



RETAIL/OFFICE PROPERTY // FOR LEASE

UP TO 8,861 SF AVAILABLE NEXT TO KELLOGG PARK IN DOWNTOWN PLYMOUTH

584 W ANN ARBOR TRL
PLYMOUTH, MI 48170



- 2,400 - 8,861 SF of versatile retail/office space in vibrant downtown Plymouth
- Join a Tae Kwon Do training facility at this location that's been in business for 20 years!
- Ideal for fitness, wellness, educational, or other versatile retail ventures
- Ample surface & street parking for tenants and customers
- Located in a bustling community hub with strong engagement
- Well-maintained landscaping and exterior
- Close proximity to amenities and services



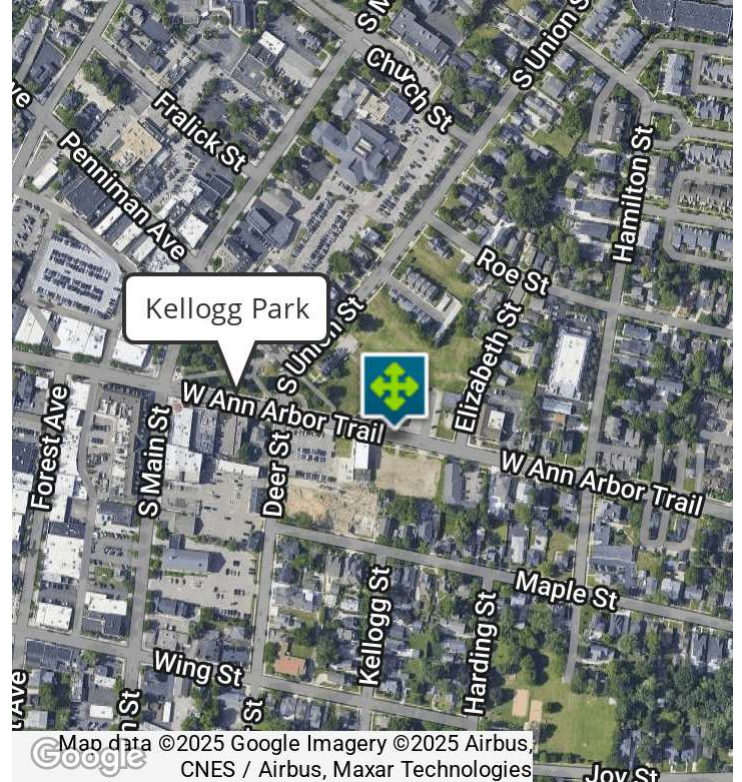
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate

**\$24.00 SF/YR
(NNN)**

OFFERING SUMMARY

Building Size:	11,861 SF
Available SF:	2,400 - 8,861 SF
Number of Units:	2
Year Built:	1939
Zoning:	B-2
Market:	Detroit
Submarket:	Southern I-275 Corridor
Traffic Count:	6,216

PROPERTY OVERVIEW

Unlock the potential of this exceptional 8,861 SF street retail/office space for lease in the heart of charming downtown Plymouth, Michigan. This versatile property is thoughtfully designed to accommodate a wide range of businesses. The layout features three spacious instructional rooms, a gym/weight room, a locker room, and a welcoming reception area, perfect for fitness, wellness, or educational enterprises. Additional amenities include a private office, a conference room, and two private restrooms, ensuring functionality and comfort for staff and clients alike. The current Tae Kwon Do School in this space will occupy the adjacent suite. Nestled in a vibrant, high-traffic area with strong community engagement, this property is an excellent opportunity to establish or expand your business in one of Metro Detroit's most desirable retail destinations.

PROPERTY HIGHLIGHTS

- 2,400 - 8,861 SF of versatile space in vibrant downtown Plymouth
- Ideal for fitness, wellness, educational, or other versatile retail ventures
- Ample surface & street parking for tenants and customers
- Located in a bustling community hub with strong engagement
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CITY INFORMATION



LOCATION DESCRIPTION

Downtown Plymouth is centered around Kellogg Park, which plays host to over 130 events annually for the community including the Plymouth Ice Festival, Art in the Park, Fall Festival, Santa's Arrival, and many more live music/concerts and events. A great blend of local retailers, shops and restaurants create a vibrant atmosphere year-round for all businesses.

