

Oxford Companies
734.665.6500
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Integrated
Real Estate
Services



Restaurant Property For Lease

640 Packard Street

Ann Arbor, MI 48104

3,782 SF

\$25.00 SF/yr (MG) - First Floor

Available



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

Office: 734.665.6500
Cell: 734.395.7135
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OFFERING SUMMARY

Availability:	Immediate
Total Available SF:	6,762
First Floor SF:	3,782 SF
First Floor Lease Rate:	\$25.00 SF/yr (MG)
Lower Level SF:	2,980 SF
Lower Level Lease Rate:	\$10.00 SF/yr (Gross)
Zoning:	C1A/R

PROPERTY OVERVIEW

640 Packard presents a prime opportunity for restaurateurs and retailers seeking a vibrant, high-traffic location in downtown Ann Arbor. Boasting excellent street visibility and classic brick exterior charm, this property sits prominently on one of the city's busiest corridors - ensuring steady foot and vehicle traffic.

Directly across the street, a new high-rise development with 376 planned residential units is underway, while less than a quarter of a mile away, the University of Michigan is building a 2,300-bed student dormitory. This rapidly growing neighborhood is becoming a hotspot - offering a built-in customer base for food and beverage concepts and retailers.

With 3,782 square feet on the first floor, this expansive space offers exceptional versatility - ideal for a wide range of dining concepts or dynamic retail experiences, all within a thoughtfully designed and flexible layout.

PROPERTY HIGHLIGHTS

- Growing downtown Ann Arbor location
- Located on the heavily trafficked corner of Packard Street and State Street
- Beautiful brick exterior and excellent signage
- Streamlined leasing experience for convenience and ease
- Professionally managed with 24/7 on-call emergency maintenance



