

Oxford Companies
734.665.6500
oxfordcompanies.com



Integrated
Real Estate
Services



First Floor Retail For Lease

Nickels Arcade

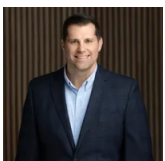
326-330 S State St, Suite 7 & 7B

Ann Arbor, MI 48104

640 SF

\$50.00 SF/yr (NNN) - First Floor

Available 4/1/2027



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

Office: 734.665.6500
Cell: 734.395.7135
bfenkell@oxfordcompanies.com

Nickels Arcade

326-330 S State St, Suite 7 & 7B

Ann Arbor, MI 48104



Integrated
Real Estate
Services



OFFERING SUMMARY

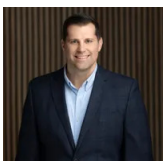
Date Available:	4/1/2027
Total Suite SF:	1,558
1st Floor SF:	640
1st Floor Lease Rate:	\$50 SF/yr (NNN)
Basement SF:	711
Basement Lease Rate:	\$10 SF/yr
Mezzanine SF:	207
Building Size:	41,857 SF
Lot Size:	0.35 Acres
Year Built:	1917
Zoning:	D1
Submarket:	Washtenaw W of 23

PROPERTY OVERVIEW

Nickels Arcade is one of Ann Arbor's most iconic landmarks, and offers both office and retail suites that offer tremendous differentiation in the downtown core of the city. Located downtown and directly across the street from University of Michigan's central campus, Nickels Arcade is one Ann Arbor's most beloved and frequented locations. The building's unique architecture and charm add to consistent foot traffic and tremendous visibility. Tenants at Nickels Arcade benefit from their proximity to other popular shops and restaurants and the community of businesses at this landmark property.

PROPERTY HIGHLIGHTS

- Excellent first floor retail opportunity
- Landmark downtown Ann Arbor structure built in 1917
- Listed on the National Register of Historic Places
- Directly across from University of Michigan's central campus
- Charming, covered walkway spans between S. State and Maynard
- Streamlined leasing experience for convenience and ease
- Professionally managed with 24/7 on-call emergency maintenance



