



For Sale or Lease

Medical Office • Property Highlights

3174 Packard St. | Ann Arbor, MI

- Centrally Located Medical Office Building
- +/- 6,100 SF
 - Main Level +/- 4,000 SF @ \$28 PSF
 - Upper Level +/- 2,100 SF @ \$10 PSF
- Sale Price: \$629,000
- Main Level: Reception Area, Large Lobby with Soaring Ceiling, Several Exam Rooms, 2nd Administrative Area, Kitchen/Break Room with Sliding Door to Rear Yard, Restrooms, & Private Offices
- Upper Level: Accessible from Exterior & by 2 Interior Staircases, Private Offices, Large Open Workspace, Restroom with Shower
- Located on Packard Rd/Eisenhower Pkwy., a Major Thoroughfare Between Ann Arbor & Ypsilanti, Surrounded by Established Neighborhoods, Retail, & Businesses
- Nearby: Eastern Michigan University, Washtenaw Community College, & the University of Michigan
- Convenient Parking Available

CHACONAS GROUP
ANN ARBOR AREA

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Property Photos



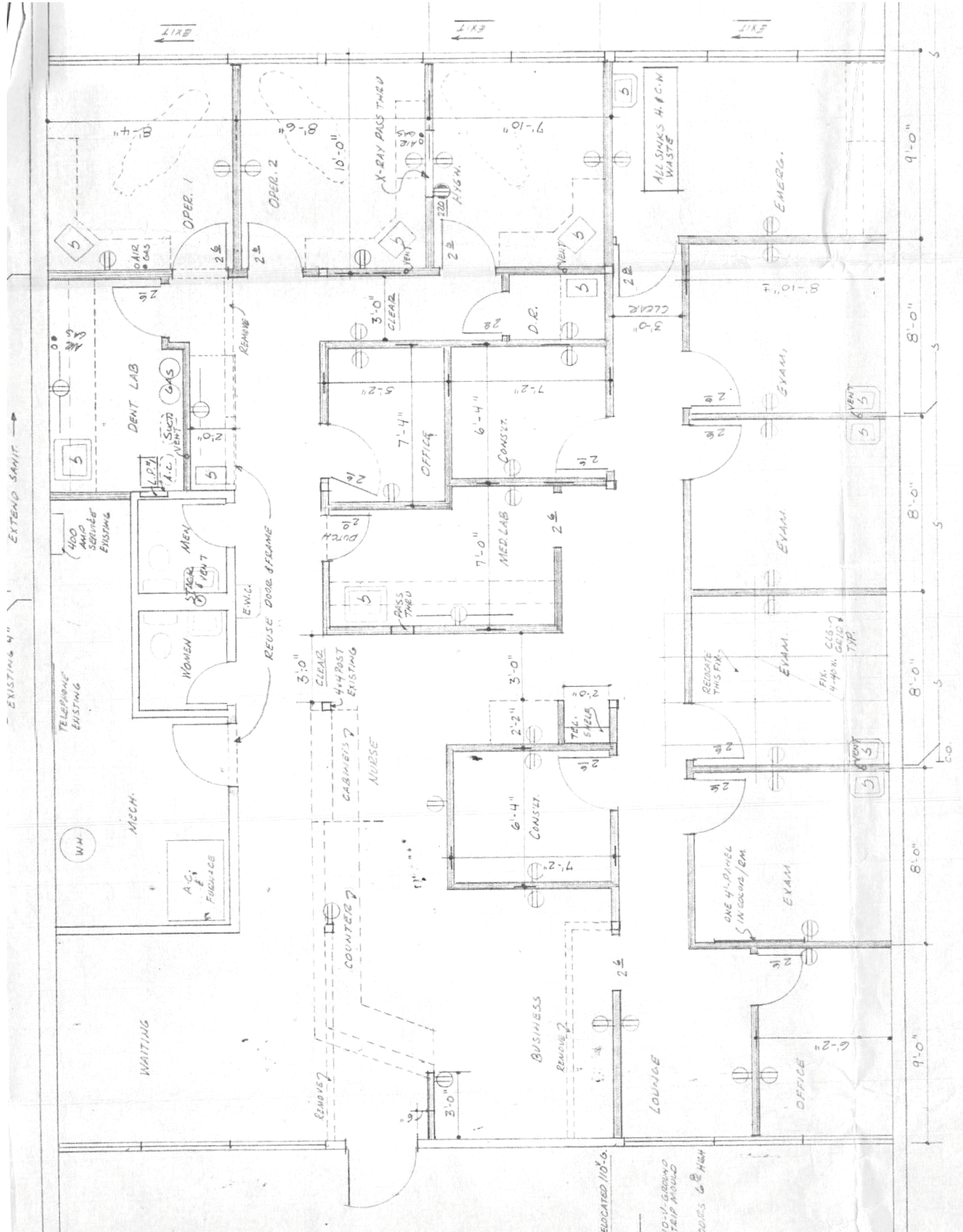
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Property Photos



