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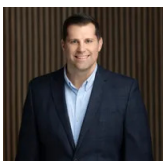


Integrated
Real Estate
Services



Retail Property For Lease
Liberty Square
251 E. Liberty Street
Ann Arbor, MI 48104

2,989 SF
\$45.00 SF/yr (NNN)
Date Available: Please Inquire



Contact Brad Fenkell for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.395.7135
bfenkell@oxfordcompanies.com

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OFFERING SUMMARY

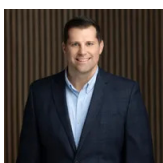
Lease Rate:	\$45.00 SF/yr (NNN)
Available SF:	2,989 SF
Ceiling Height:	11'6"
Hood System:	Type 1
Cooler:	10' x 10'
Gas Service:	2" Service
Water Service:	1" Service
Zoning:	D1

PROPERTY OVERVIEW

Liberty Plaza is a fantastic location for restaurant operators seeking a presence in downtown Ann Arbor. This restaurant opportunity is ideally positioned on the corner of E Liberty and S Fifth Ave, providing a steady stream of vehicle and pedestrian traffic. Liberty Plaza's brick exterior and abundance of tall windows give an air of charm and uniqueness. Because of its downtown Ann Arbor location, Liberty Plaza seamlessly connects you to the pulse of the area's first-class bars and restaurants. This space comes equipped with a Type I hood, existing commercial kitchen infrastructure, a 98-seat dining room, and 400-amp electrical service providing a move-in ready restaurant opportunity.

PROPERTY HIGHLIGHTS

- 98 seat dining space, with Type I hood, and commercial kitchen infrastructure in place
- Located in downtown Ann Arbor, steps from the University of Michigan campus
- Strong vehicle and pedestrian traffic allows for great visibility
- Neighbored by popular restaurants and retail shops
- Underground and above-ground parking structures one block away
- Streamlined leasing experience for convenience and ease
- Professionally managed with 24/7 on-call emergency maintenance



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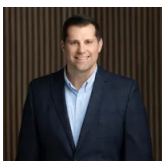
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**BUILDING
 MECHANICAL
 SYSTEM**

Heating	Baseboard Heating
Cooling	Eight roof top units
HVAC Units	RTUs present
Hot Water Heaters	2 tanks, first floor & basement
Fire Prevention	Alarm (pull stations), Wet fire suppression system
Electricity	400-amp
Emergency Lighting	4ft, 8ft & 12ft, standard socket LEDs, Timer controlled
Lighting System	Time controlled system
Security	CCTV system (Eagle Security)
Roof	60 Mil EPDM Adhered Roof System

