



STARBUCKS

Ann Arbor, Michigan
3141 Ann Arbor Saline Rd



WICKFIELD
COMMERCIAL REAL ESTATE



Asset Overview

Wickfield CRE, on behalf of ownership, is pleased to present this Starbucks® net lease investment opportunity to qualified investors.

Strategically positioned along Ann Arbor–Saline Road near the University of Michigan, this asset represents a rare, high-barrier-to-entry retail location within one of Michigan’s most affluent and established trade areas. The property benefits from average household incomes exceeding \$110,000 and strong daily traffic counts (over 35,000) driven by a dense residential base, major retail anchors, and commuter flow.

This Starbucks occupies a premier outparcel to a high-performing Meijer (reportedly \$100M+ in annual sales) and sits directly across from Target (\$46M annual sales). The immediate corridor is further strengthened by national retailers, including Kohl’s, Best Buy (top in district), Dick’s Sporting Goods, PetSmart, and Total Wine, along with a concentration of high-volume restaurants such as Five Guys, Outback Steakhouse, Culver’s, McDonald’s, Texas Roadhouse, and Buddy’s Pizza.

Starbucks’ long-term commitment to this location is demonstrated by the tenant’s early lease extension, underscoring the strength of the site and store performance.

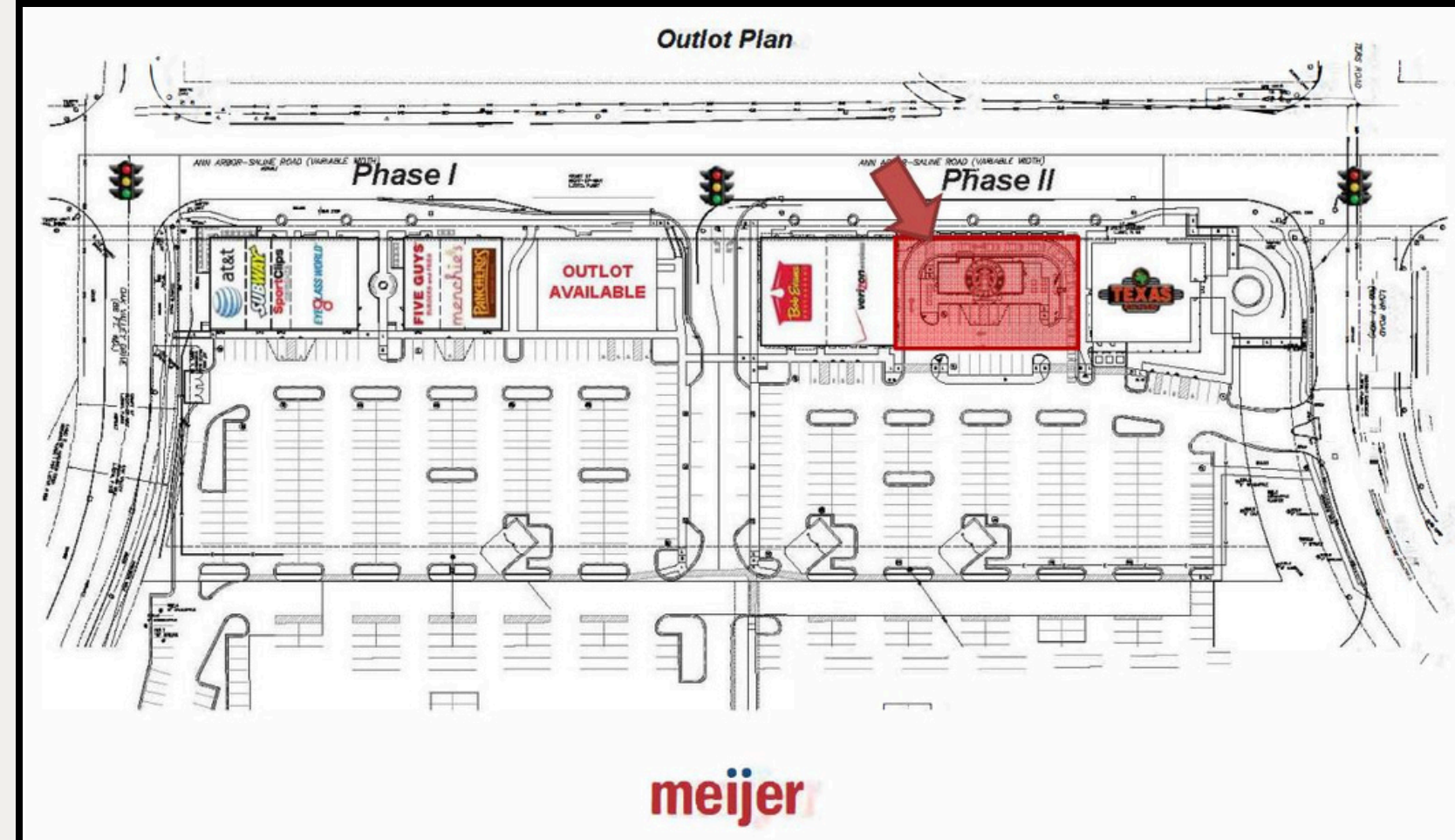


Asset Snapshot

Tenant Name	Starbucks Corporation, Store#: 23876
Address	3141 Ann Arbor Saline Rd, Ann Arbor, MI 48103
Building Size	+/- 2,013 Square Feet
Land Size	+/- .336 AC
Year Built	2015
Rent Type	NNN
Landlord Responsibilities	Roof & Structure
Rent Commencement	8/13/2015

Lease Expiration	8/31/2035
Remaining Term	9 years +
Options	Five (5) x Five (5) year options through 2060
Rental Increases	9% Increase in 2030
Signator/Guarantor	Starbucks Corporation (Corporate)
AVG Cap Rate Over Initial Term	5.5%
Price	\$1,995,000

Aerial & Site Plan



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



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