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

Office: 734.665.6500
Cell: 734.395.7135
bfenkell@oxfordcompanies.com

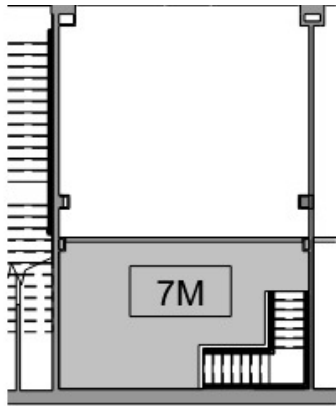
Nickels Arcade

326-330 S State St, Suite 7 & 7B

Ann Arbor, MI 48104



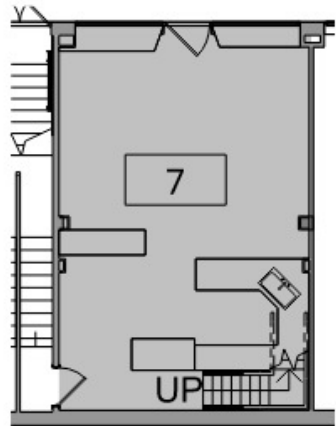
Integrated
Real Estate
Services



6 Suite 7M - Partial Mezzanine Level Floor Plan



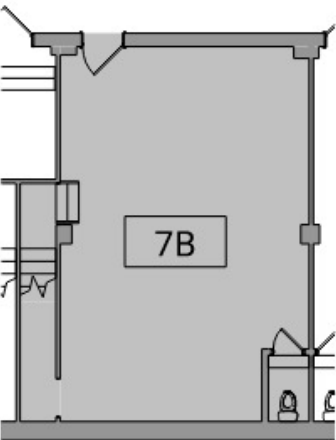
5 Key Plan - Mezzanine



4 Suite 7 - Partial Level 1 Existing Floor Plan



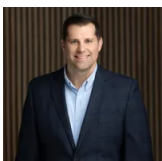
3 Key Plan - Level 1



2 Suite 7B - Partial Lower Level Existing Floor Plan



1 Key Plan - Lower Level



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

Office: 734.665.6500
Cell: 734.395.7135
bfenkell@oxfordcompanies.com

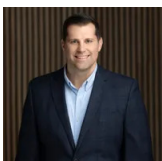
Nickels Arcade

326-330 S State St, Suite 7 & 7B

Ann Arbor, MI 48104



Integrated
Real Estate
Services



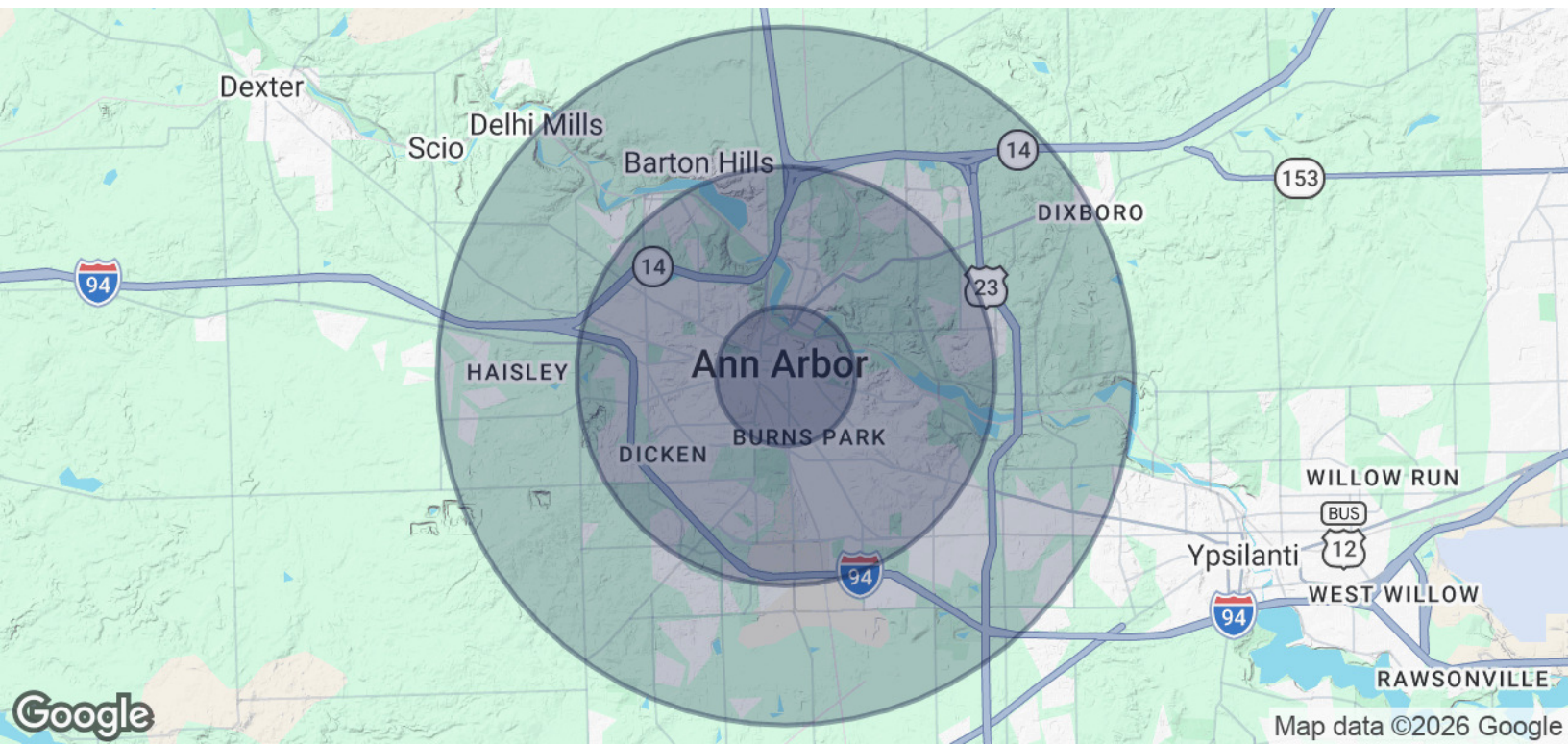
Contact Brad Fenkell for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.395.7135
bfenkell@oxfordcompanies.com

Nickels Arcade
326-330 S State St, Suite 7 & 7B
Ann Arbor, MI 48104



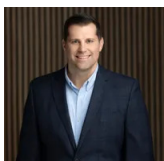
Integrated
Real Estate
Services



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	35,450	108,651	165,717
Average Age	28	35	37
Average Age (Male)	28	35	36
Average Age (Female)	28	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,488	44,193	69,092
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$72,572	\$119,934	\$125,202
Average House Value	\$551,987	\$536,837	\$496,675

2020 American Community Survey (ACS)



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

Office: 734.665.6500
Cell: 734.395.7135
bfenkell@oxfordcompanies.com