



Ann Arbor, Michigan
300 Detroit Street

Asset Overview

Wickfield CRE, on behalf of ownership, is pleased to present this Premier Kerrytown Retail/Restaurant Investment opportunity to qualified investors.

Kerrytown is one of Ann Arbor's most cherished neighborhoods, characterized by its historic brick streetscape, eclectic mix of independent retailers, specialty food purveyors, and cultural attractions. The district draws a blend of local residents, University of Michigan students and faculty, and regional visitors year-round, creating a resilient and diversified demand base for retail and dining uses.

300 Detroit Street offers investors a unique combination of strong tenant credit supported by an established local brand, attractive walkable location in a high-barrier-to-entry market, and durable long-term cash flow with minimal landlord responsibilities under the NNN lease. This property is ideal for investors seeking exposure to downtown Ann Arbor's retail dining sector with predictable income and significant value-add through long-term ownership.

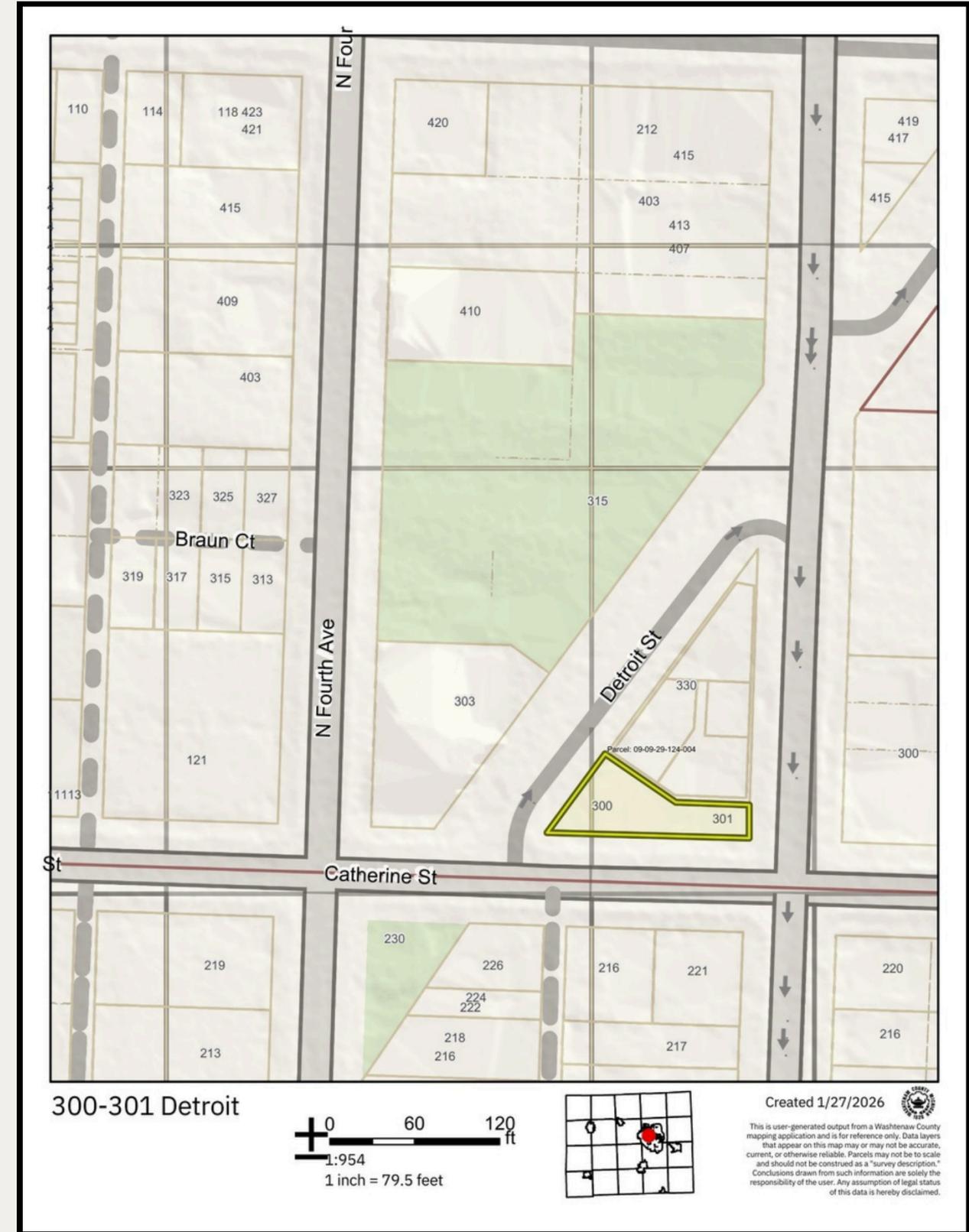
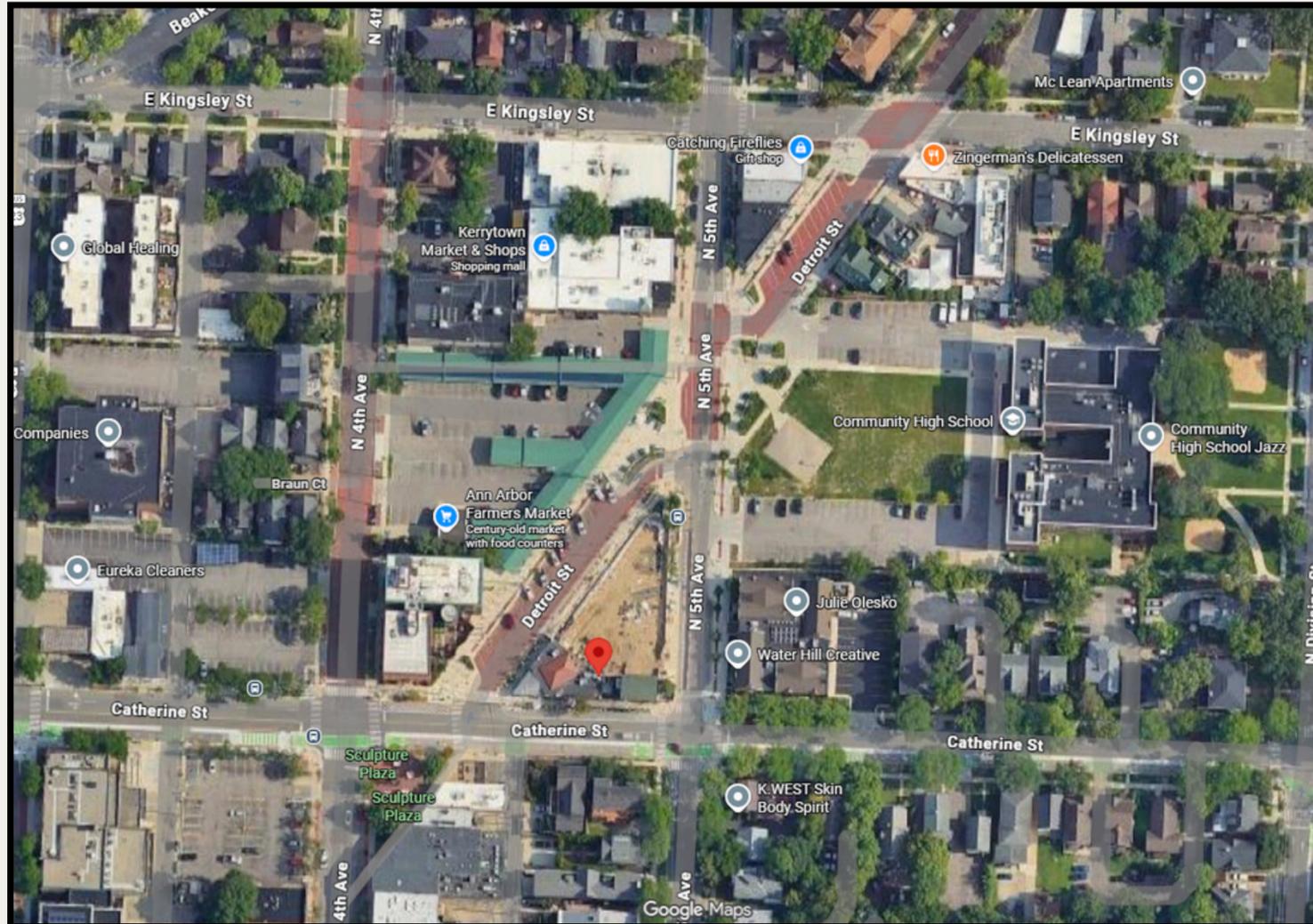


