

4801 WASHTENAW AVENUE
ANN ARBOR, MICHIGAN



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RETAIL FOR LEASE
19,550 Square Feet Available



PROPERTY FEATURES

- 19,550 square foot mixed-use property
- Located on heavily traveled Washtenaw Ave connecting Ann Arbor and Ypsilanti
- 13-19' clear heights
- (1) exterior truck dock and (1) 10' x 12' grade level overhead door
- Building signage on Main Road
- 100% heated and air conditioned
- 31 parking spaces (up to 20 land banked spaces)
- Located on 1.8 acres
- Zoned C-2/FB
- Easy access to US-23 and I-94 expressways via US-23/Washtenaw Ave interchange
- Lease Rate: \$10.75/sq. ft. NNN



For more information, please contact:

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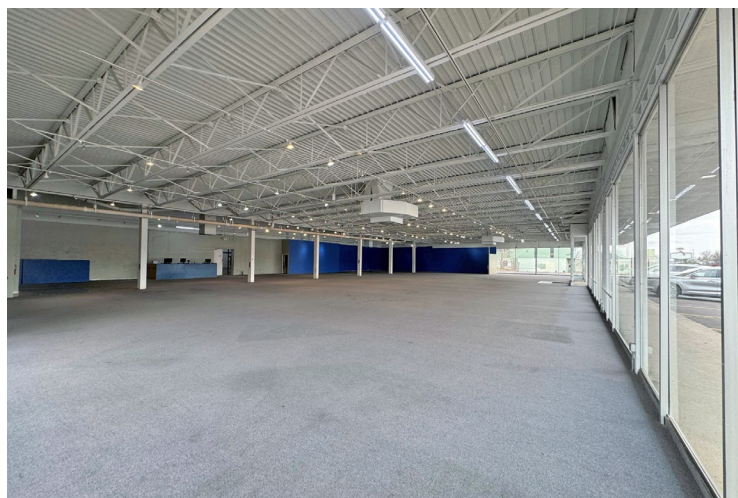
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4801 Washtenaw Avenue – Ann Arbor, Michigan

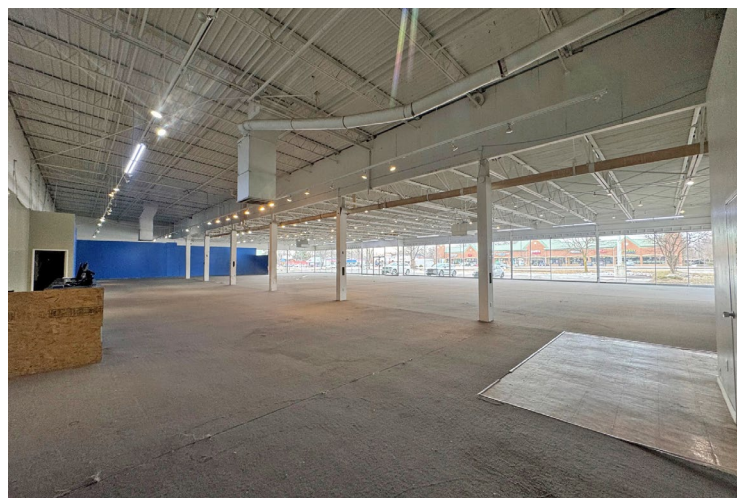
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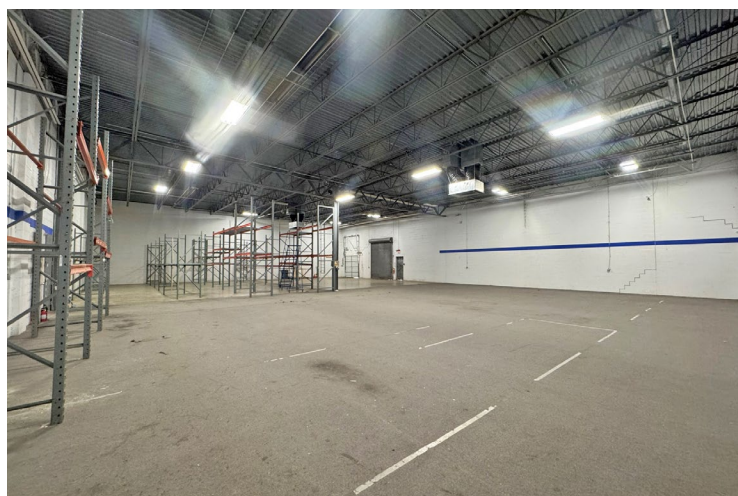
Interior Photos



