

E MICHIGAN AVE /
U.S. 12 (MDOT ROAD)

FOR SALE/LEASE
FORMER ZAX CAR WASH | SALINE, MI

SITE OVERVIEW



EXECUTIVE SUMMARY

FORMER ZAX CAR WASH

660 E MICHIGAN AVE. SALINE, MI 48176



SALE PRICE

\$1,200,000



LEASE PRICE

Contact Broker

2025 Taxes

\$18,607

Available Building Size

Up to ±4,250 SF

Land Size

±1.13 AC

Zoning

SPA-1

Parcel ID

12-31-390-008

Parking Spaces

43+ Spaces

Traffic Counts

±20,567 VPD on E Michigan Ave.

INVESTMENT HIGHLIGHTS



Zoning Supports QSR Drive-Thru Use: Zoned SPA-1 (East Michigan Development Zone District), which permits a Restaurant with Drive-Thru as a Special Land Use, approval pathway through the City Planning Commission already identified in the concept plan.



Drive-Thru Concept Plan Already Engineered: Stonefield Engineering has produced a full concept site plan for a ±4,250 SF restaurant with drive-thru, dedicated bypass lane, 43 parking spaces, and patio, significantly de-risking the path to development.



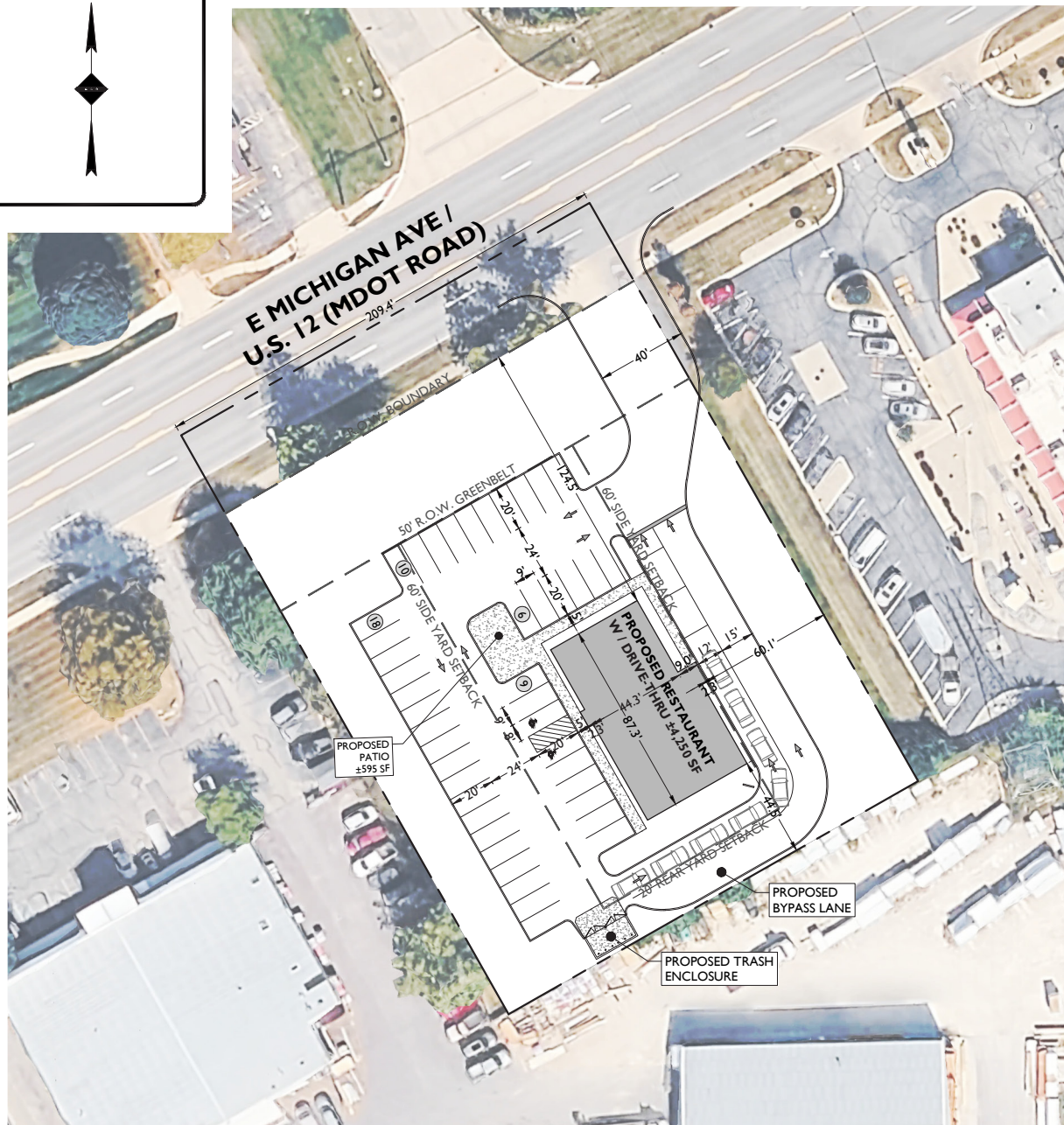
Direct U.S. Route 12 / E. Michigan Ave. Frontage 20,567 VPD: 209.4 feet of frontage on a federally designated MDOT highway with over 20,000 vehicles per day, delivering the visibility and ingress/egress that drive-thru QSR operators demand.