Asset Snapshot

Tenant Name	Detroit Filling Station
Address	300 Detroit Street, Ann Arbor, MI 48104
Building Size	+/- 3,744 Square Feet
Land Size	+/- .101 AC
Rent Type	NNN
Landlord Responsibilities	Roof & Structure
Rent Commencement	6/1/2017

Lease Expiration	8/31/2027
Remaining Term	1.5 years
Rental Increases	3% Annual Increase
Signator/Guarantor	The Lunch Room, LLC
AVG Cap Rate Over Initial Term	6%
Price	\$2,369,000

Aerial & Parcel



Wickfield CRE is an Ann Arbor-based, boutique commercial real estate brokerage firm specializing in investment sales, leasing, and advisory services for private investors, developers, and business owners.

The firm focuses on delivering strategic, data-driven guidance while maintaining a hands-on, relationship-first approach to every assignment.

To learn more visit: www.wickfieldcre.com



Eric J. Rudland
Director, CRE
517-812-0628
erudland@wickfieldcre.com

Broker Disclosure & Disclaimer

This marketing brochure has been prepared by Wickfield CRE ("Broker") solely for informational purposes on behalf of property ownership. Broker is acting as an agent of the Seller/Landlord and not as an agent of any prospective purchaser or tenant.

The information contained herein has been obtained from sources believed to be reliable; however, Broker and ownership make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information, including but not limited to square footage, financial information, lease terms, operating expenses, tenant sales, or property condition. All information is subject to errors, omissions, changes in price or terms, prior sale or lease, and withdrawal from the market without notice.

Prospective purchasers are advised to conduct their own independent investigations, inspections, and due diligence, including verification of all physical, financial, legal, and environmental matters. Any projections, opinions, assumptions, or estimates provided are for illustrative purposes only and do not represent the current or future performance of the property. Broker is not authorized to make any representations or agreements on behalf of ownership except as expressly set forth in a fully executed written agreement. No legal, tax, or financial advice is provided; prospective buyers should consult their own advisors.

By accepting this information, the recipient agrees that it is confidential and will not be distributed without Broker's written consent.