

# FORMER RITE AID (FOR LEASE)

2980 Packard Road, Ann Arbor, MI



**SIGNALIZED CORNER**



**NNN OR GROUND LEASE**



**14,564 SF | 1.7 ACRES**



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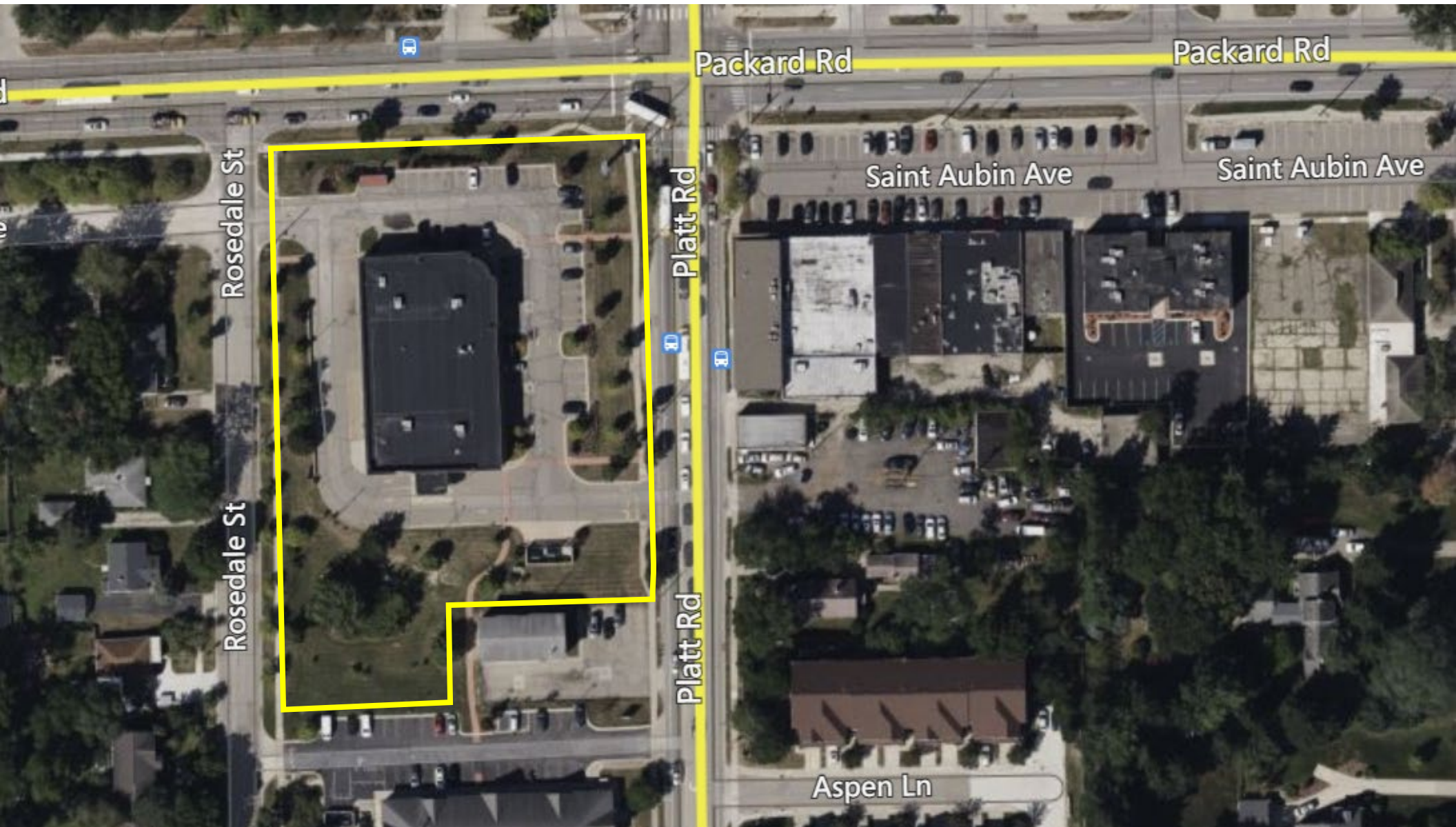


# LEASING SUMMARY

PROPERTY SUMMARY	
Lease Rate	\$27.50 PSF Ground Lease: Contact Broker
NNN	Taxes: \$6 PSF Insurance: \$0.55 PSF CAM: Tenant Pays Direct <b>Total: \$6.55 PSF</b>
Year Built	2008
Property Size	14,564 Square Feet
Lot Size	1.7 Acres
Zoning	C2B
Parcel #	09-12-10-110-027