Plymouth, Michigan, is a vibrant community with a thriving commercial real estate market, attracting businesses and investors alike. Plymouth boasts a high-income demographic and a population known for its education and professional backgrounds. The area is home to top-rated schools, enhancing its appeal to families and businesses targeting affluent consumers. Downtown Plymouth features a bustling retail and dining scene, with boutique shops, cafes, and local businesses drawing consistent foot traffic. Proximity to major highways, such as I-275 and M-14, provides excellent accessibility, while picturesque parks and recreational amenities contribute to Plymouth's charm.

LOCATION DETAILS

Market	Detroit
Sub Market	Southern I-275 Corridor
County	Wayne
Cross Streets	W Ann Arbor Trail & S Union St



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PROPERTY DETAILS

Lease Rate	\$24.00 SF/YR
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LOCATION INFORMATION

Building Name	Laurel Plaza
Street Address	584 W Ann Arbor Trl
City, State, Zip	Plymouth, MI 48170
County	Wayne
Market	Detroit
Sub-market	Southern I-275 Corridor
Cross-Streets	W Ann Arbor Trail & S Union St

BUILDING INFORMATION

Building Size	11,861 SF
Tenancy	Multiple
Number of Floors	1
Year Built	1939
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail/Office
Property Subtype	Street Retail Office
Zoning	B-2
APN #	49 006 06 0002 002
Lot Depth	1,330 ft
Traffic Count	6216
Traffic Count Street	Ann Arbor Trl
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	27 + Additional Street Parking

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
Restrooms	2
Gas / Propane	Yes



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ADDITIONAL PHOTOS



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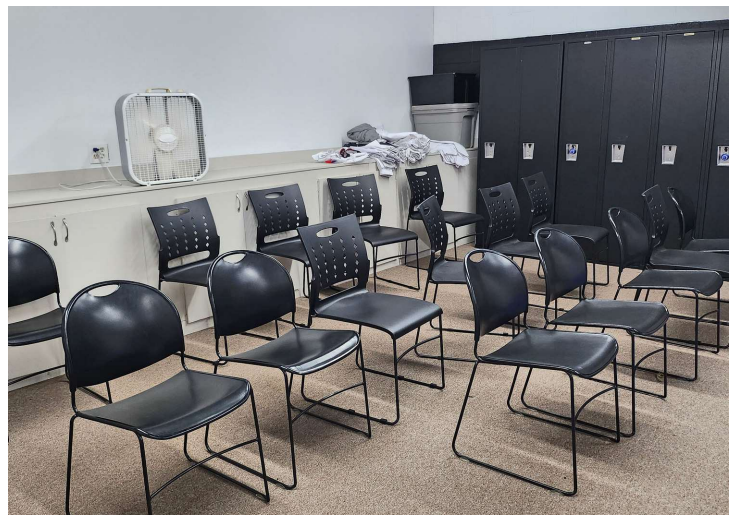
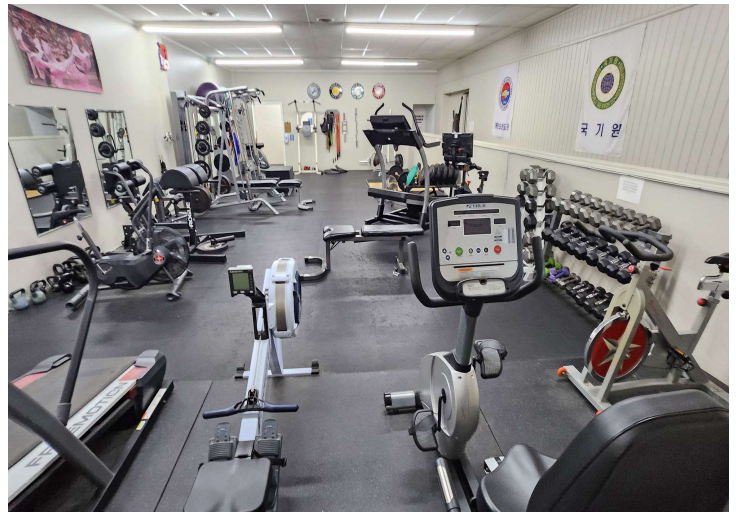
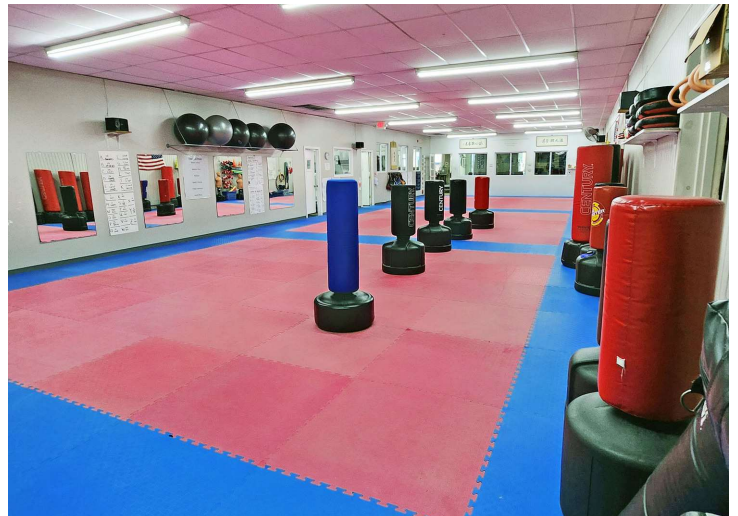
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FLOOR PLANS