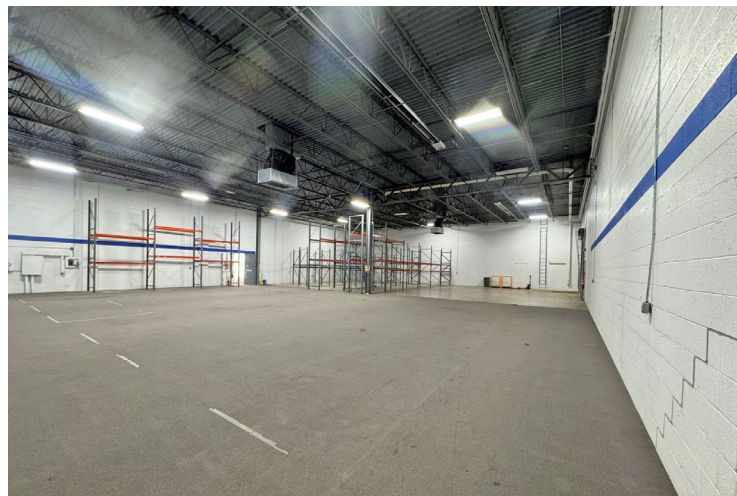
Front Area



Front Area



Rear Warehouse Area



Rear Warehouse Area

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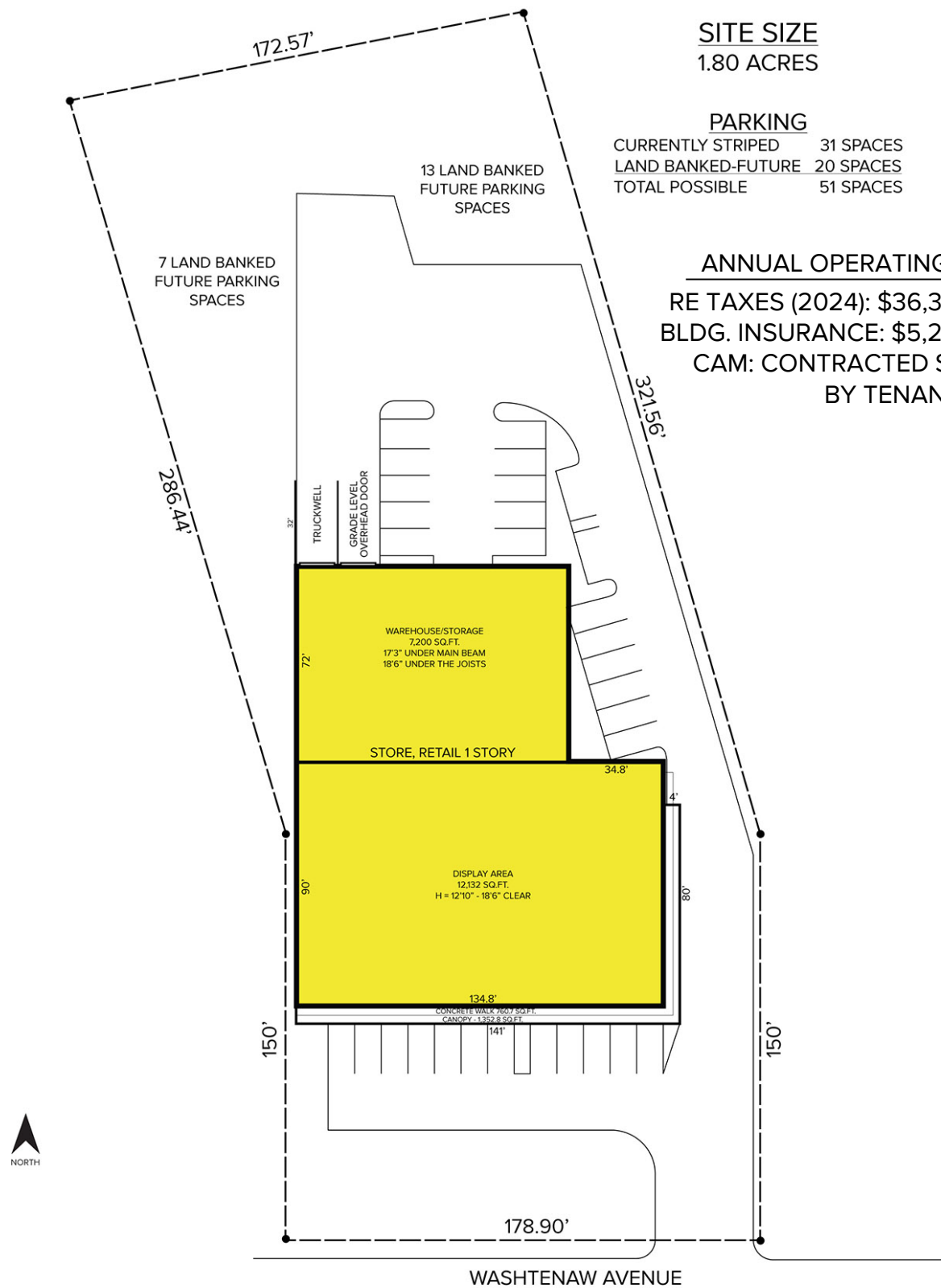
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Site Plan