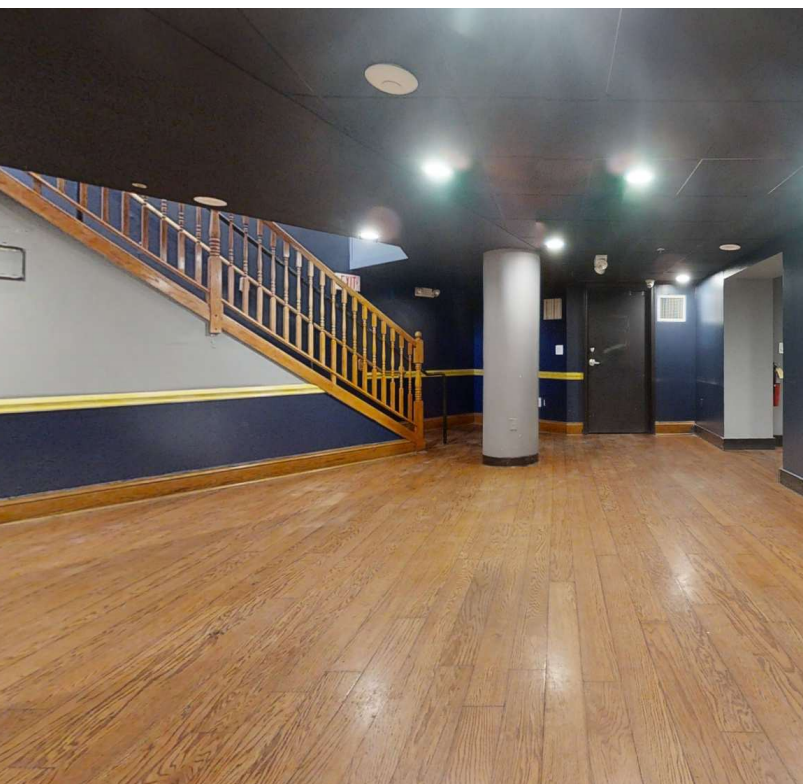
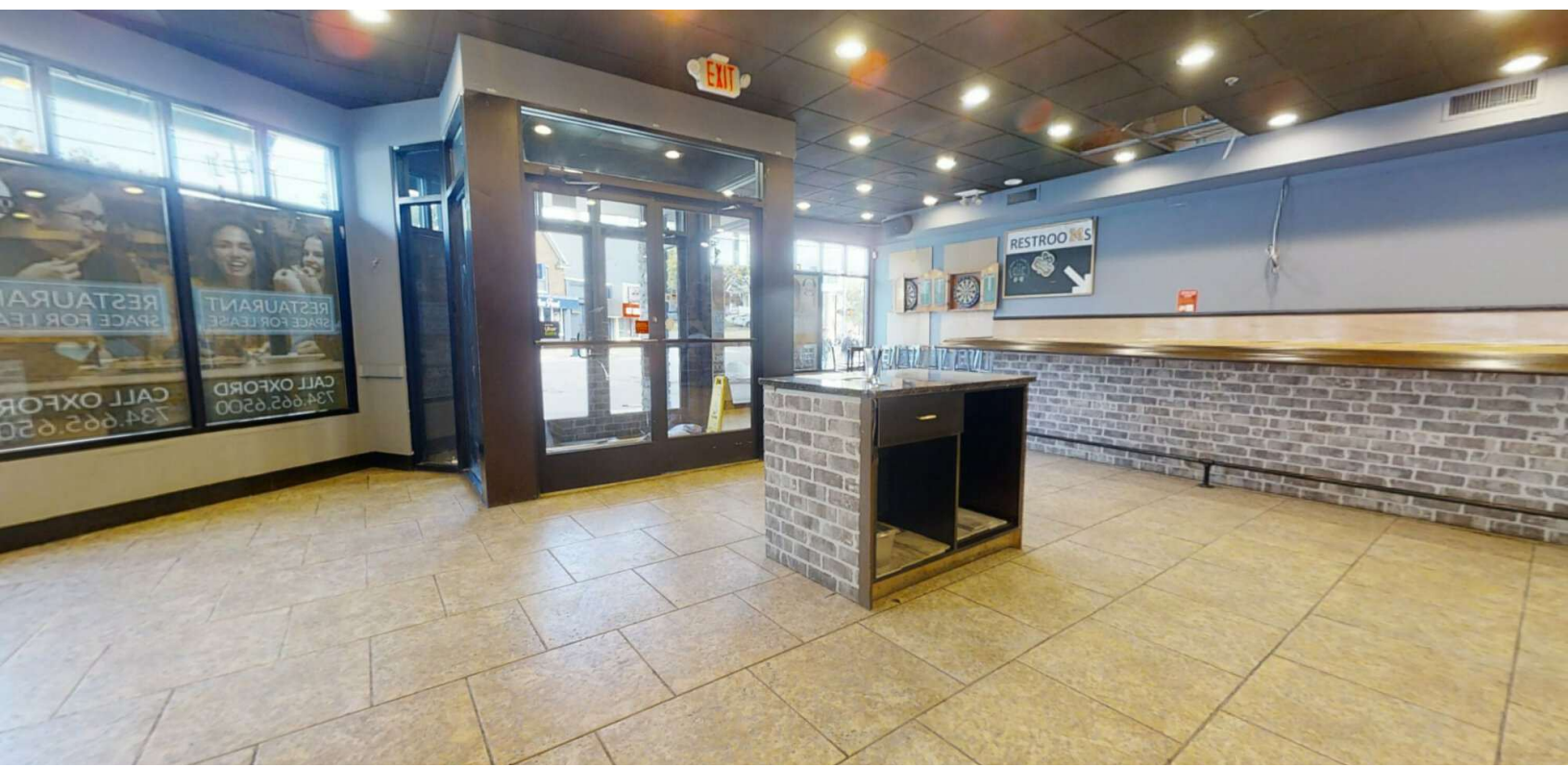
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