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RETAILER MAP



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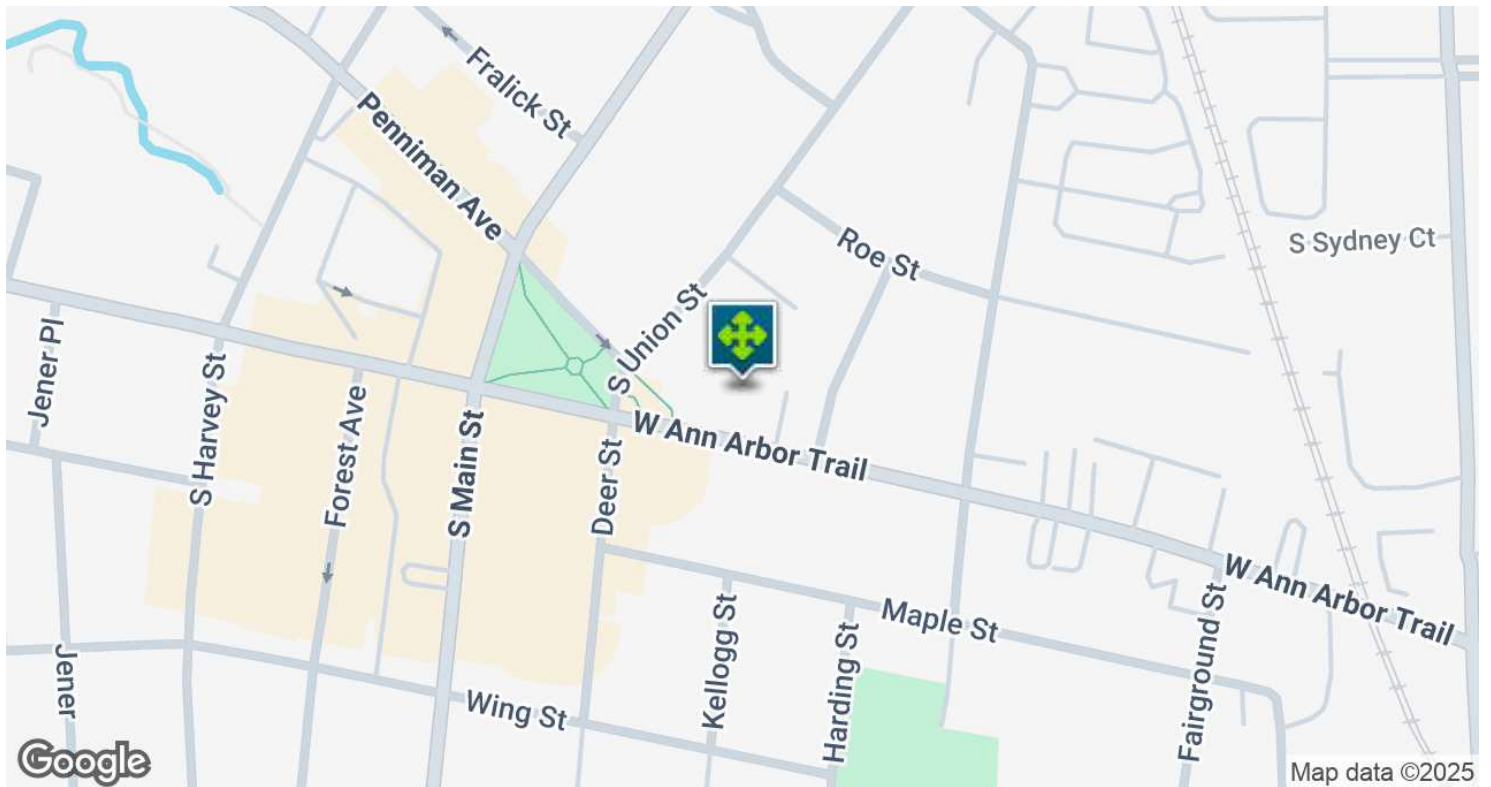
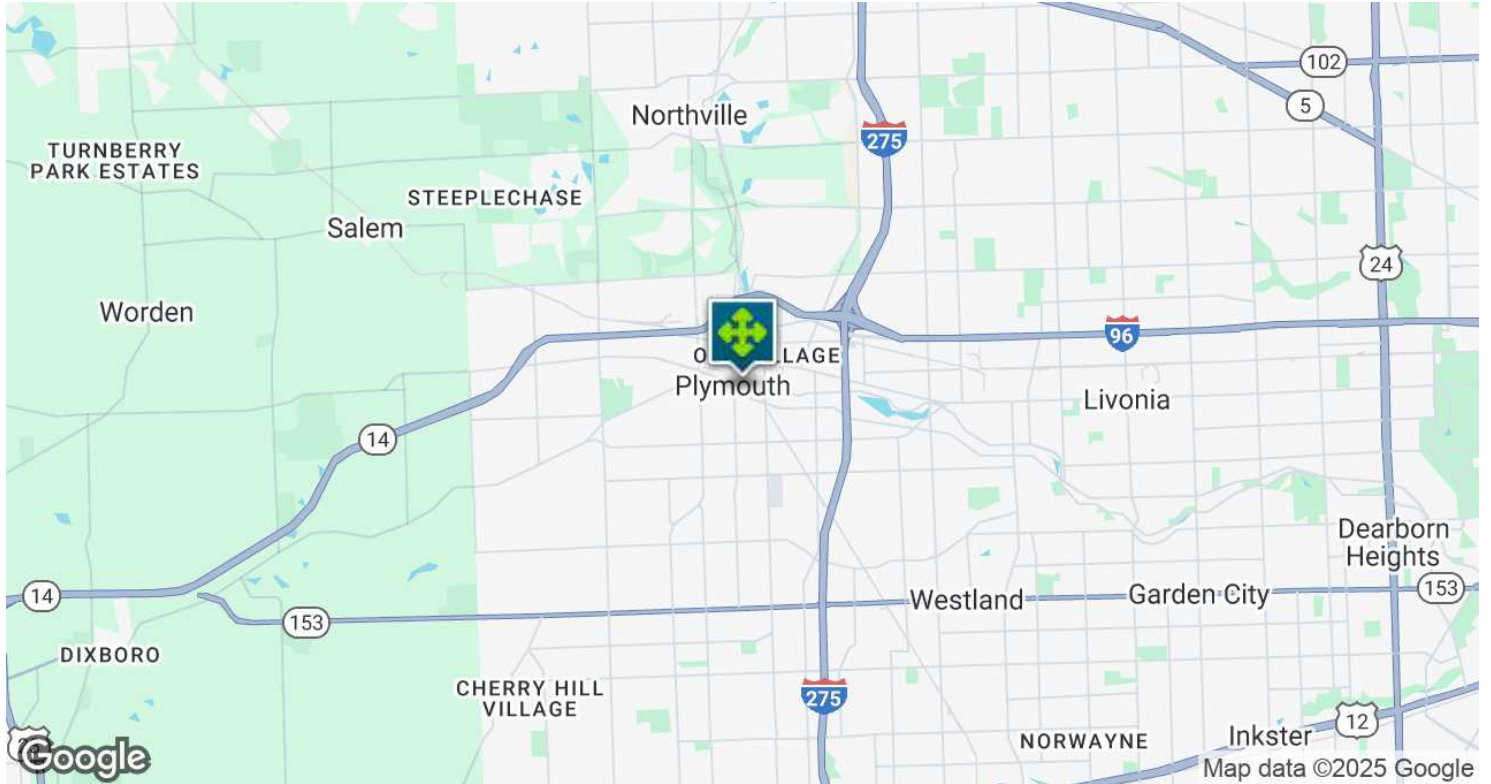