UTILITY PROVIDERS

Gas	Constellation
Electric	DTE Energy
Water	City of Ann Arbor



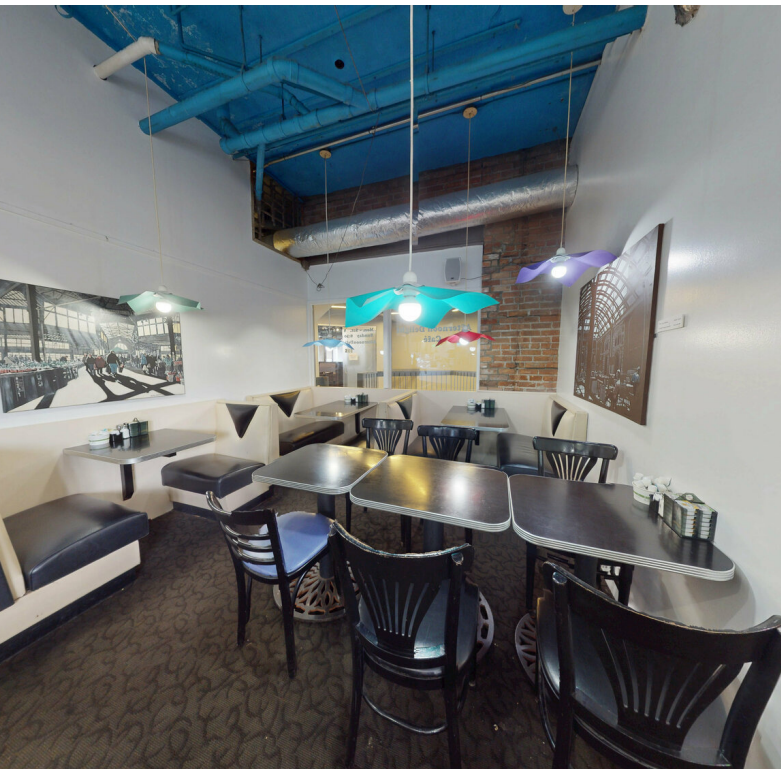
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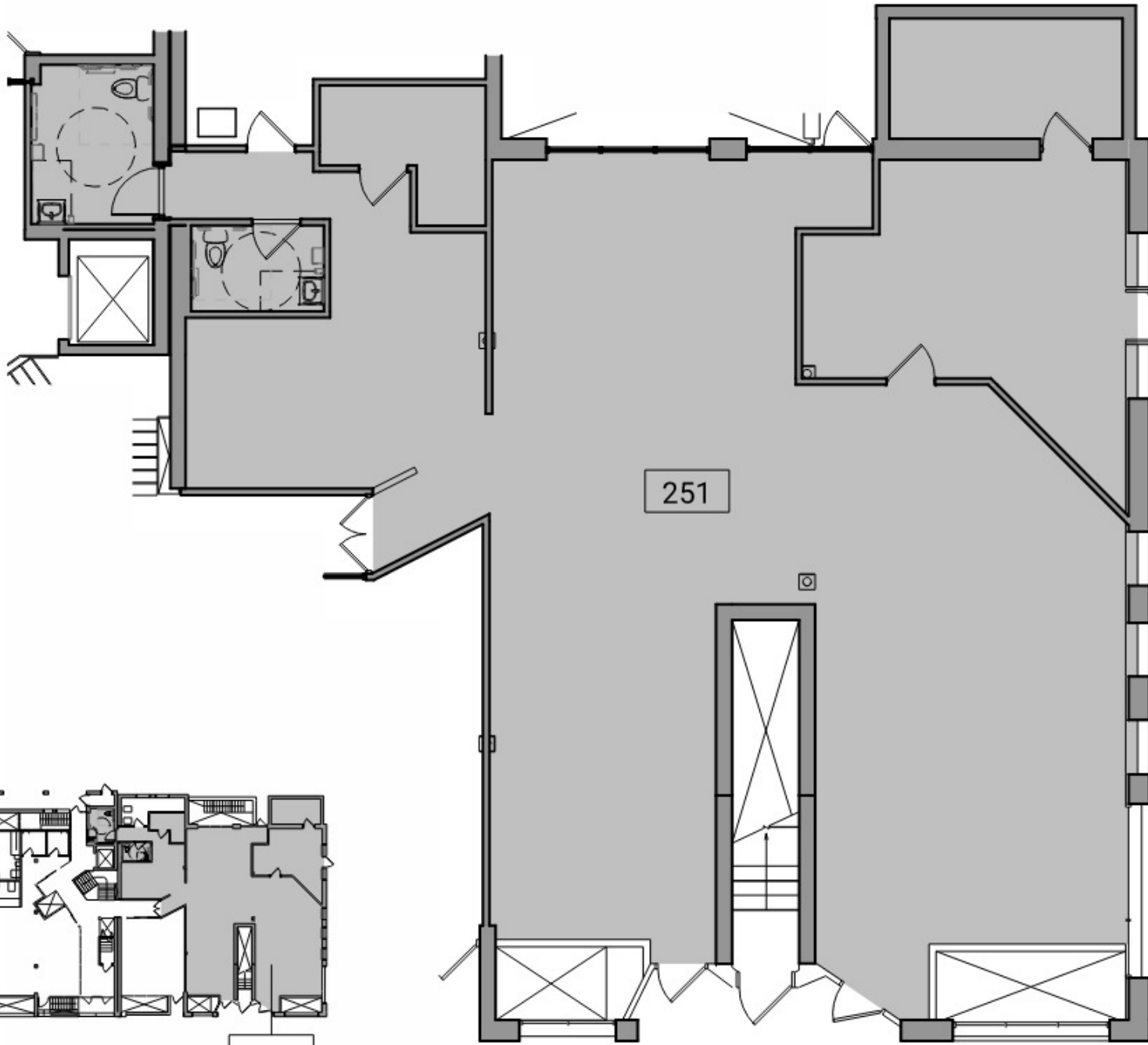
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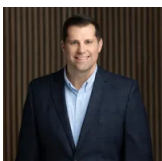