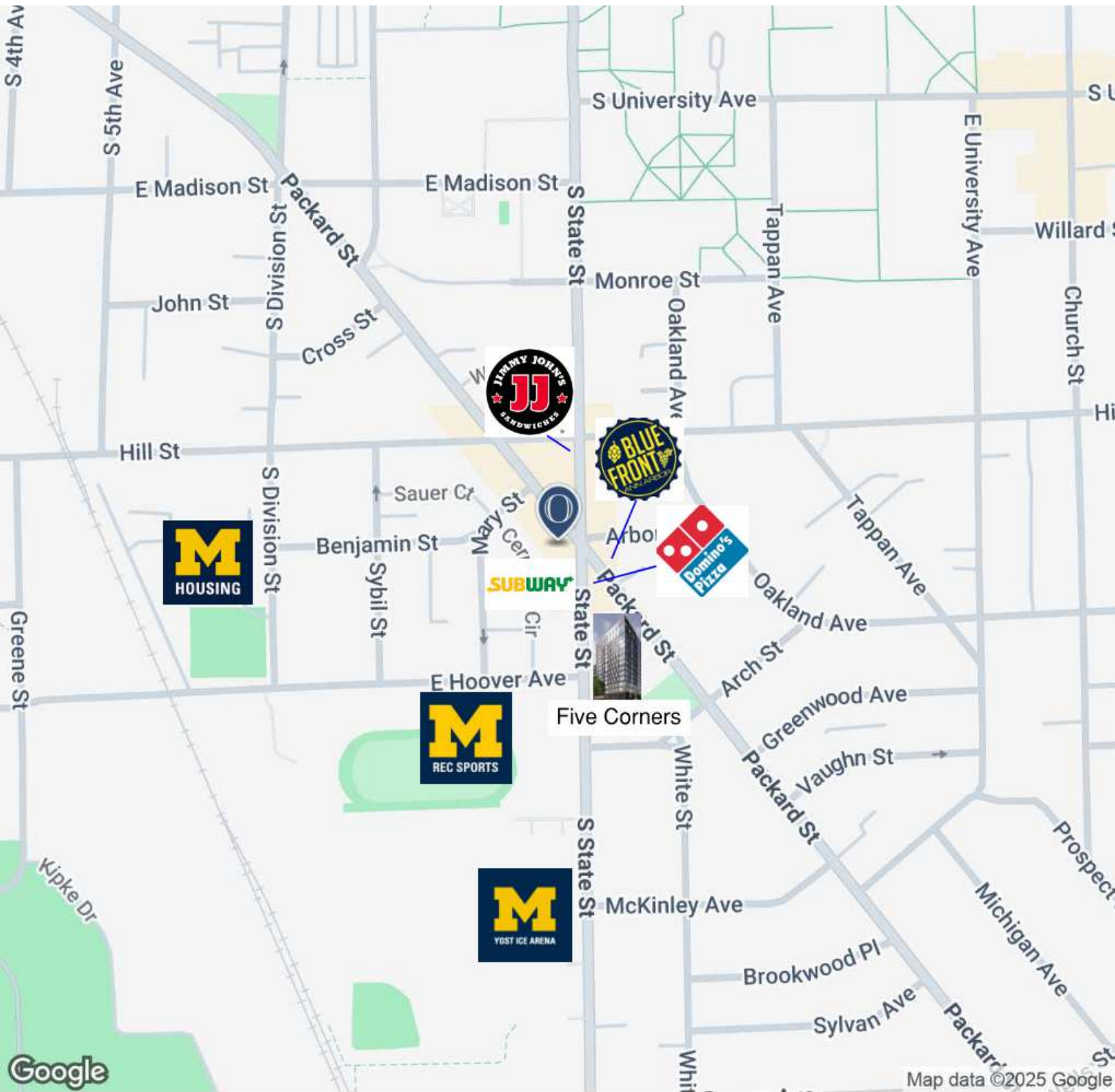
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Map data ©2025 Google



