



FOR LEASE

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LISTED BY:
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FOR LEASE

Chelsea Courtyard

1145-1171 S. Main St. Chelsea, MI 48118



Lease Rate	\$16.00 SF/YR NNN
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OFFERING SUMMARY

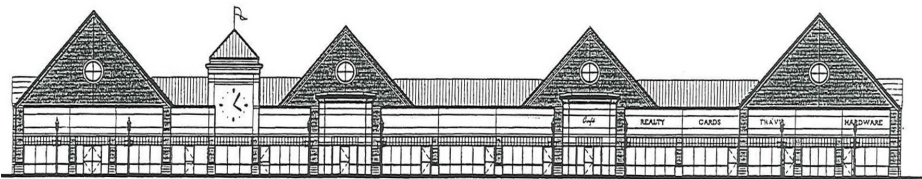
Building Size:	31,119 SF
Available SF:	1,400-2,402 SF
Lot Size:	4.64 Acres
Year Built:	2004
Zoning:	Commercial
Traffic Count:	19,221

PROPERTY OVERVIEW

A multi-tenant retail building totaling 31,986 SF on 4.64 acres in Chelsea, MI

PROPERTY HIGHLIGHTS

- Multi-tenant retail center
- Good signage
- Ample parking
- Excellent visibility
- Near Downtown Chelsea & Chelsea Hospital
- Close to I-94 West



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LOCATION INFORMATION

Building Name	Chelsea Courtyard
Street Address	1145-1171 S. Main St.
City, State, Zip	Chelsea, MI 48118
County	Washtenaw
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-94

BUILDING INFORMATION

Building Size	31,119 SF
Occupancy %	90.0%
Tenancy	Multiple

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	Commercial
Lot Size	4.64 Acres
APN #	06-06-13-160-008
Traffic Count	19,221
Traffic Count Street	S. Main

PARKING & TRANSPORTATION

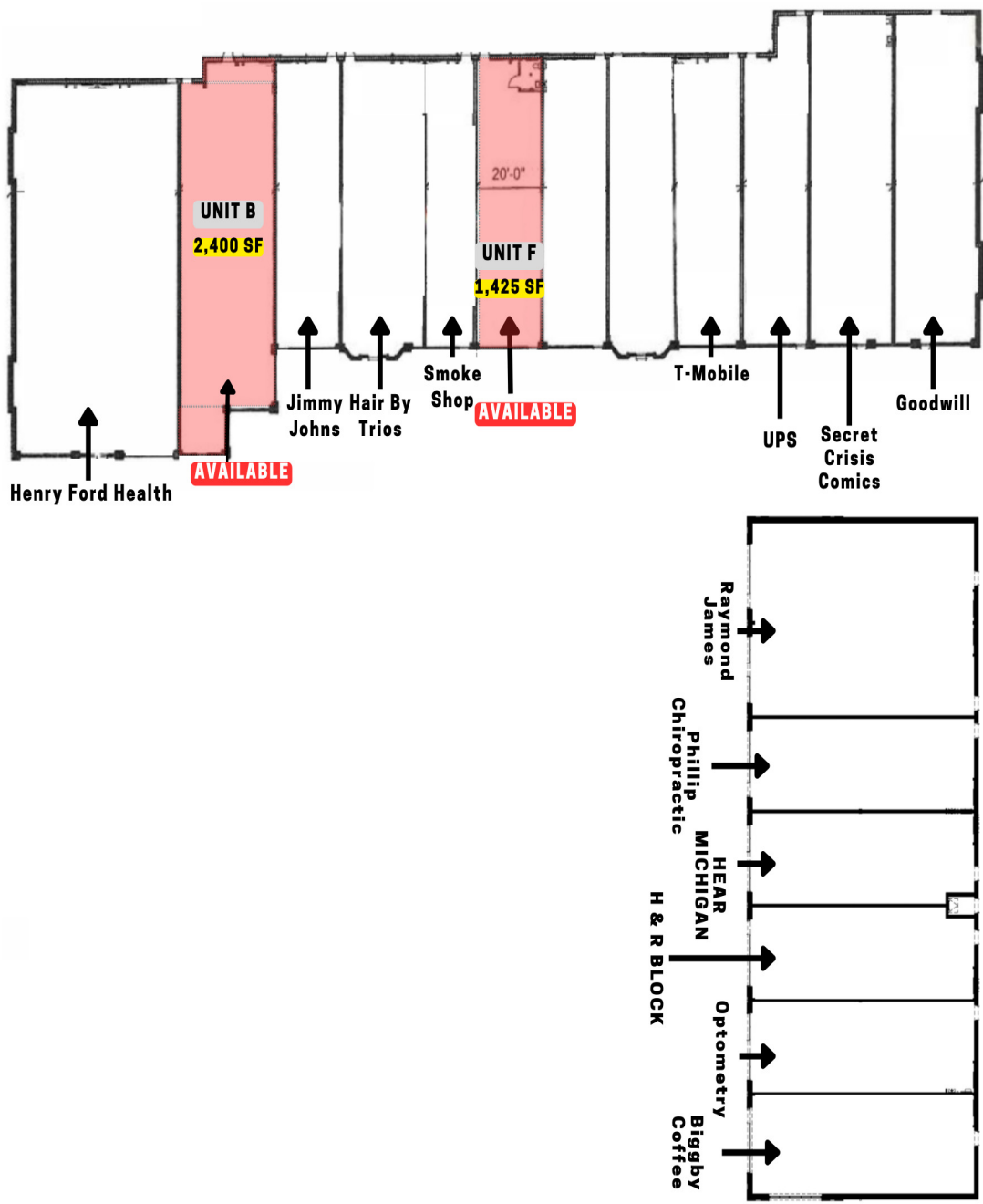
Parking Type	Surface
Parking Ratio	10.0
Number of Parking Spaces	130



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 2,402 SF	Lease Rate:	\$16.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
F	Available	1,400 SF	NNN	\$16.00 SF/yr	1157 S. Main St.
H	Available	1,425 SF	NNN	\$16.00 SF/yr	1159 S. Main St.
B	Available	2,402 SF	NNN	\$22.00 SF/yr	1147 S. Main St.



