

FOR LEASE



Oak Valley Centre

Oak Valley Drive in Ann Arbor, Michigan



Kevin LaPointe
734 222 9024
kevin.lapointe@colliers.com

Colliers Ann Arbor
1955 Pauline Blvd., Suite 400
Ann Arbor, MI
734 994 3100
colliersannarbor.com





FOR LEASE

2,200 – 20,372 SF of Retail/Office Space Available

PROPERTY HIGHLIGHTS

- 2,200 - 20,372 SF Available
- Retail or Office Use
- High-Traffic Mixed-Use Shopping Center with Solid Anchor Tenants Including: Target, Old Navy, Ross Dress for Less, Crunch Fitness and Five Below
- High Visibility on Ann Arbor-Saline Road, Oak Valley Drive and Waters Road
- Surrounded by Established Neighborhoods and Multi-Family Complexes
- Close to I-94, Downtown Ann Arbor, The Big House, and The University of Michigan
- Approximately 1,375 Parking Spaces
- Locally Owned, Managed and Well-Maintained
- Triple Net Lease Type, Contact Broker for Lease Rate

AVAILABLE SUITES

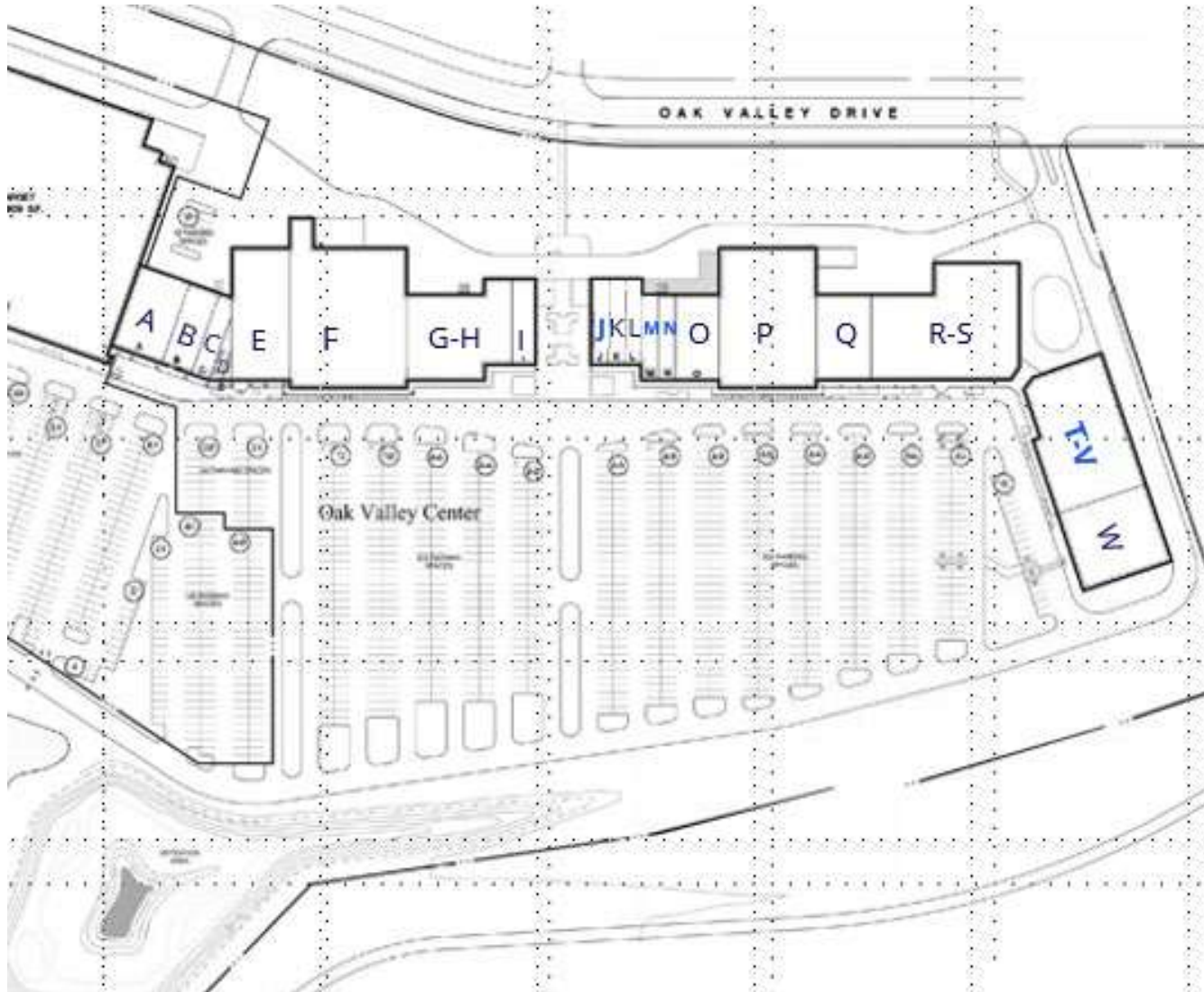
2,200 – 20,372 SF of Retail/Office Space Available