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1 Key Plan - Level 01
1" = 50'-0"
50' 100'

2 Suite 251 - Partial Level 01 Existing Floor Plan
3/32" = 1'-0"
8' 16' 24'



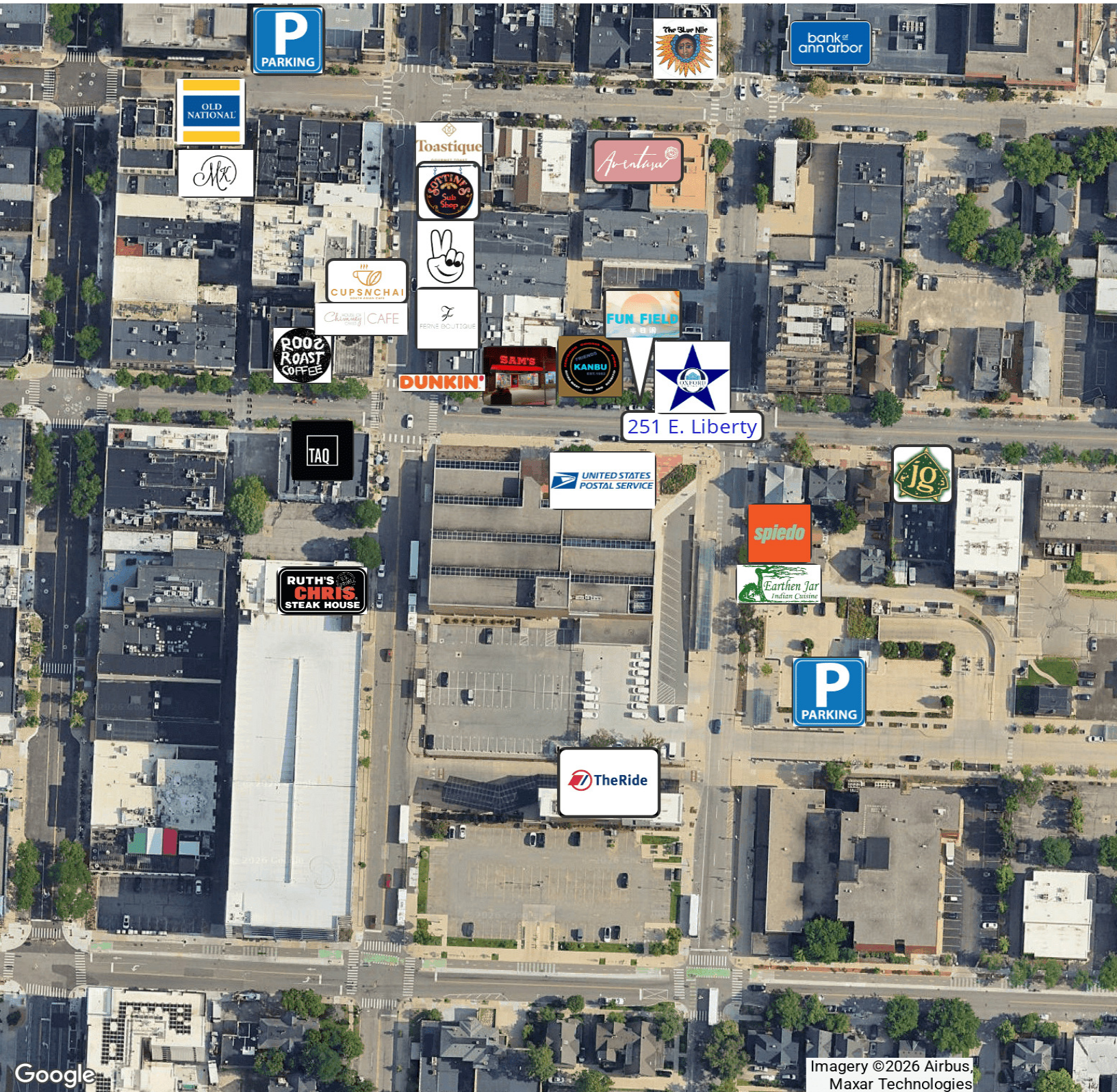
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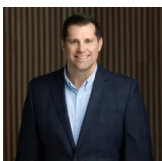