Floor Plan – Main Level



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Property Photos – Main Level



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Property Photos – Main Level



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Property Photos – Main Level



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Property Photos – Main Level



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Property Photos – Upper Level



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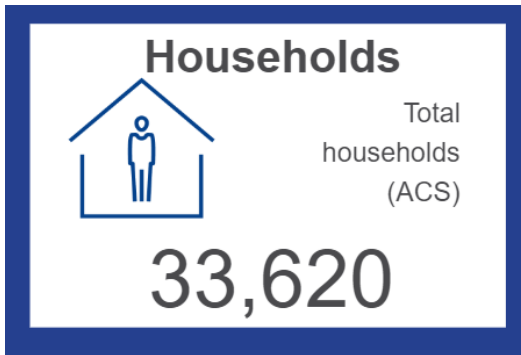
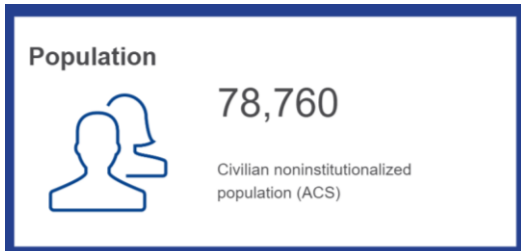
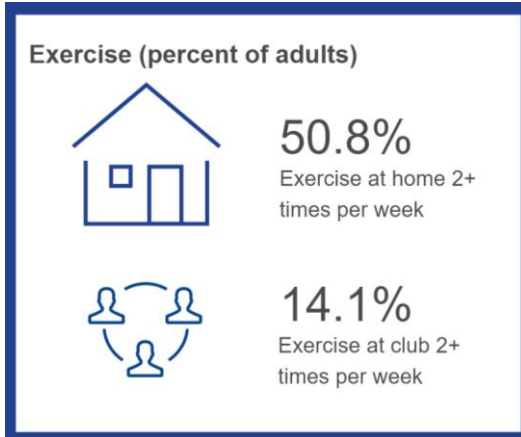
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Property Photos – Upper Level



Health Care & Insurance Demographics – 3 Mile Radius

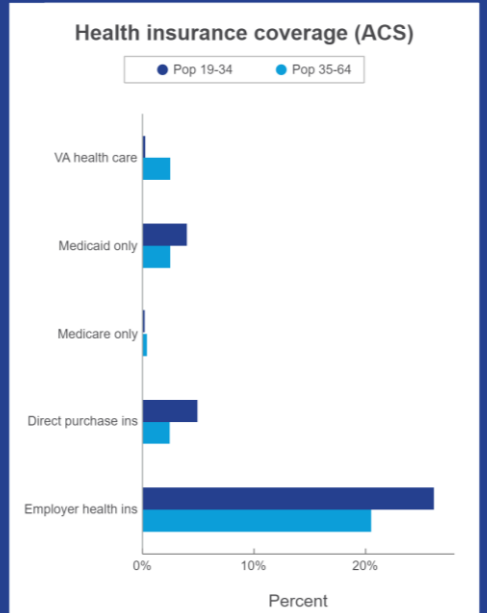
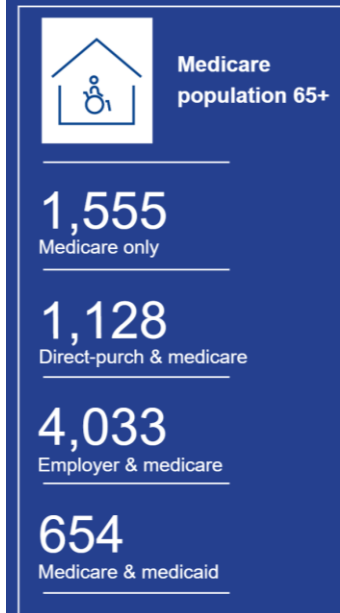