Suite	Address	Available SF
J	2815	2,200
M	2797	2,300
N	2791	2,695
T-V	2677	20,372



SITE PLAN

2,200 – 20,372 SF of Retail/Office Space Available



Suite	Tenant	SF
A	Men's Warehouse	6,598
B	Comcast	5,500
C	Sally Beauty	1,834
D	GC Wax	1,800
E	Five Below	12,750
F	PetSmart	28,148
G-H	Old Navy	14,840
I	T-Mobile	3,300
J	Available	2,200
K-L	Everest Sherpa	4,980
M	Available	2,300
N	Available	2,695
O	Music Go Round	6,105
P	Ross Dress for Less	22,500
Q	Team Rehab	7,686
R-S	Crunch Fitness	25,345
T-V	Available	20,372
W	Dollar Tree	12,600



Suite J: 2,200 SF



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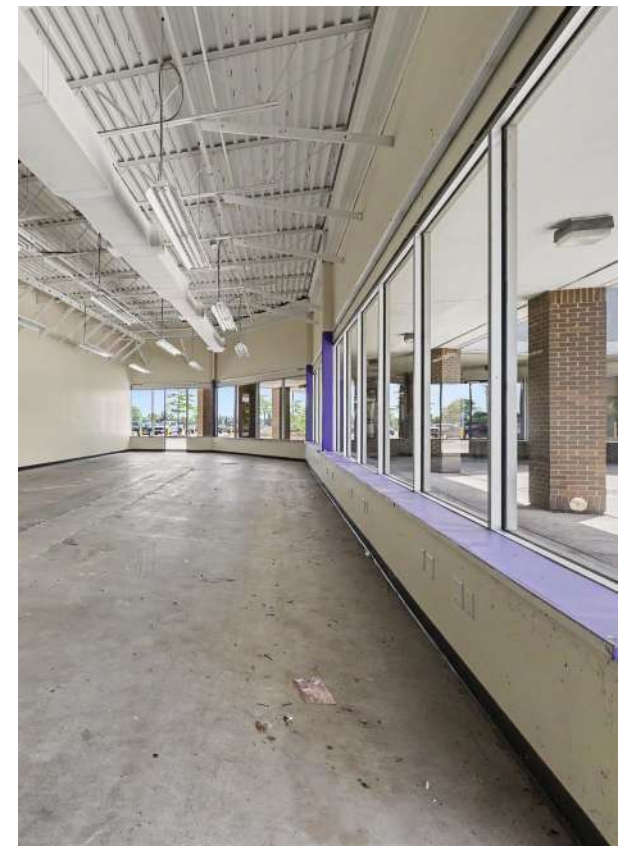


