

LEASE

320 SOUTH STATE STREET
320 South State Street Ann Arbor, MI 48104



PROPERTY DESCRIPTION

320 South State Street offers a premier street-level retail space in downtown Ann Arbor, designed for food service concepts. With full-width storefront exposure, flexible interior layout, and direct pedestrian access, it presents an opportunity for a flagship food establishment or experiential dining concept. The location's walkable commercial corridor draws consistent activity, making it an ideal setting for a high-impact culinary experience. Additionally, the property offers the potential for prominent signage, providing excellent visibility for food businesses seeking a high-traffic, high-impact retail environment.

PROPERTY HIGHLIGHTS

- Street-level retail space with full-width exposure
- Flexible interior layout simplifies design and merchandising plans
- Expansive glazing invites natural light and enhances product visibility
- Direct pedestrian access from South State Street sidewalk

OFFERING SUMMARY

Lease Rate:	\$60 SF/yr (NNN)
Available SF:	4,253 SF
Building Size:	4,253 SF
NOI:	\$0.00
Cap Rate:	0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,267	4,273	11,954
Total Population	3,535	12,576	35,515
Average HH Income	\$52,251	\$59,127	\$83,337

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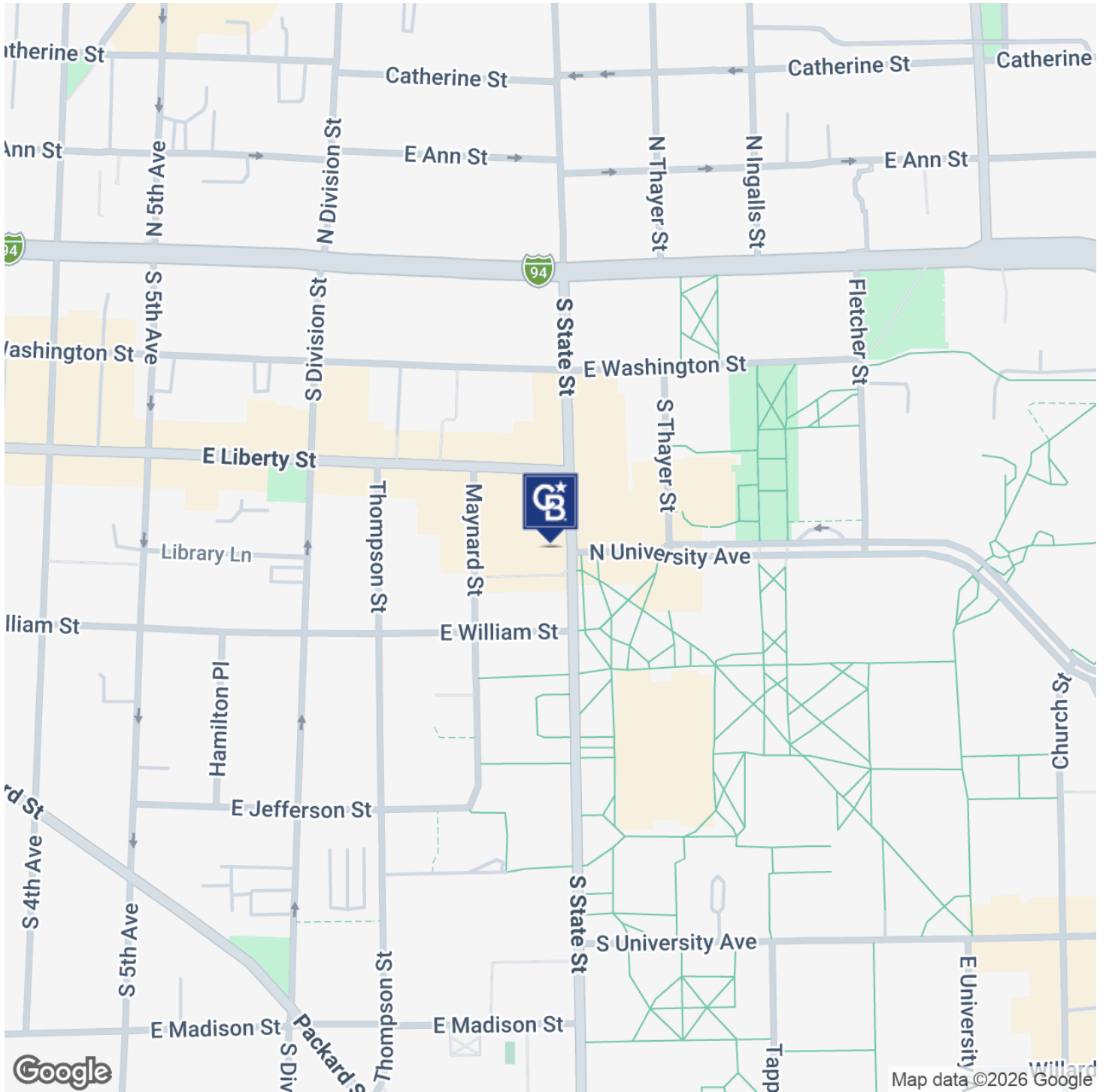