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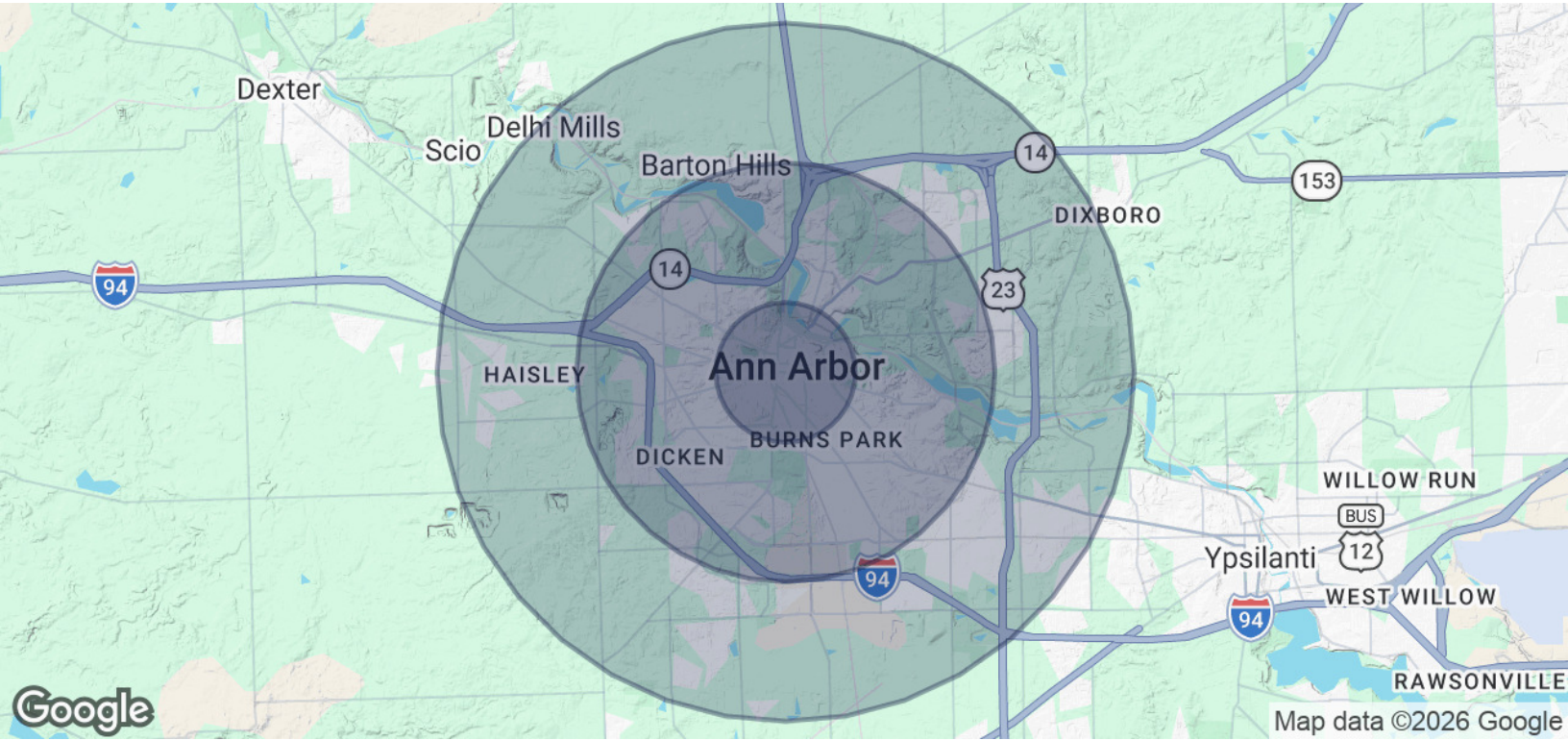
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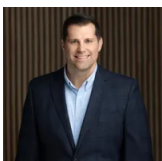
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,860	106,197	156,485
Average Age	29	35	37
Average Age (Male)	29	35	36
Average Age (Female)	29	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,124	42,953	65,142
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$77,506	\$120,812	\$125,739
Average House Value	\$525,399	\$541,087	\$505,497

2020 American Community Survey (ACS)



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