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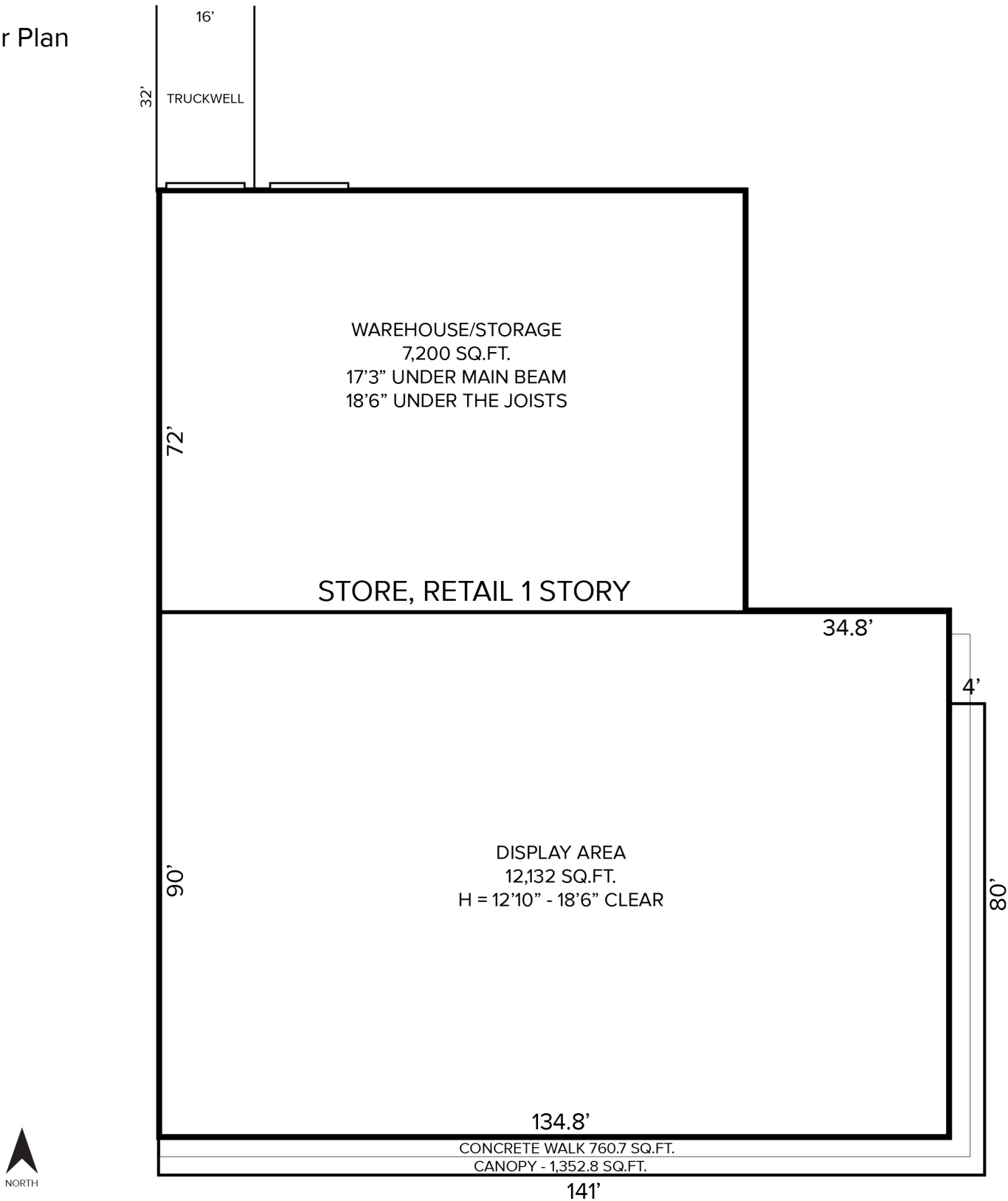
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Floor Plan



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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	13,530	\$63,144
3 MILE	68,220	\$78,954
5 MILE	186,742	\$78,882

TRAFFIC COUNTS (TWO-WAY)

27,169	Washtenaw Ave. E of Hogback Rd.
37,747	Washtenaw Ave. W of Hogback Rd.
14,750	Hogback Rd. N of Washtenaw Ave.
26,795	Carpenter Rd. S of Washtenaw Ave.



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