Health care expenditure

\$4,681
Annual health insurance expenditures

\$2,317
Medical care

Health care (consumer spending)	Annual expenditure
Blue Cross/Blue Shield	\$1,244.7
Medicare payments	\$942.4
Physician services	\$266.9
Dental services	\$438.1
Eyecare services	\$84.8
Lab tests/x-rays	\$74.2
Hospital room & hospital service	\$250.4
Convalescent/nursing home care	\$35.0



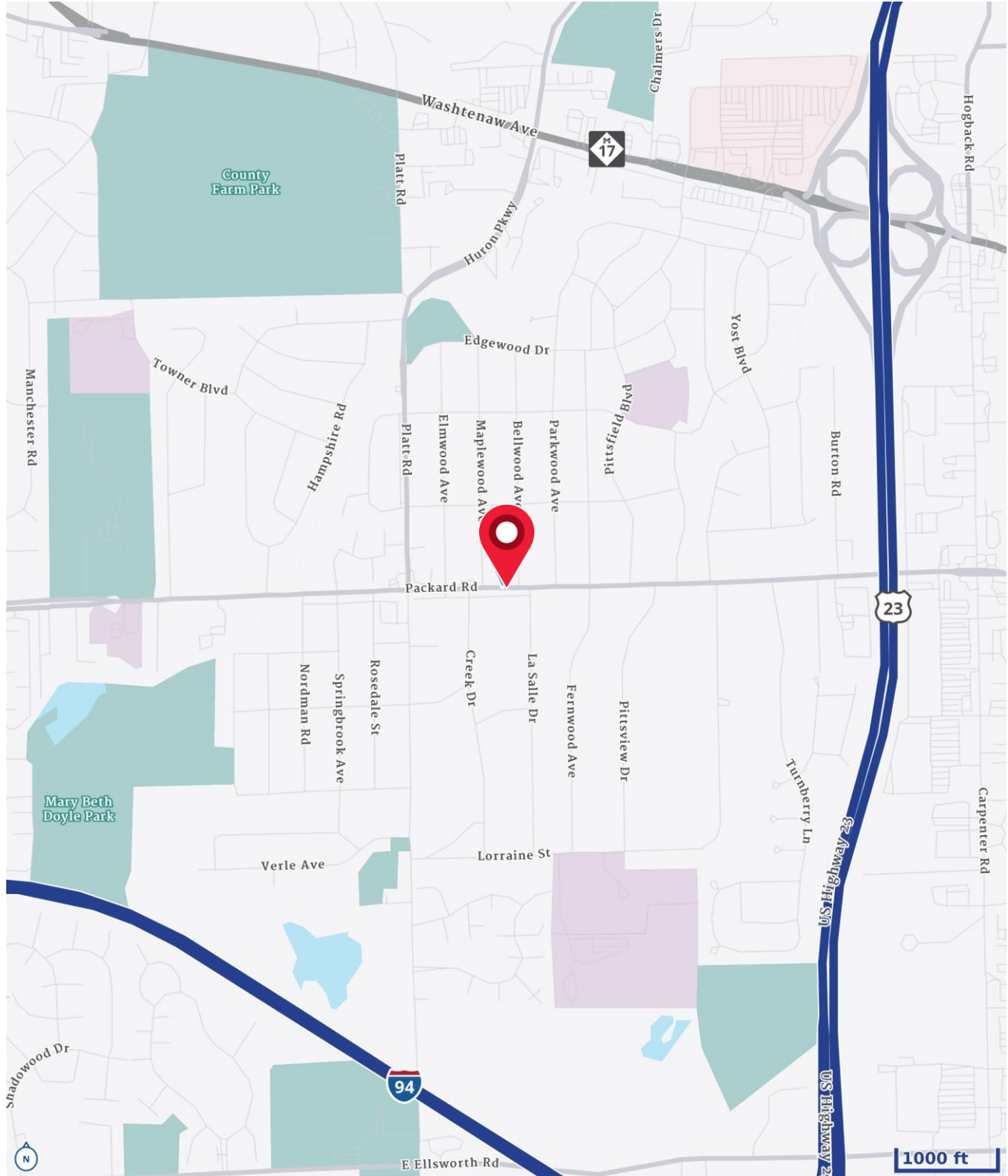
	19<	19-34	35-64	65+	
Has one type of health insurance	16.9	35.4	25.9	2.6	%
Population (ACS)	18.6	40.4	28.9	12.2	
No health insurance	0.3	2.3	0.8	0.1	
Population age	19<	19-34	35-64	65+	

