

2,000-6,891 SF STRIP CENTER



FOR LEASE

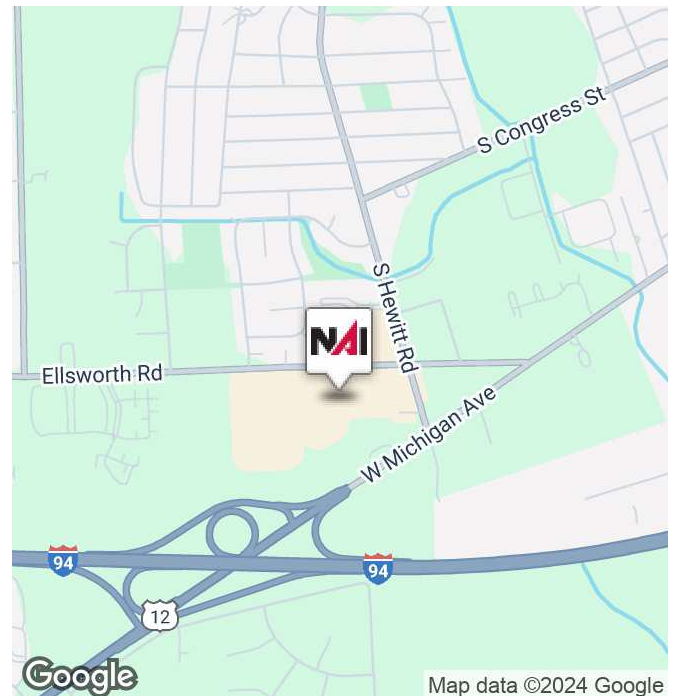


Roundtree Place

2321-2515 Ellsworth Rd
Ypsilanti, Michigan 48197

Property Highlights

- Suite 2345: 2,000 SF \$17.00/PSF/NNN
- Suite 2357: 2,000 SF \$17.00 PSF/NNN
- Suite 2623: 6,891 SF \$20.00/PSF/NNN
- Estimated NNN: \$3.25 PSF
- Zoning: B-3
- Located North of Interstate 94 from the Michigan Avenue Exit, just West from the Intersection of Ellsworth Road and South Hewitt Road on the South Side of the Street
- Strong Regional and National Retailers Include: Walmart, Ollies Bargain Outlet, Harbor Freight Tools, Fantastic Sams, Rainbow



NAI Farbman

Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

| Suite | Tenant | SF | Suite | Tenant | SF |
|-------|------------------------|-----------|-------|-----------------|------------|
| 01 | Fantastic Sams | 1,200 SF | 11 | GameStop | 2,000 SF |
| 02 | GNC | 1,200 SF | 12/13 | Dental Dreams | 5,400 SF |
| 03 | Modern Nails | 1,200 SF | 14/15 | Sahara Market | 6,500 SF |
| 04 | Hong Kong Restaurant | 1,200 SF | 16/17 | Rainbow | 6,500 SF |
| 05 | VACANT | 2,000 SF | 18A | Walmart | 152,485 SF |
| 06 | VACANT | 2,000 SF | 19 | Blazin Burgers | 1,470 SF |
| 07 | Ollie's Bargain Outlet | 36,000 SF | 20 | Bero Barbershop | 1,264 SF |
| 08 | Harbor Freight Tools | 15,045 SF | 21A | AVAILABLE | 6,891 SF |
| 09 | Verizon | 1,200 SF | 24 | Lazeez Eats | 1,264 SF |
| 10 | Sally Beauty Supply | 1,500 SF | | | |



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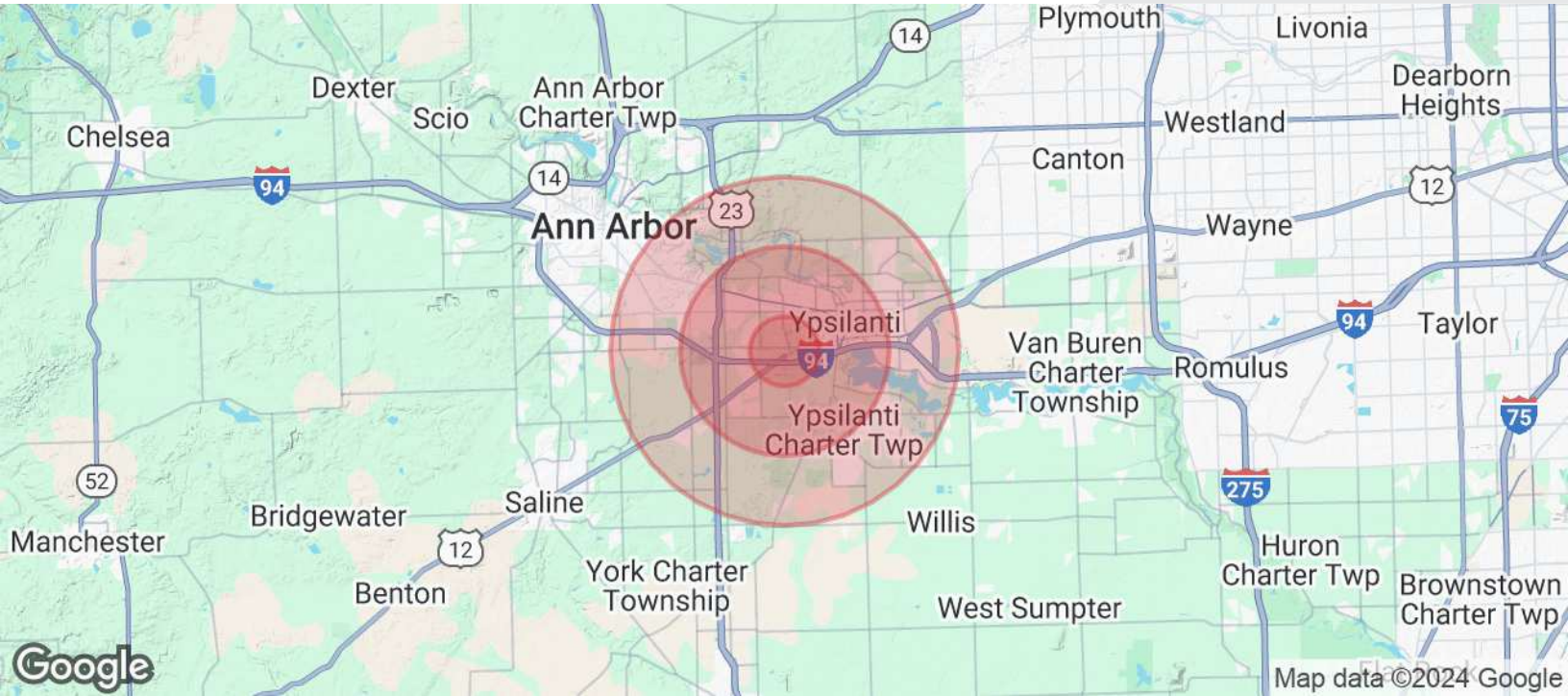
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,953 | 64,194 | 130,161 |
| Average Age | 35.4 | 31.0 | 33.6 |
| Average Age (Male) | 32.3 | 30.3 | 33.1 |
| Average Age (Female) | 38.0 | 32.4 | 34.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,812 | 27,223 | 53,679 |
| # of Persons per HH | 2.1 | 2.4 | 2.4 |
| Average HH Income | \$53,820 | \$53,915 | \$66,770 |
| Average House Value | \$187,461 | \$195,439 | \$230,552 |

* Demographic data derived from 2020 ACS - US Census



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