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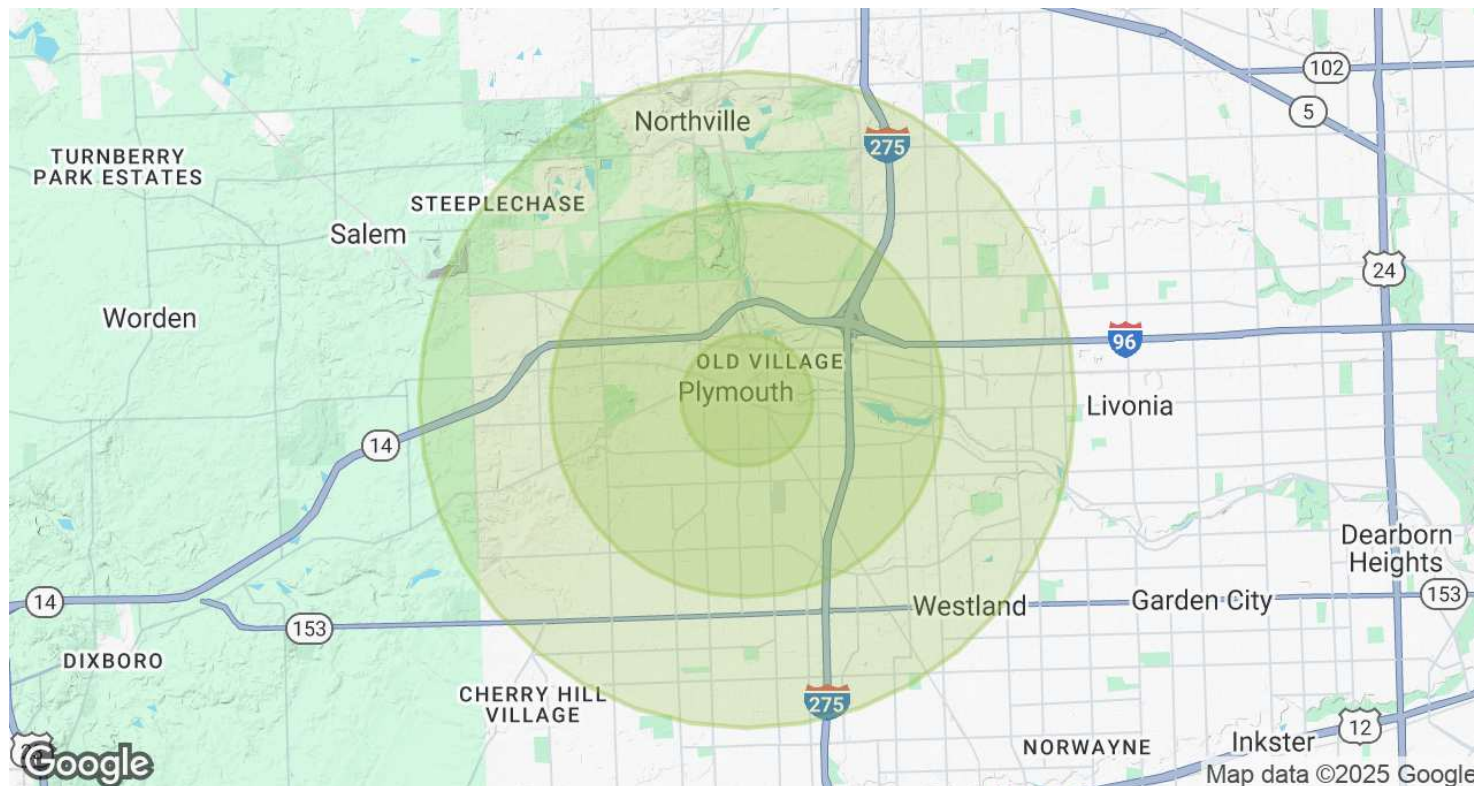
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,016	70,322	189,885
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,230	29,425	79,080
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$142,922	\$144,354	\$139,771
Average House Value	\$517,991	\$413,796	\$398,665

Demographics data derived from AlphaMap



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