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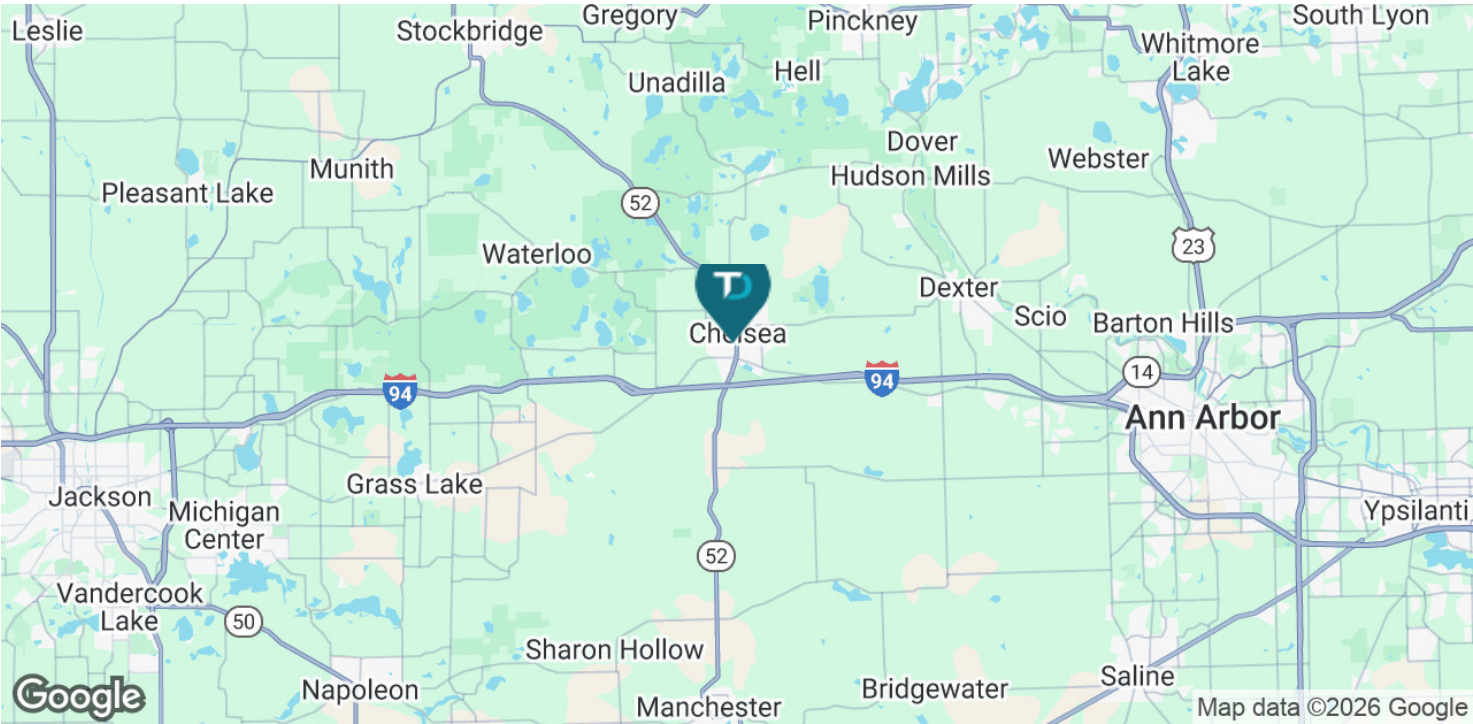
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	3,526	8,698	13,274
Median age	41.8	42.5	43.1
Median age (Male)	35.2	37.2	39.4
Median age (Female)	45.4	45.7	45.7
Total households	1,598	3,783	5,492
Total persons per HH	2.2	2.3	2.4
Average HH income	\$69,747	\$75,475	\$81,601
Average house value	\$231,600	\$271,509	\$300,651



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JAMES PORTH

Partner

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PROFESSIONAL BACKGROUND

An Executive Vice President, Jim heads up our Washtenaw County team. He's developed specialized expertise in the sale of student-housing apartments near the University of Michigan. Representing some of the most prestigious student-housing management companies, Jim is unmatched by any other broker in the area, leading the market in sales and investment acquisitions of these properties. His versatility and extensive knowledge of the local market enable him also to excel in the brokerage of commercial, office, industrial, and retail properties, as well as residential and commercial land for development.

James has led his team to more than \$100's of millions in closed transactions. Foundational to this accomplishment is his commitment to strong working relationships with all players, including government officials, in the growing Ann Arbor market. Jim is an incomparable asset to anyone looking to buy or sell commercial property in Washtenaw County.

Thomas Duke Company

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