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Location Map

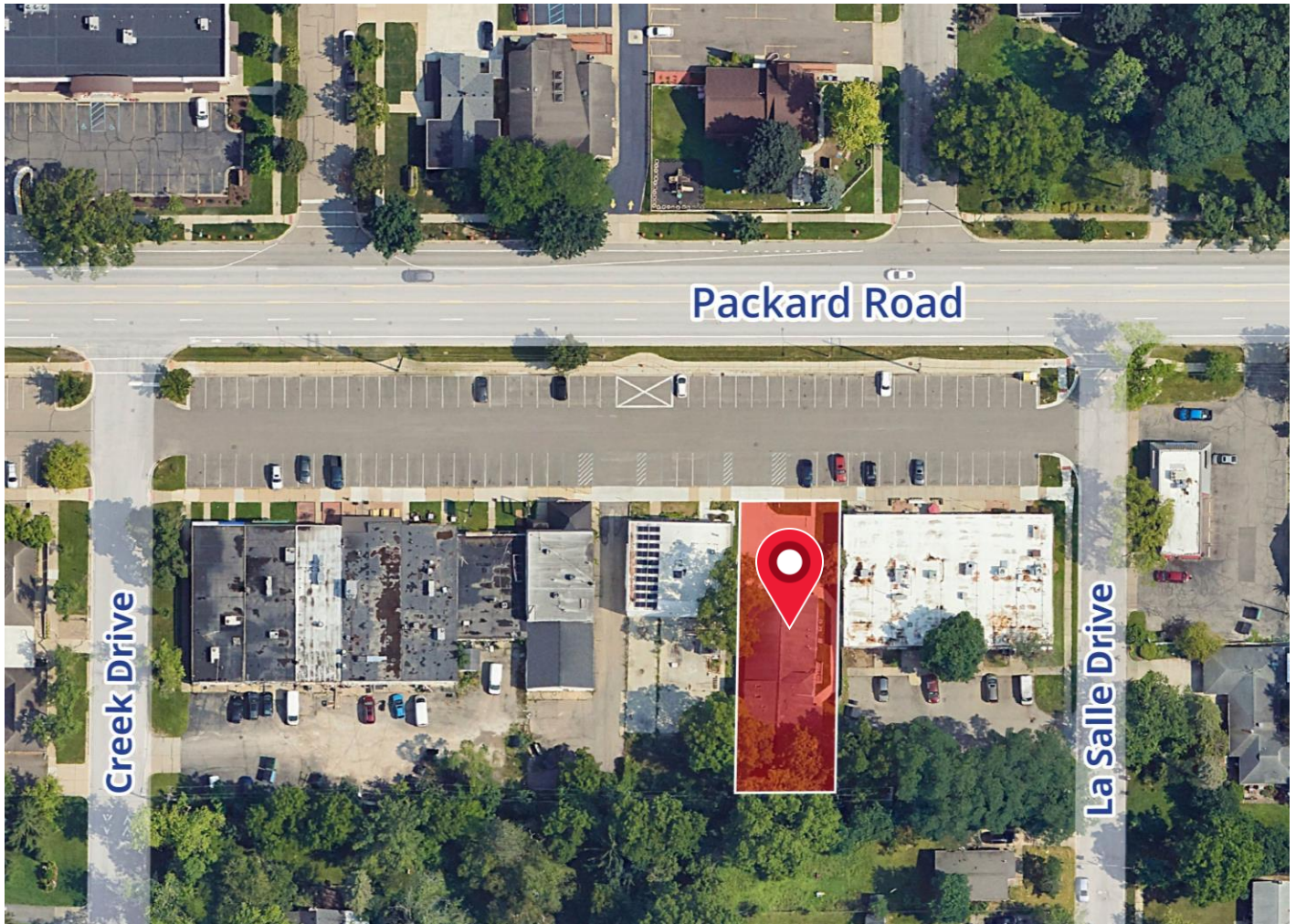


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Aerial



We have no reason to doubt the accuracy of the information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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