Dominant QSR Co-Tenancy Validates the Node: Immediately surrounded by McDonald's, Wendy's, Tim Horton's, and KFC, one of Saline's most active fast-food corridors, confirming consumer traffic patterns and drive-thru demand



Affluent, High-Income Trade Area: Average household income of \$158,812 within 5 miles and \$129,200 within 2 miles, well above national averages and highly supportive of QSR sales volumes.

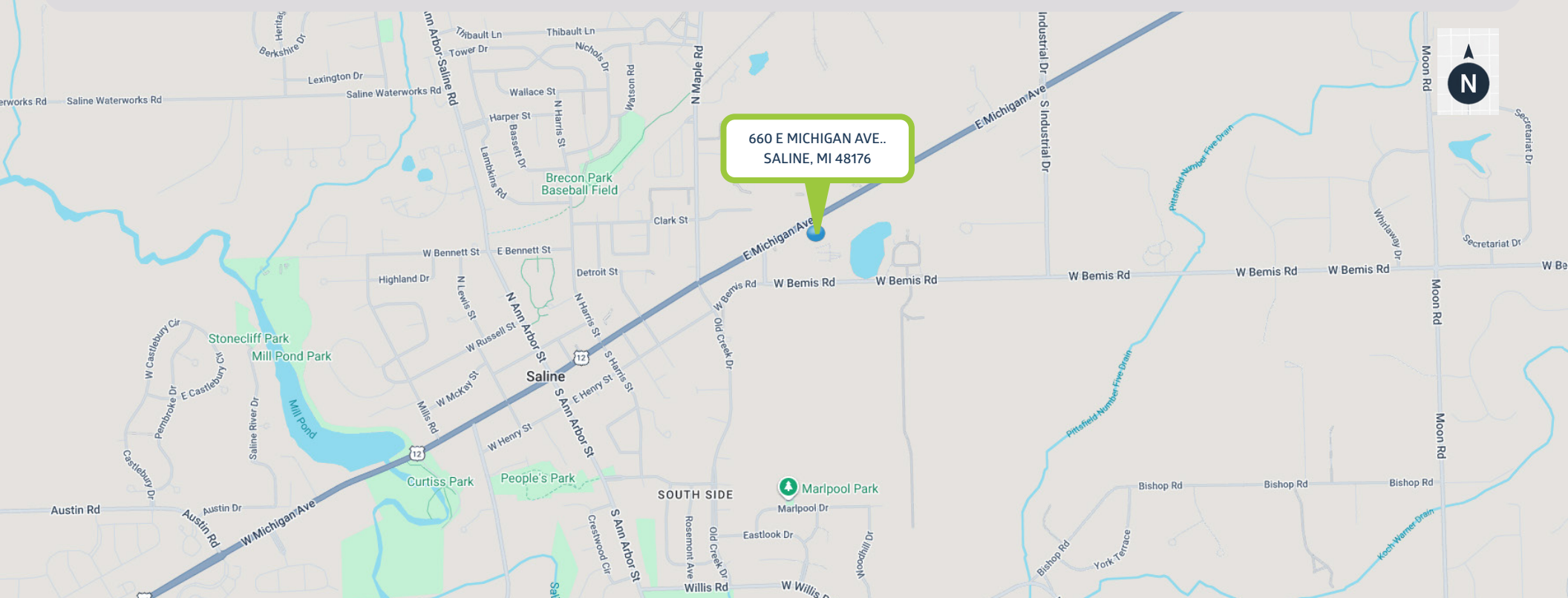


LOCATION OVERVIEW

SALINE, MICHIGAN

Saline, Michigan is a well-established suburb located in Washtenaw County, approximately 10 miles southwest of Ann Arbor, Michigan. The city benefits from strong regional connectivity via US-12 and nearby I-94, providing convenient access to Ann Arbor, Detroit, and surrounding Southeast Michigan employment hubs. A highly regarded school system, stable residential base, and strong community identity support consistent demand for housing and local services. The local economy is anchored by a mix of advanced manufacturing, automotive supply chain activity, healthcare, education, and professional services, with major regional employment drivers including the University of Michigan and nearby corporate and research employers in the greater Ann Arbor area.