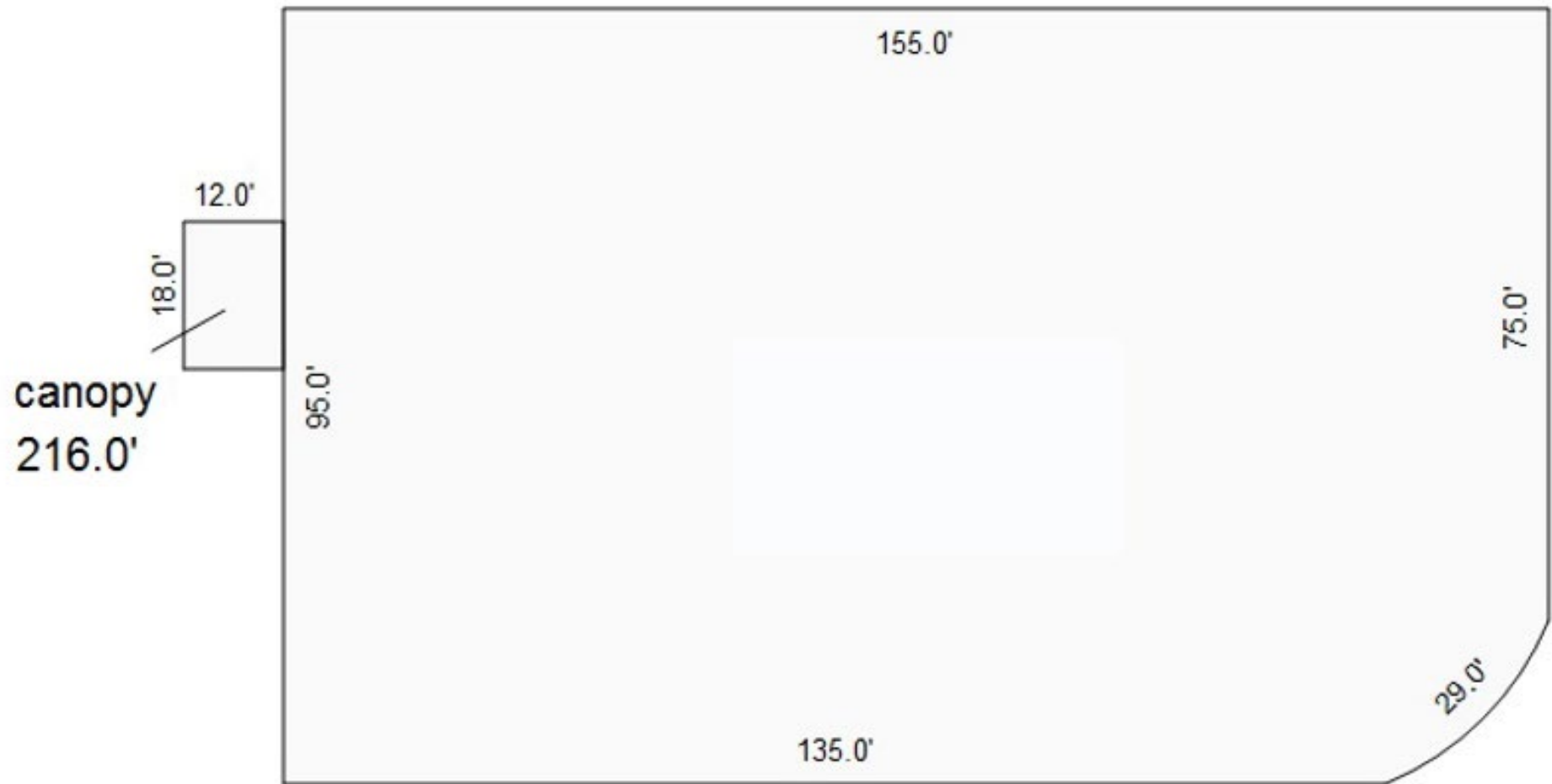
- ✓ Signalized Corner | Packard Street & Platt Road
- ✓ Traffic Counts Exceeding 41,000 VPD at Intersection (2024 MDOT)
- ✓ Drive-Thru with Canopy Available
- ✓ 50+ Surface Parking Spots
- ✓ Tall Monument Sign at Intersection
- ✓ Close Proximity to US-23 & I-94
- ✓ 280 Ft. on Packard Rd. & 268 Ft. on Platt Road
- ✓ Stellar Demos: 189k+ PPL & \$117k+ Average HHI w/in 5-Mile Radius
- ✓ 2 Curb Cuts for Easy Access
- ✓ Property Taxes: \$68,145 (Summer 2024) & \$19,239 (Winter 2023)
- ✓ Rite Aid Occupied Since 2008
- ✓ U of M Campus Less than 3 Miles
- ✓ **Building Construction**
  - Brick & Block Construction
  - Rubber Composite Roof
  - 4-Rooftop HVAC Units
  - Asphalt Parking Lot

