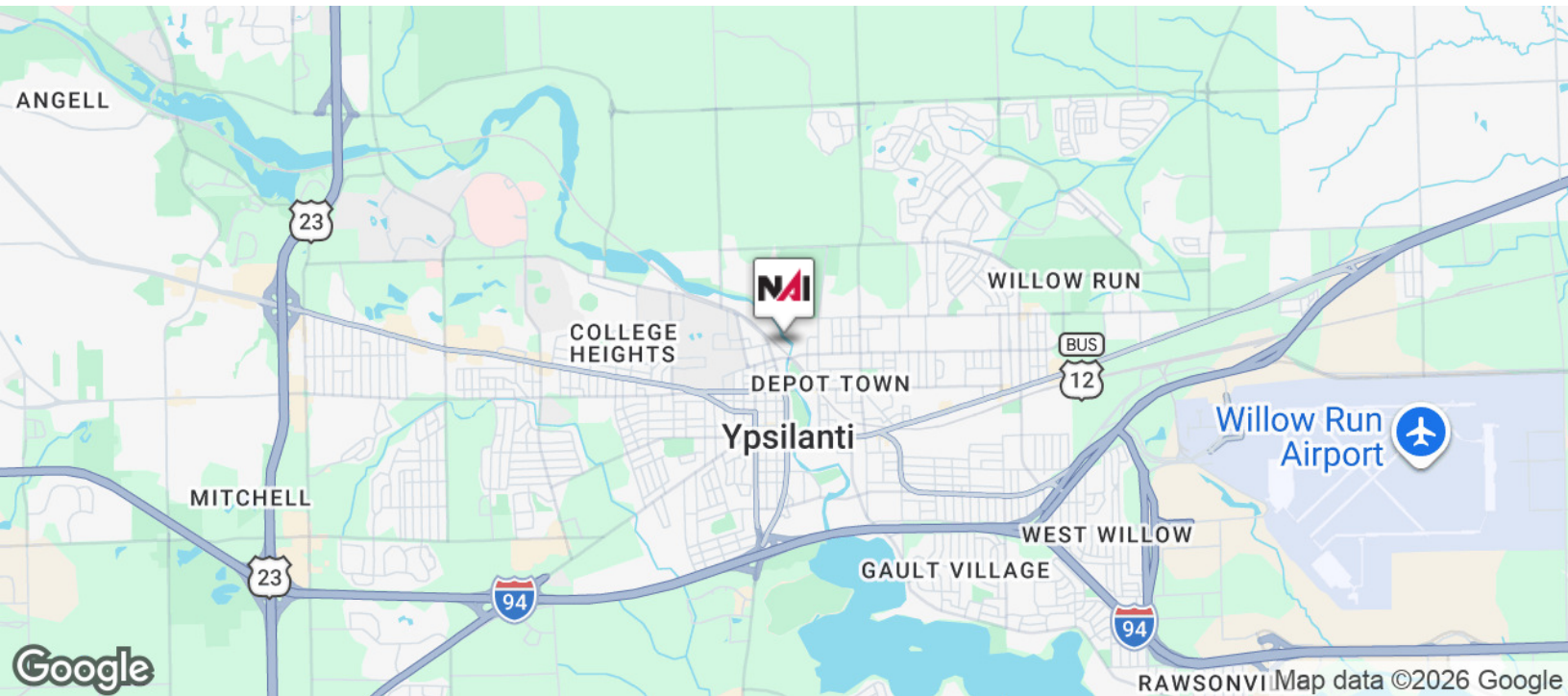
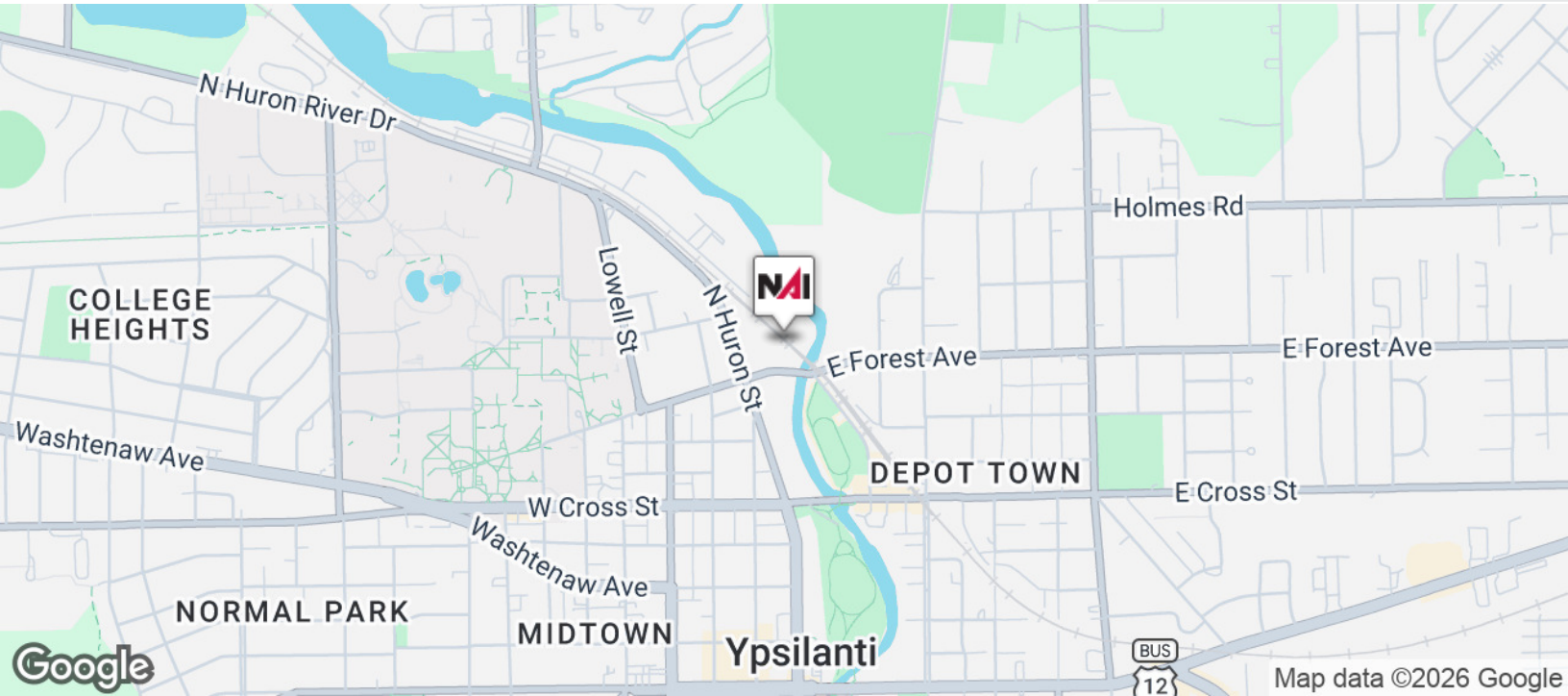
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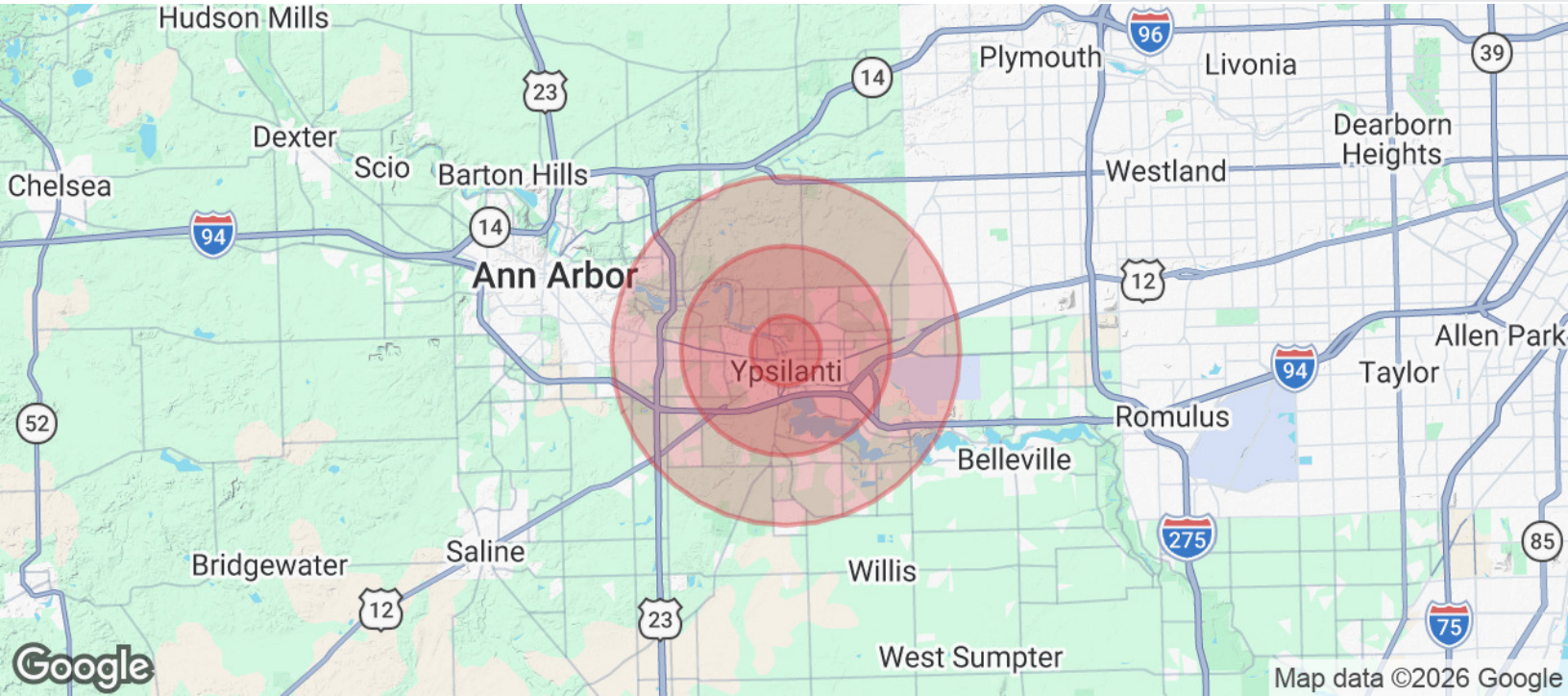
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,964	66,883	126,766
Average Age	29.7	33.6	35.4
Average Age (Male)	30.0	33.1	34.8
Average Age (Female)	29.2	35.0	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,149	29,232	53,752
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$66,518	\$78,538	\$95,876
Average House Value	\$234,531	\$232,025	\$287,287

2023 American Community Survey (ACS)



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