Saline continues to experience steady reinvestment across both its residential neighborhoods and commercial corridors, including downtown revitalization, small-scale infill development, and ongoing retail improvements. The city's walkable downtown, community-oriented amenities, and proximity to larger retail and lifestyle destinations in Ann Arbor contribute to sustained consumer activity. Strong household incomes, high homeownership rates, and limited new supply support long-term market stability. Continued infrastructure maintenance and regional growth pressures from the broader Ann Arbor–Detroit corridor further reinforce Saline's position as a desirable and resilient suburban submarket.



SALINE, MICHIGAN



REGIONAL MAP

5-MILE RADIUS DEMOGRAPHICS

43,287
POPULATION

16,703
HOUSEHOLDS

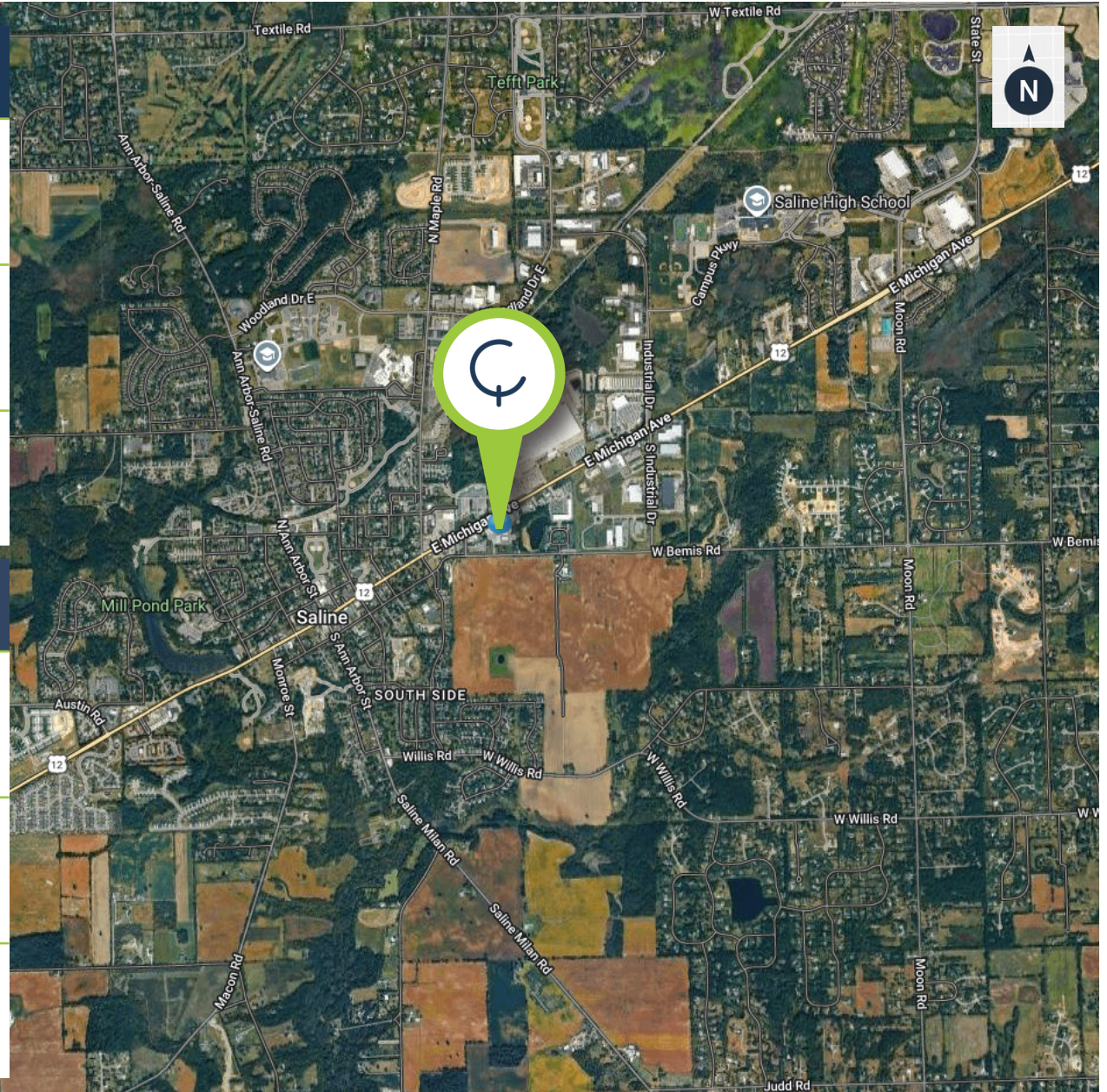
\$158,812
HH INCOME

10-MILE RADIUS DEMOGRAPHICS

265,619
POPULATION

107,834
HOUSEHOLDS

\$127,004
HH INCOME



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