



PLAZA WEST SHOPPING CENTER

901 W MICHIGAN AVENUE | SALINE, MI

100% OCCUPIED | 11,168 SF RENTABLE SPACE | VALUE-ADD OPPORTUNITY



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INVESTMENT SUMMARY



ASKING PRICE
\$1,565,000



ZONING
C-3 (GENERAL BUSINESS)



YEAR BUILT
2000



BUILDING SIZE
11,168 +/- SF



LOT SIZE
2.960 ACRES



PROPERTY TYPE
MULTI-TENANT STRIP CENTER



Frontage	440 Ft. on Michigan Avenue 392 Ft. on Riveroaks Blvd
Parking	45 Surface Parking Spots
Zoning	C-3, Miscellaneous Commercial
Type of Ownership	Fee Simple
Property Type	Multi-Tenant Shopping Center
Parcel Number	18-18-01-325-009

Tenants	Shack Vine Vinny's Barber Shop Christina's Ice Cream Shop Baker's Nook
Rent Income	Available Upon Request & NDA
Occupancy	100% Occupied
Signage	Available on Michigan Ave

INVESTMENT HIGHLIGHTS

- ✓ **Prime Michigan Avenue Frontage:** 440± FT of Frontage. Direct exposure along Saline's primary commercial corridor with strong visibility and traffic.
- ✓ **High-Demand Retail Submarket:** Stable, growing community near Ann Arbor supports resilient tenant demand.
- ✓ **Nearly 3-Acre Site:** Large parcel offers future flexibility for pad development or value-add enhancements.
- ✓ **11,168 SF Multi-Tenant Center:** Efficient neighborhood retail scale with diversified income potential.
- ✓ **Strong Demographics:** High household incomes and stable homeownership drive consistent consumer spending.
- ✓ **Ample Parking & Easy Access:** Generous parking field with convenient ingress and egress.
- ✓ **Value-Add or Long-Term Hold Opportunity:** Upside through rent growth, tenant repositioning, or site improvements.
- ✓ **Corner Lot with Dual Access:** Two points of ingress and egress enhance circulation and in-and-out traffic.
- ✓ **Walkable Residential Base:** Steps from Six Trails Apartments and nearby subdivisions.



PROPERTY OUTLINE



OFFERING MEMORANDUM
PLAZA WEST SHOPPING CENTER | SALINE, MI

PROPERTY PHOTOS



OFFERING MEMORANDUM
PLAZA WEST SHOPPING CENTER | SALINE, MI

PROPERTY PHOTOS



LOCAL OVERVIEW



LOCATION OVERVIEW

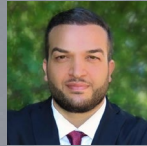
SALINE MICHIGAN

Saline, Michigan offers retail investors the advantages of a growing small city strategically positioned just southwest of Ann Arbor along the well-traveled US-12 corridor, providing steady regional traffic and accessibility to both local residents and visitors. Its walkable downtown along Michigan Avenue features a concentration of distinctive shops, restaurants, and community-oriented businesses, creating an established commercial environment supported by a population of nearly 9,000 and a broader customer base drawn from surrounding Washtenaw County communities.

The city's rich history, strong civic identity, and ongoing community events—from downtown festivals to cultural gatherings—help drive consistent foot traffic and reinforce Saline as a vibrant retail destination with long-term stability and appeal.

Demographic Summary within 5-Mile Radius

	1-Mile	3-Mile	5-Mile
Total Population	4,375	15,027	28,197
Total Households	2,006	6,282	11,034
Total Family Households	1,121	4,130	7,966
Average Household Size	2.14	2.37	2.54
Median Age	44.8	45.3	45.0
Population Age 25+	3,165	10,865	20,024
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.71%	0.37%	0.61%
Average Household Income	\$120,860	\$139,350	\$170,857
Total Businesses	177	659	1,055
Total Daytime Population	4,121	14,877	28,663
Daytime Population: Workers	1,964	7,923	15,530
Daytime Population: Residents	2,157	6,954	13,133



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