Suite N: 2,695 SF

FLOOR PLAN

2,200 – 20,372 SF of Retail/Office Space Available



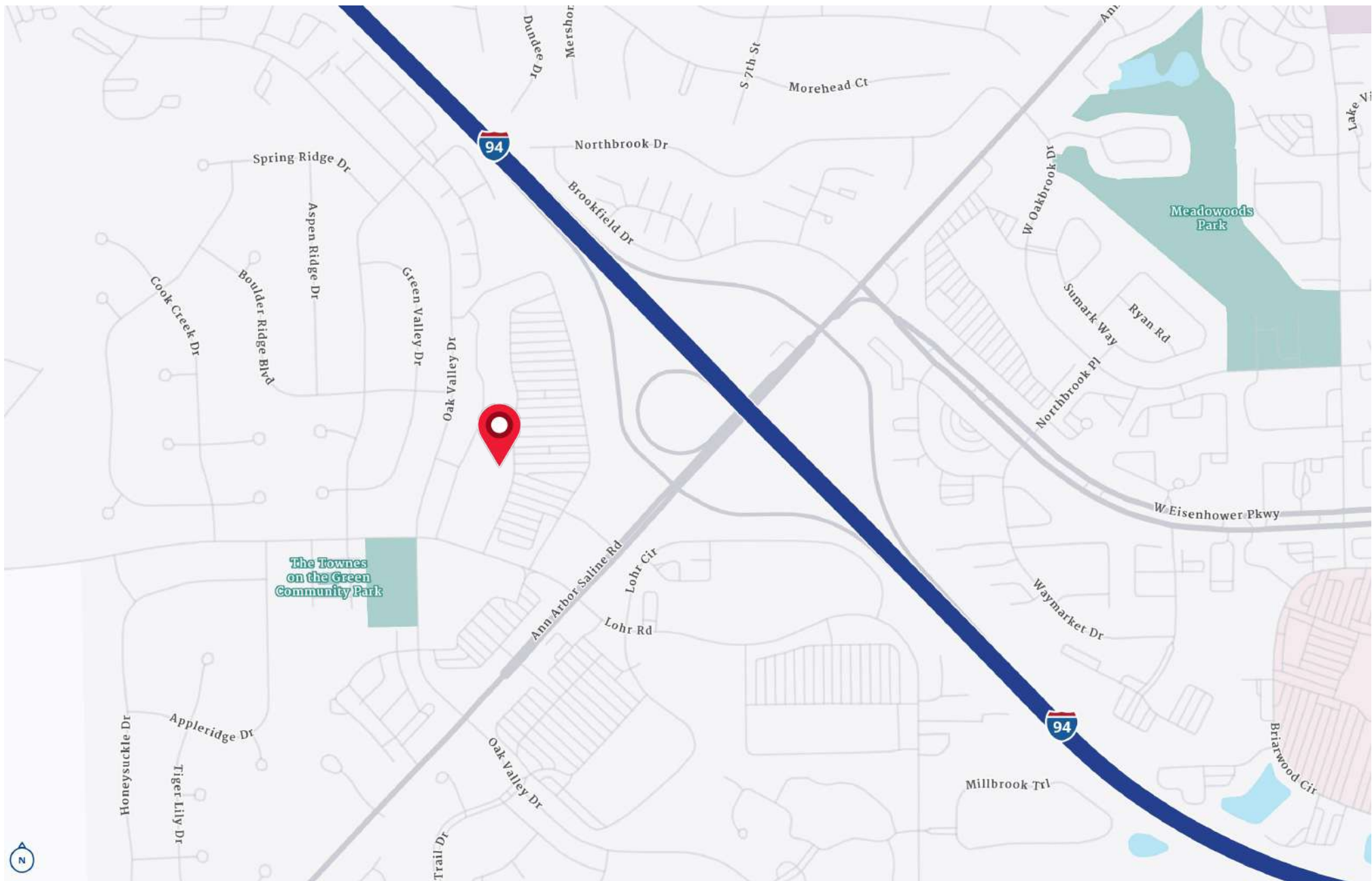


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Suite T-V: 20,372 SF



LOCATION MAP

2,200 - 20,372 SF of Retail/Office Space Available



DEMOGRAPHICS – 2 MILE RADIUS

2,200-20,372 SF of Retail/Office Space Available

Wealth & income


\$107,036
Median household income


\$71.9K
Per capita income


\$87,468
Median disposable income


\$450,658
Median home value


\$286,225
Median net worth


13,495
Households

Avg Annual Entertainment/Recreation Spending Per HH


\$5,251
Entertainment/Recreation


\$335
Sports/Rec/Exercise Equipment


171
Reading


\$96
Photo Equipment/Supplies


\$232
Toys/Games/Crafts/Hobbies


\$1,548
TV/Video/Audio

Avg Annual Spending Per Household


\$129,463
Annual Budget Expenditures


\$40,660
Retail Goods

Avg Annual Household Goods Spending Per HH


1,092
2025 Housekeeping Supplies (Avg)


\$3,733
Household Furnishings & Equipment


\$154
Household Textiles


\$1,150
Furniture


\$612
Major Appliances


\$127
Housewares

Avg Annual Food & Alcohol Spending Per HH


\$15,027
Food


\$9,517
Food at Home


\$5,510
Food Away from Home


918
2025 Alcoholic Bevs (Avg)


\$496
Alcoholic Beverages at Home


\$422
Alcoholic Beverages Away from Home

Avg Annual Apparel Spending Per HH


\$3,274
Apparel & Services


\$647
Men's Apparel


\$1,115
Women's Apparel


\$440
Children's Apparel


\$139
Infant Apparel (Under 2 Yrs)


\$725
Footwear

Avg Annual Transportation Spending Per HH


\$14,085
Transportation


\$3,772
Payments on Vehicles Excluding Leases


4,344
Gasoline/Diesel/EV Charging


\$1,719
Vehicle Maintenance & Repairs


\$2,775
Vehicle Insurance


\$488
Leased Vehicles

PROPERTY AERIAL

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.