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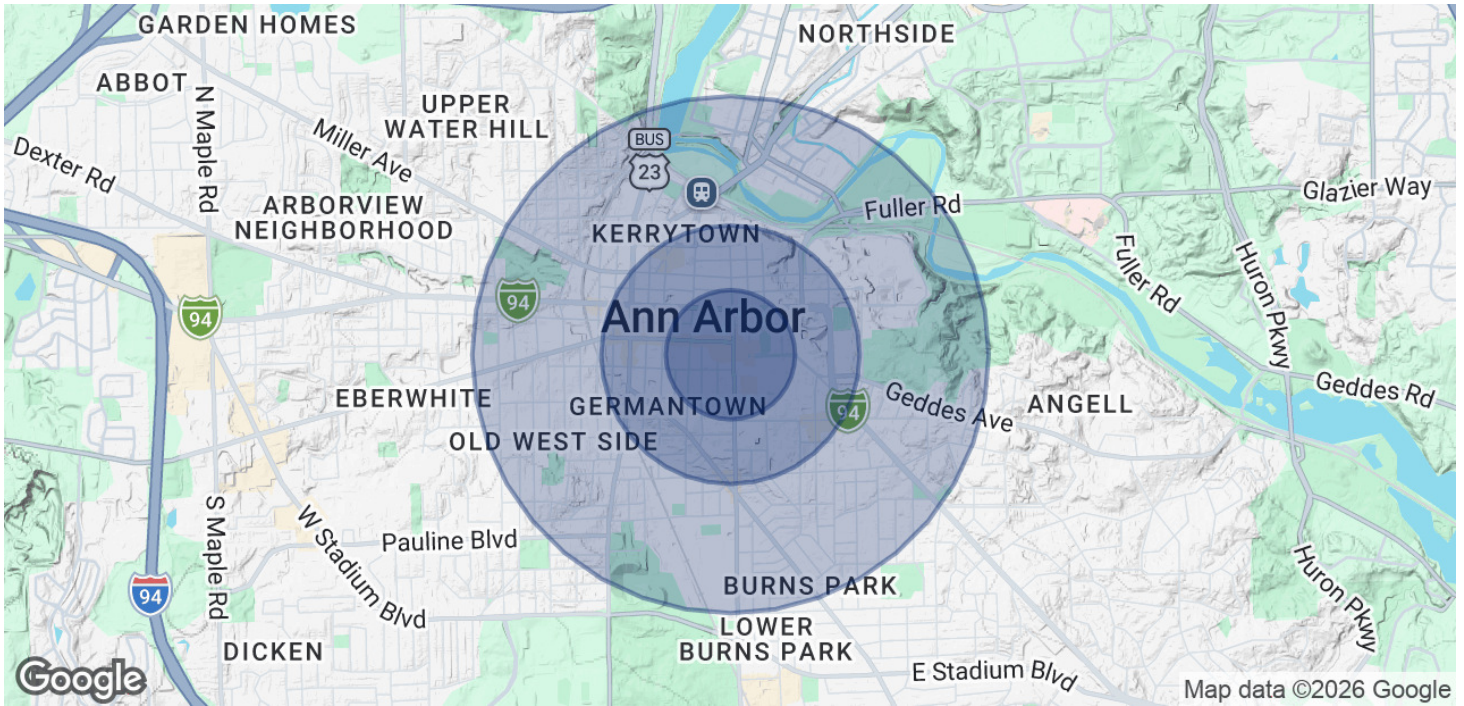
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,535	12,576	35,515
Average Age	21.1	21.6	24
Average Age (Male)	21.3	22	24.2
Average Age (Female)	21.2	21.5	24.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,267	4,273	11,954
# of Persons per HH	2.8	2.9	3
Average HH Income	\$52,251	\$59,127	\$83,337
Average House Value	\$50,200	\$221,026	\$498,442

2023 American Community Survey (ACS)

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