# PROPERTY OUTLINE

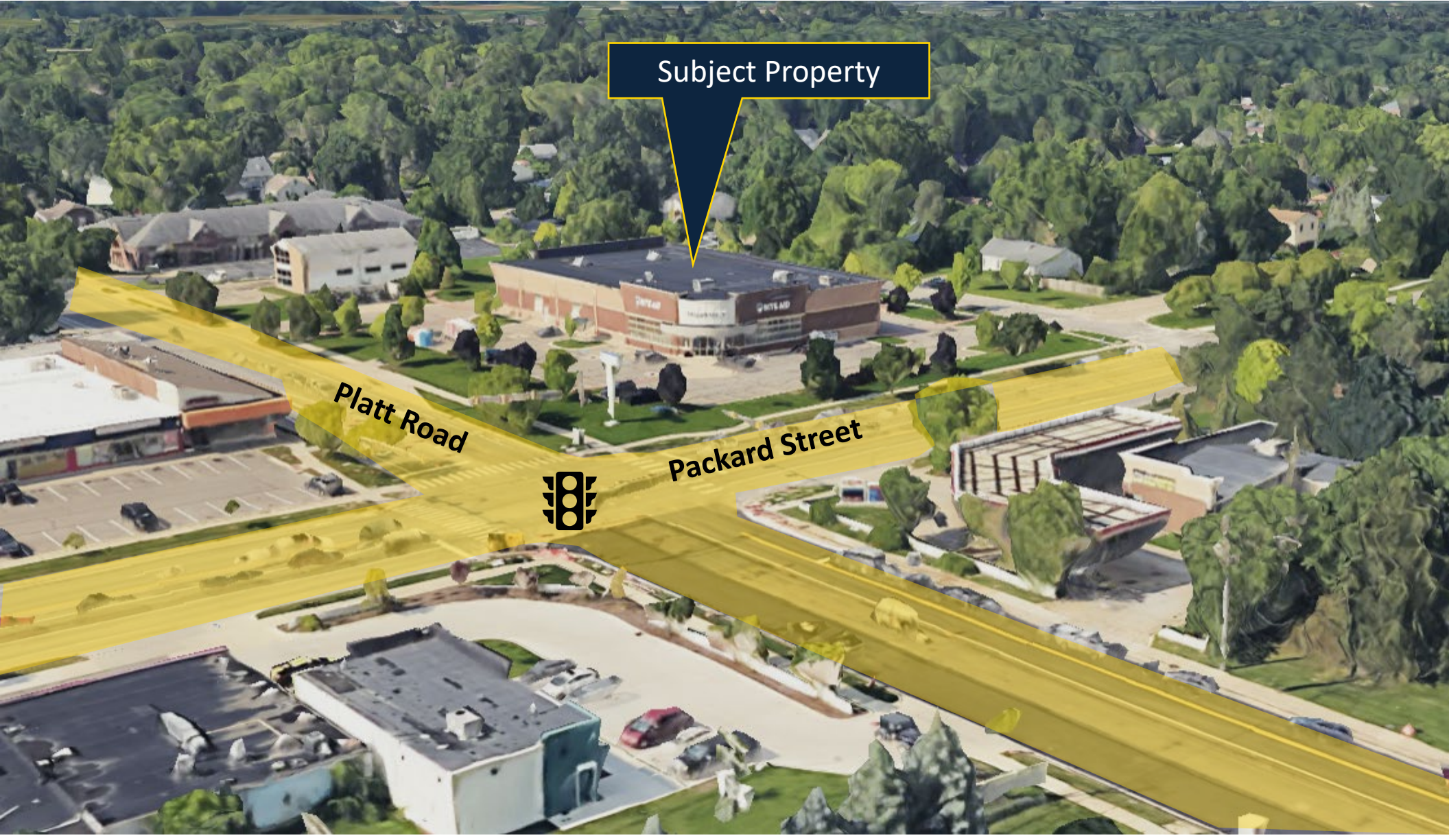


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# PROPERTY MEASUREMENT



# AERIAL VIEW



Subject Property

Platt Road

Packard Street



# PROPERTY PHOTOS



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# PROPERTY PHOTOS



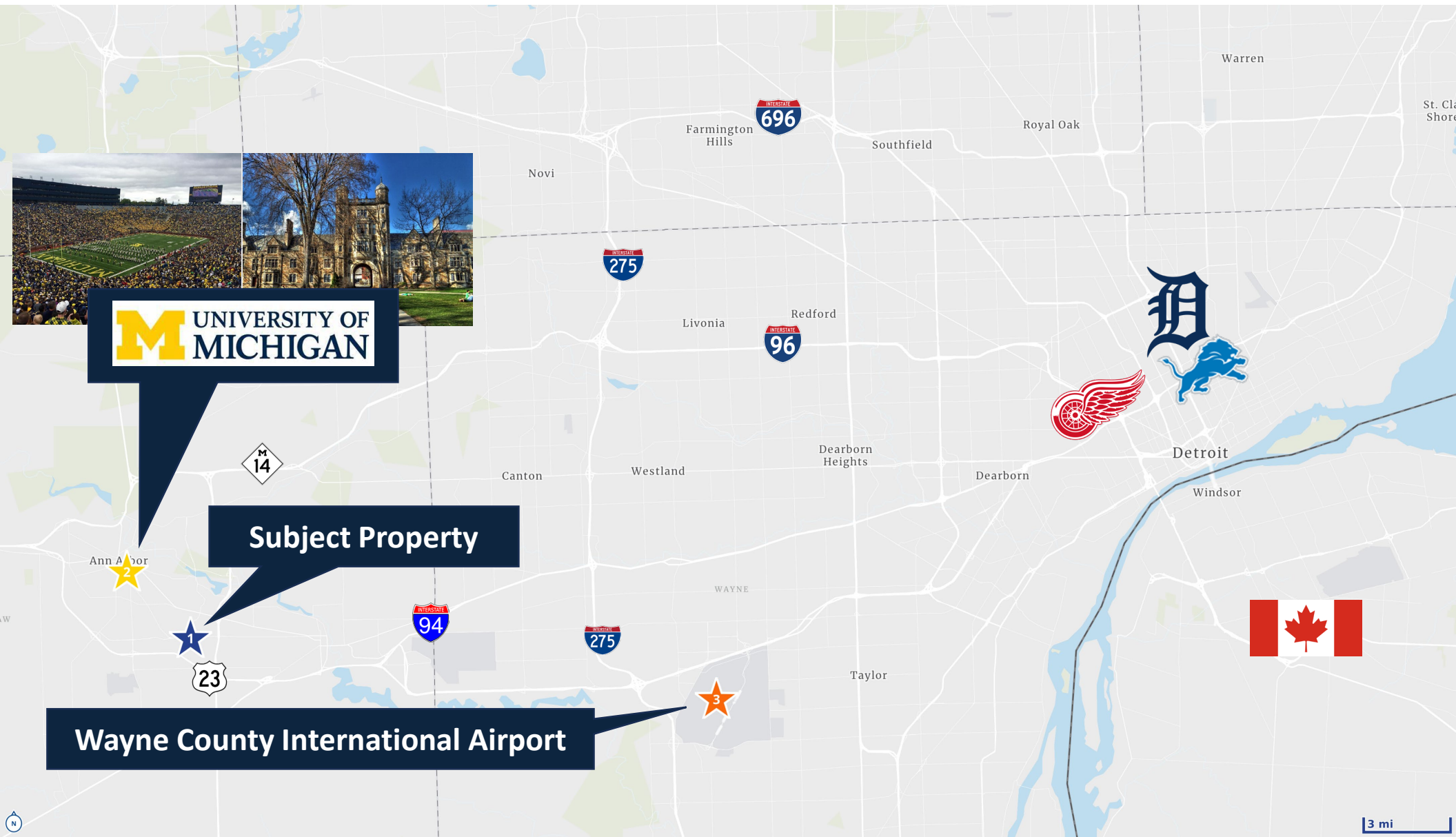
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# INTERIOR PHOTOS



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# AREA OVERVIEW



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# LOCATION OVERVIEW



Ann Arbor, Michigan, is a vibrant city known for its unique blend of academic excellence, cultural richness, and economic vitality. Home to the prestigious University of Michigan, Ann Arbor attracts scholars, researchers, and professionals from around the globe, creating a dynamic and intellectually stimulating environment. The city's economy is diverse, with strong sectors in technology, healthcare, and education, bolstered by a thriving start-up ecosystem. Ann Arbor's picturesque downtown features an array of shops, restaurants, and entertainment venues, while its numerous parks and recreational areas provide ample opportunities for outdoor activities. With its strong sense of community, rich cultural scene, and robust economy, Ann Arbor offers an exceptional quality of life for residents and visitors alike, and a great place to establish business presence.

# LOCATION DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	10,423	81,667	189,193
Total Households	4,834	34,307	79,242
Total Family Households	2,488	14,622	35,186
Average Household Size	2.15	2.14	2.16
Median Age	39.5	29.8	30.7
Population Age 25+	7,772	48,873	117,362
Average Household Income	\$102,100	\$109,131	\$117,959
Total Businesses	480	4,314	8,755
Total Daytime Population	10,071	128,365	260,041
Daytime Population: Workers	5,792	90,421	176,129
Daytime Population: Residents	4,279	37,944	83,912

## IN 5-MILE RADIUS



**POPULATION**

189,193



**HOUSEHOLD**

79,242



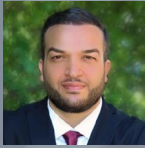
**AVG. HLD. INCOME**

\$117,959

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