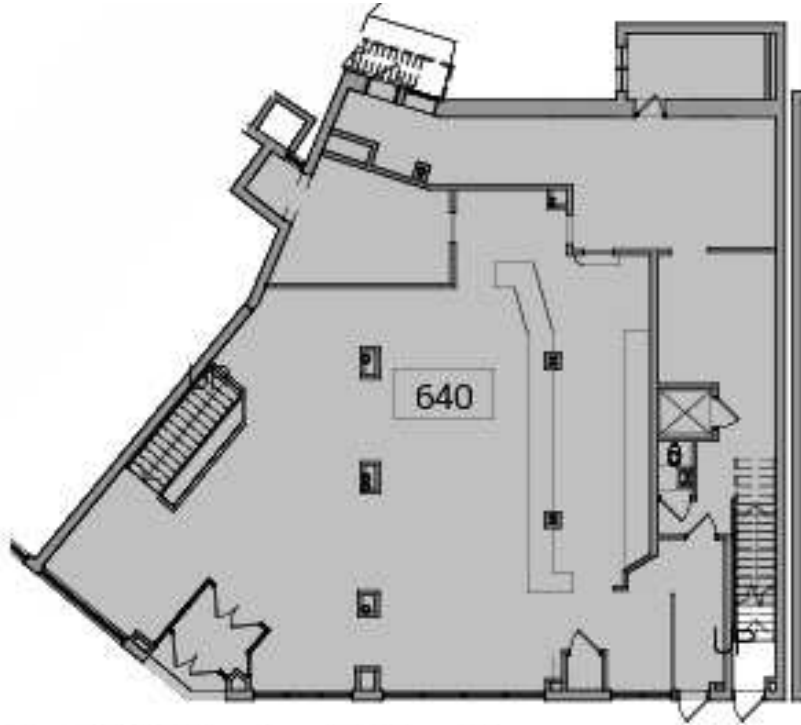
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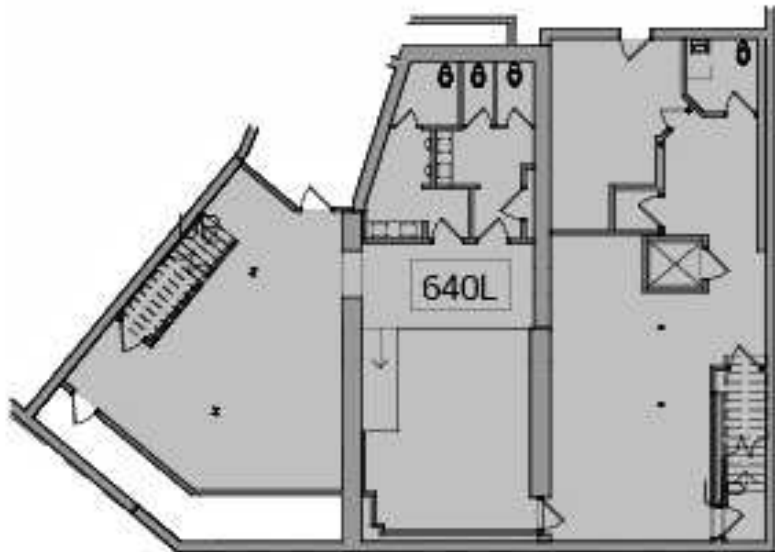
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4 Partial Existing Level 1 Floor Plan
Scale: 1" = 20'-0"
North arrow pointing up.



