

# Retail Availability

## For Lease

3695 S State Street  
Ann Arbor, MI 48108



Sale Price :  
Lease Rate : - \$35.00 NNN  
Gross Sq Ft: 15,600  
Total Available Sq Ft: 15,600  
Min Available Sq Ft: 1,800  
Max Contiguous Sq Ft: 8,400  
% Occupied:  
Date Built/Rehab: 2019 /  
T I Allowance:  
Pass Thrus:  
Property Taxes/Year:  
Parking:

For more information, contact:



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**County:** Washtenaw

**Crossroads:** I-94 & Ellsworth

- Suite A: 8,400 SF; minimum divisible: 2,100 SF
- Suite B: 7,200 SF; minimum divisible: 1,800 SF
- New, to-be-built retail strip center located on busy State Street, just south of I-94.
- Close to Costco, Briarwood and several national restaurants. 3 miles south of downtown Ann Arbor. Ample parking.
- Owner will condo the buildings, and can be purchased separately, or do a build to suit.

Site Status: Existing  
Acres: 1.43  
Zoning: Retail  
Sub-Type:  
Floors: 1  
Basement:  
Loading Docks:

**Traffic Count:**

**Demographics:**

Population:  
DT Population:  
# Households:  
HH Income: