

# FORMER RITE AID (FOR LEASE)

2980 Packard Road, Ann Arbor, MI



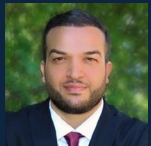
**SIGNALIZED CORNER**



**NNN OR GROUND LEASE**



**14,564 SF | 1.7 ACRES**



**Simon Jonna**  
Executive Vice President  
248 226 1610  
[simon@jonnagroup.com](mailto:simon@jonnagroup.com)



**Layth Barash**  
Associate Vice President  
248 226 1612  
[layth@jonnagroup.com](mailto:layth@jonnagroup.com)





# Table Of Contents

03 LEASING  
SUMMARY

06 AERIAL  
VIEW

13 AGENT  
REPRESENTATION

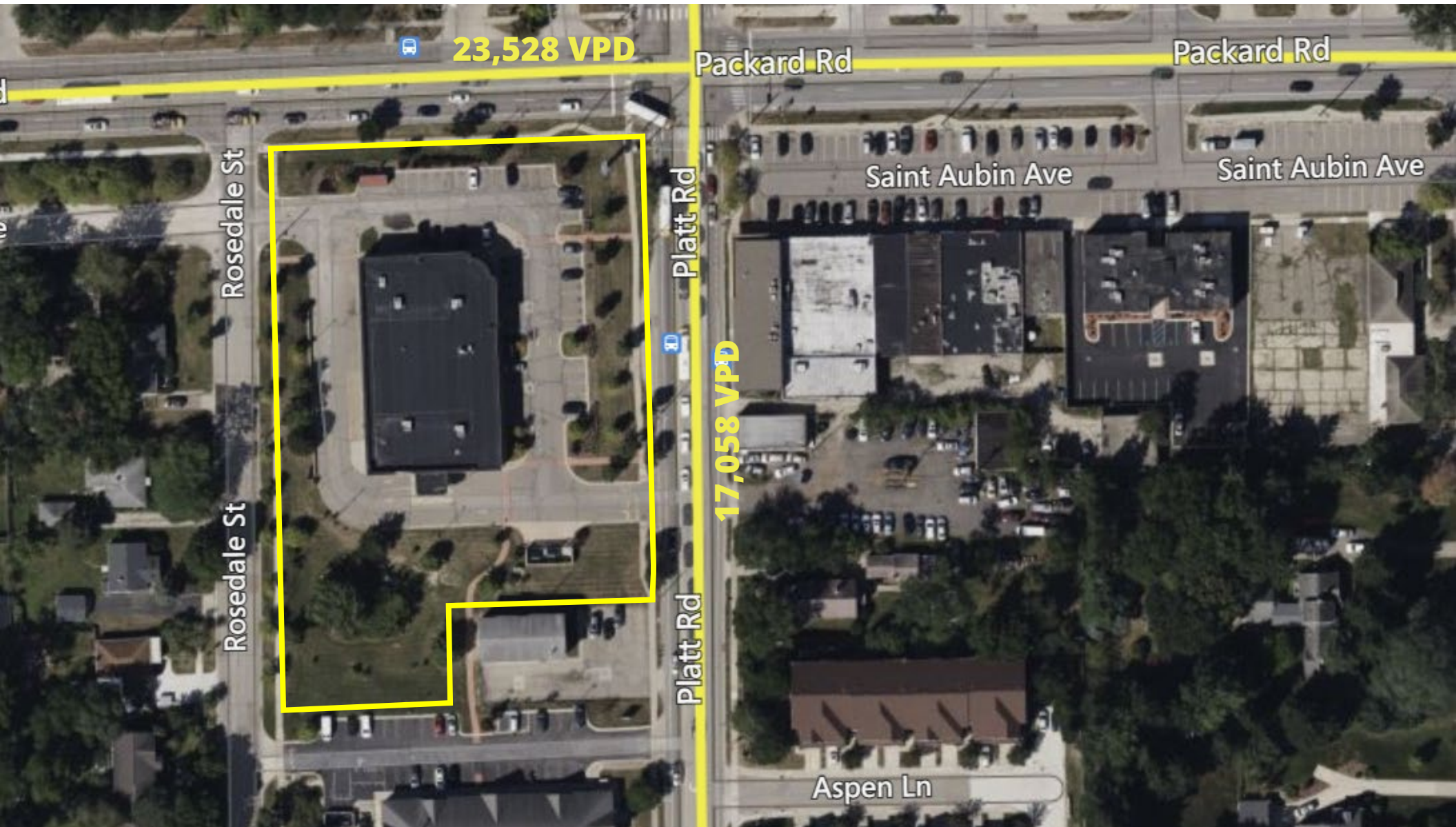


# LEASING SUMMARY

PROPERTY SUMMARY	
Lease Rate	\$29.50 PSF
Year Built	2008
Property Size	14,564 Square Feet
Lot Size	1.7 Acres
Zoning	C2B
Parcel #	09-12-10-110-027

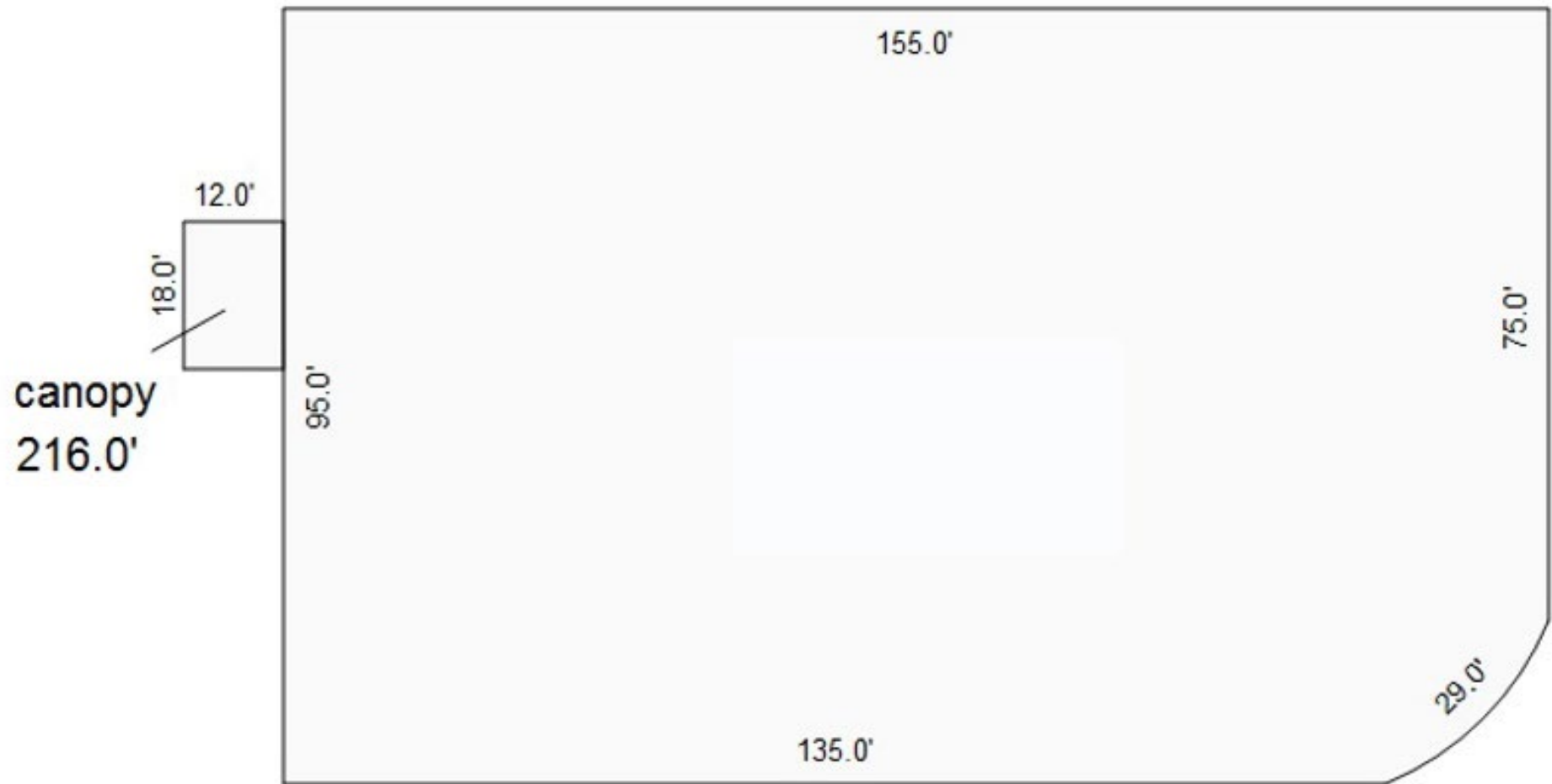
- ✓ Signalized Corner | Packard Street & Platt Road
- ✓ Traffic Counts Exceeding 41,000 VPD at Intersection (2024 MDOT)
- ✓ Drive-Thru with Canopy Available
- ✓ 50+ Surface Parking Spots
- ✓ Tall Monument Sign at Intersection
- ✓ Close Proximity to US-23 & I-94
- ✓ 280 Ft. on Packard Rd. & 268 Ft. on Platt Road
- ✓ Stellar Demos: 189k+ PPL & \$117k+ Average HHI w/in 5-Mile Radius
- ✓ 2 Curb Cuts for Easy Access
- ✓ Rite Aid Occupied Since 2008
- ✓ U of M Campus Less than 3 Miles
- ✓ **Building Construction**
  - Brick & Block Construction
  - Rubber Composite Roof
  - 4-Rooftop HVAC Units
  - Asphalt Parking Lot

# PROPERTY OUTLINE



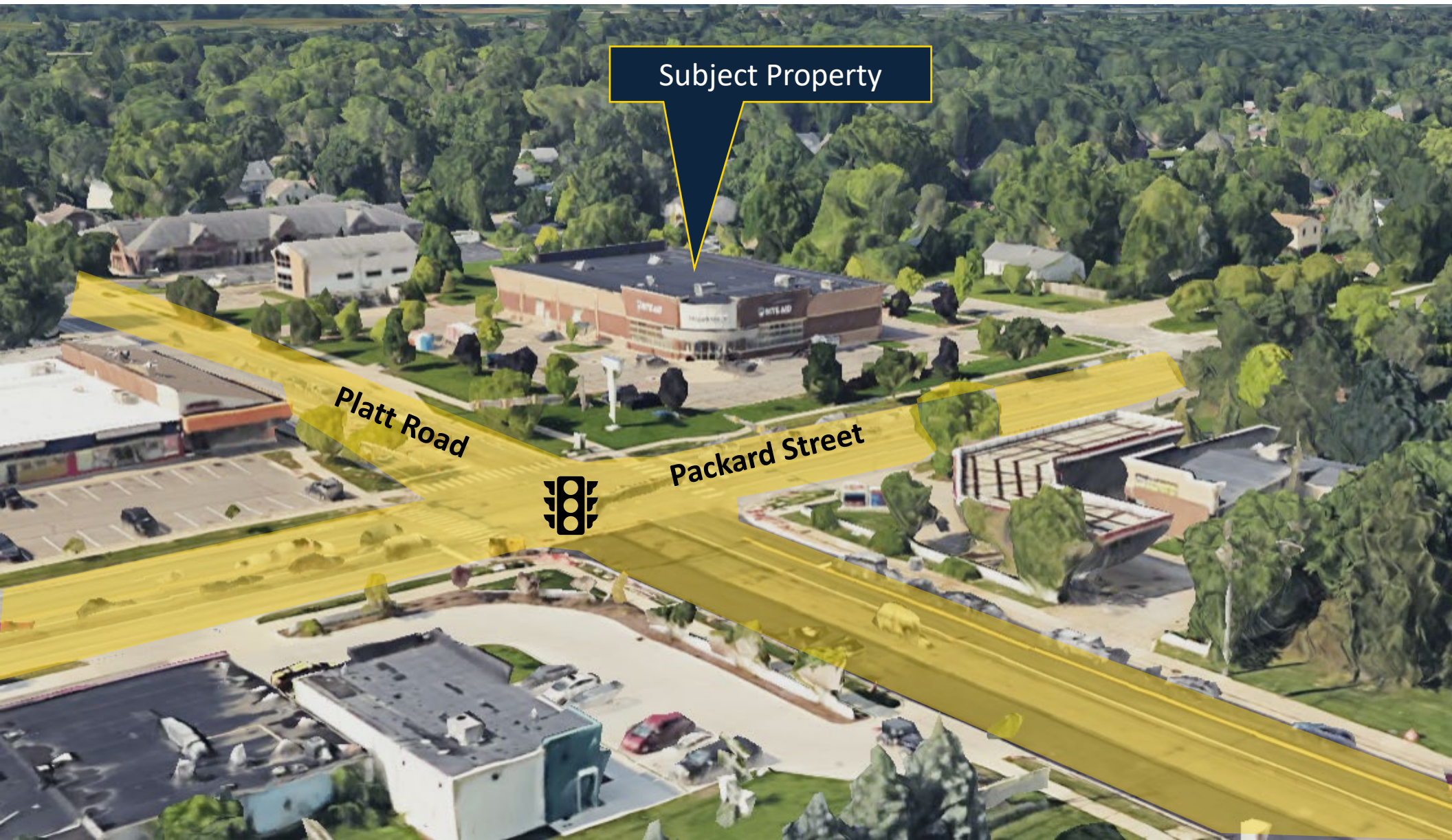
OFFERING MEMORANDUM  
FREESTANDING RETAIL (FOR LEASE) | ANN ARBOR, MI

# PROPERTY MEASUREMENT





# AERIAL VIEW



OFFERING MEMORANDUM  
FREESTANDING RETAIL (FOR LEASE) | ANN ARBOR, MI



# PROPERTY PHOTOS



OFFERING MEMORANDUM  
FREESTANDING RETAIL (FOR LEASE) | ANN ARBOR, MI



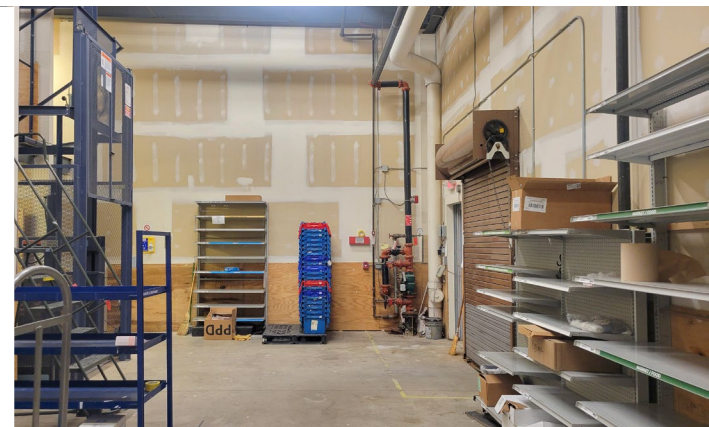
# PROPERTY PHOTOS



OFFERING MEMORANDUM  
FREESTANDING RETAIL (FOR LEASE) | ANN ARBOR, MI



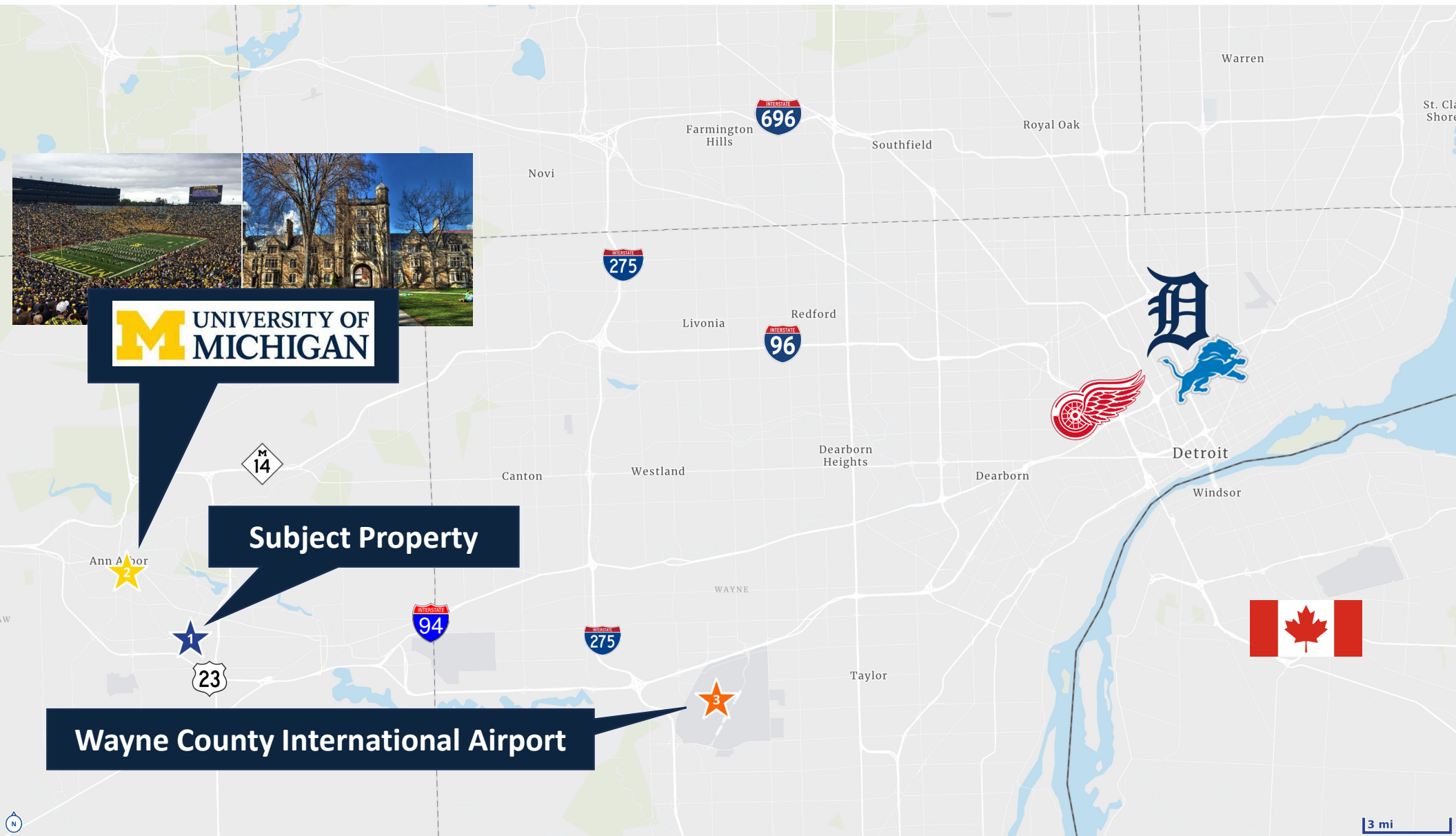
# INTERIOR PHOTOS



OFFERING MEMORANDUM  
FREESTANDING RETAIL (FOR LEASE) | ANN ARBOR, MI



# AREA OVERVIEW





# LOCAL OVERVIEW



OFFERING MEMORANDUM

FREESTANDING RETAIL (FOR LEASE) | ANN ARBOR, MI

**JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES

**Colliers**



# LOCATION OVERVIEW



**Ann Arbor, Michigan**, is a vibrant city known for its unique blend of academic excellence, cultural richness, and economic vitality. Home to the prestigious University of Michigan, Ann Arbor attracts scholars, researchers, and professionals from around the globe, creating a dynamic and intellectually stimulating environment. The city's economy is diverse, with strong sectors in technology, healthcare, and education, bolstered by a thriving start-up ecosystem. Ann Arbor's picturesque downtown features an array of shops, restaurants, and entertainment venues, while its numerous parks and recreational areas provide ample opportunities for outdoor activities. With its strong sense of community, rich cultural scene, and robust economy, Ann Arbor offers an exceptional quality of life for residents and visitors alike, and a great place to establish business presence.

OFFERING MEMORANDUM

FREESTANDING RETAIL (FOR LEASE) | ANN ARBOR, MI





# LOCATION DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	10,423	81,667	189,193
Total Households	4,834	34,307	79,242
Total Family Households	2,488	14,622	35,186
Average Household Size	2.15	2.14	2.16
Median Age	39.5	29.8	30.7
Population Age 25+	7,772	48,873	117,362
Average Household Income	\$102,100	\$109,131	\$117,959
Total Businesses	480	4,314	8,755
Total Daytime Population	10,071	128,365	260,041
Daytime Population: Workers	5,792	90,421	176,129
Daytime Population: Residents	4,279	37,944	83,912

## IN 5-MILE RADIUS



**POPULATION**  
189,193



**HOUSEHOLD**  
79,242



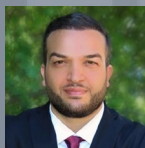
**AVG. HLD. INCOME**  
\$117,959

OFFERING MEMORANDUM

FREESTANDING RETAIL (FOR LEASE) | ANN ARBOR, MI







**Simon Jonna**  
**Executive Vice President**  
248 226 1610  
[simon@jonnagroup.com](mailto:simon@jonnagroup.com)



**Layth Barash**  
**Associate Vice President**  
248 226 1612  
[layth@jonnagroup.com](mailto:layth@jonnagroup.com)

Jonna Group  
• 401 S Old Woodward Avenue Suite 425 Birmingham, MI 48009 •  
[jonnagroup.com](http://jonnagroup.com)  
[colliers.com/detroit](http://colliers.com/detroit)