3 Key Plan - Level 1
Scale: 1" = 60'-0"
North arrow pointing up.



2 Partial Existing Lower Level Floor Plan
Scale: 1" = 20'-0"
North arrow pointing up.



1 Key Plan - Lower Level
Scale: 1" = 60'-0"
North arrow pointing up.



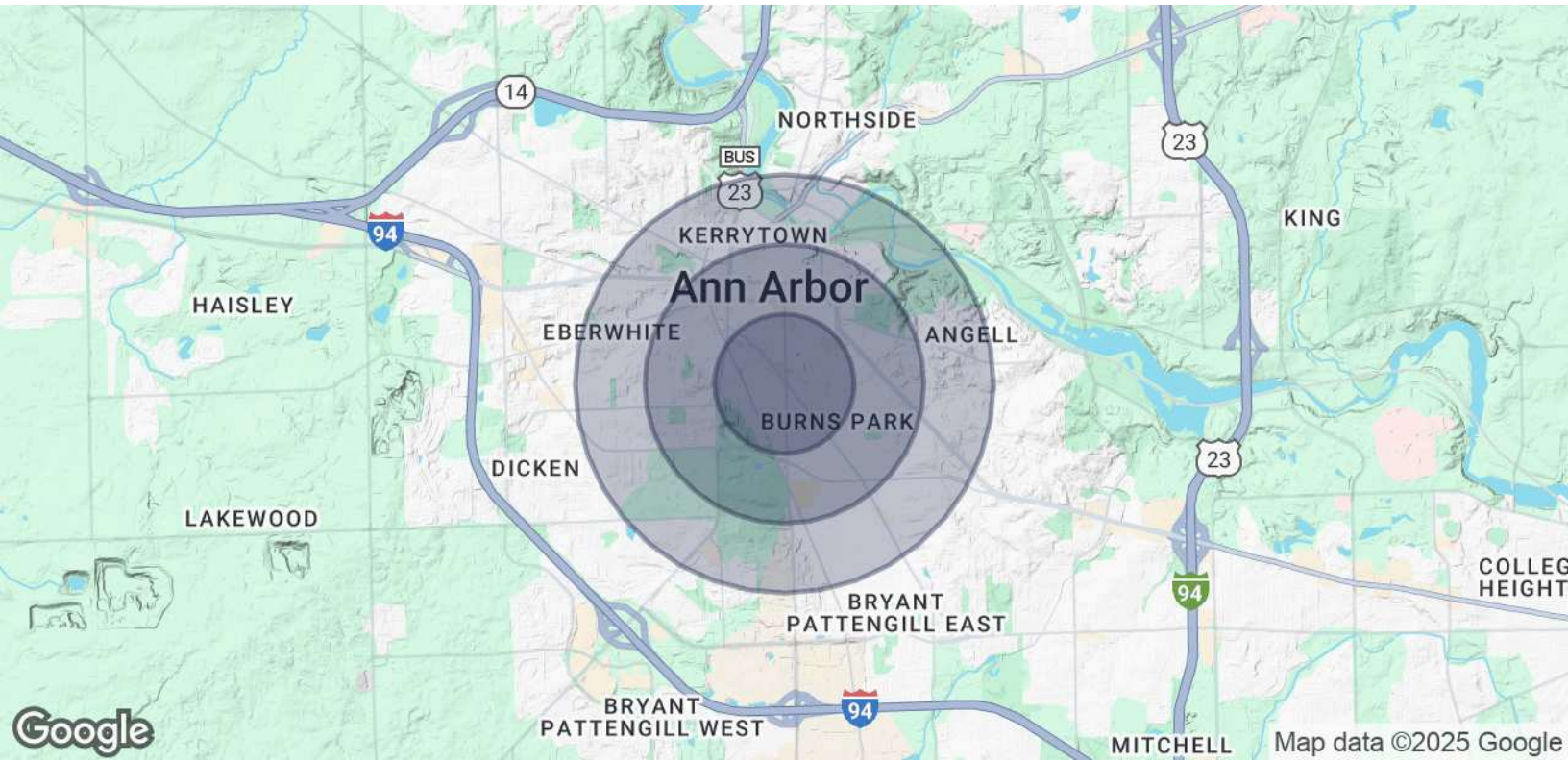
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	11,697	31,828	53,626
Average Age	21.6	23.7	25.8
Average Age (Male)	21.7	23.7	25.7
Average Age (Female)	21.6	23.6	25.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,188	10,276	17,963
# of Persons per HH	3.7	3.1	3.0
Average HH Income	\$41,612	\$55,647	\$62,158
Average House Value	\$376,936	\$389,155	\$357,938

* Demographic data derived from 2020 ACS - US Census



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