

# FORMER GORDON FOOD SERVICE

2151 W LIBERTY ST, ANN ARBOR, MI 48103

14,990 SF | FREE-STANDING BUILDING

FOR LEASE



**GEORGE ABRO**

PRINCIPAL

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## PROPERTY DESCRIPTION

Located in the highly desirable West Ann Arbor corridor, this property on W Liberty Street, just east of West Stadium Boulevard, offers an exceptional opportunity for single tenant users. Surrounded by established businesses and in close proximity to the bustling Westgate Shopping Center and Maple Center, the location benefits from strong traffic counts and excellent visibility. Formerly occupied by Gordon Food Service, the building features an open floor plan, 12-foot clear ceiling height, one loading dock, sprinkler system, restrooms, and ample storage. With over 70 on-site parking spaces and excellent accessibility, the property is well-suited for retail, showroom, or service use.

## PROPERTY HIGHLIGHTS

- 14,990 SF available for lease
- Flexible and adaptable space
- Ample parking
- Open floor plan
- Clear ceiling height of 12 feet
- Features a truckwell for streamlined deliveries

## LOCATION DESCRIPTION

Situated in the vibrant city of Ann Arbor, the location offers a dynamic mix of business and leisure. Known for its prestigious university, the area boasts a highly educated and diverse population, creating a fertile environment for skilled professionals. The property benefits from its proximity to a range of amenities, including renowned dining establishments, cultural attractions, and scenic parks. With easy access to major transportation routes and a thriving entrepreneurial spirit, this area is an ideal locale for businesses seeking a strategic and dynamic location.

## OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	14,990 SF
Lot Size:	1.77 Acres

## GEORGE ABRO

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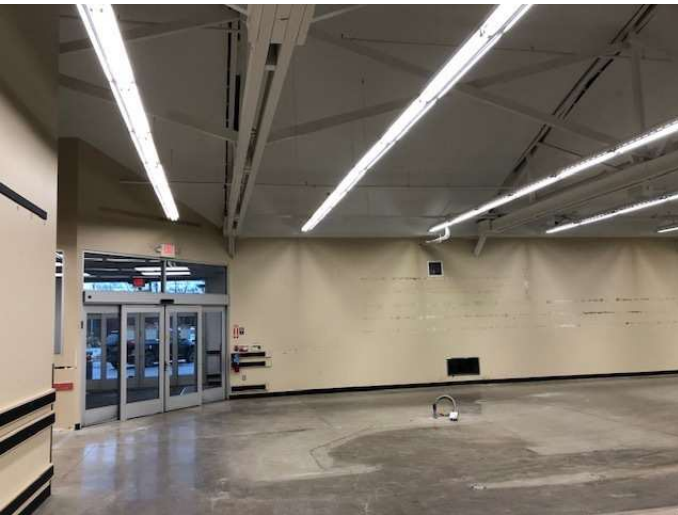
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# INTERIOR PHOTOS

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# AERIAL MAP

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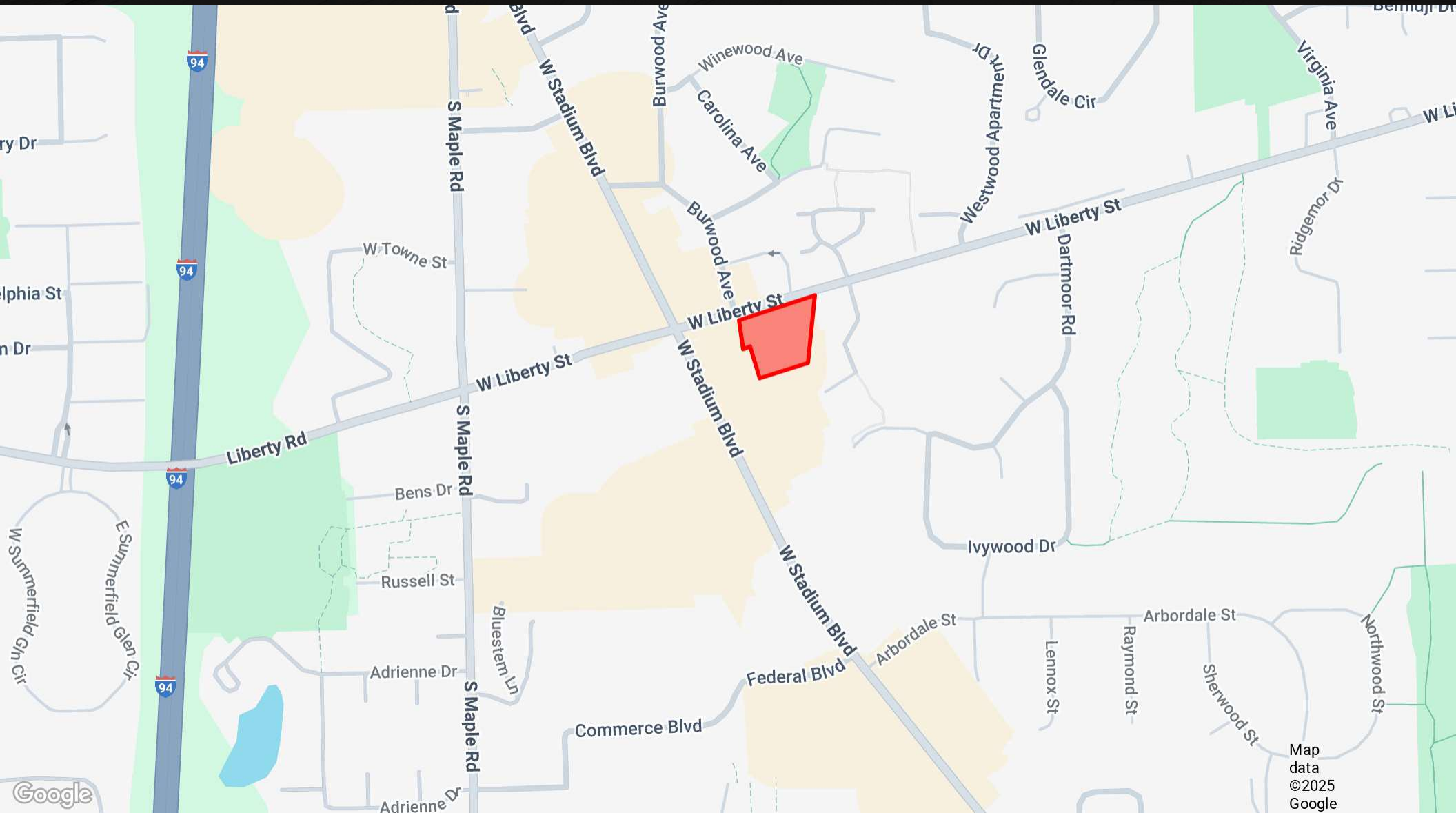
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# LOCATION MAP

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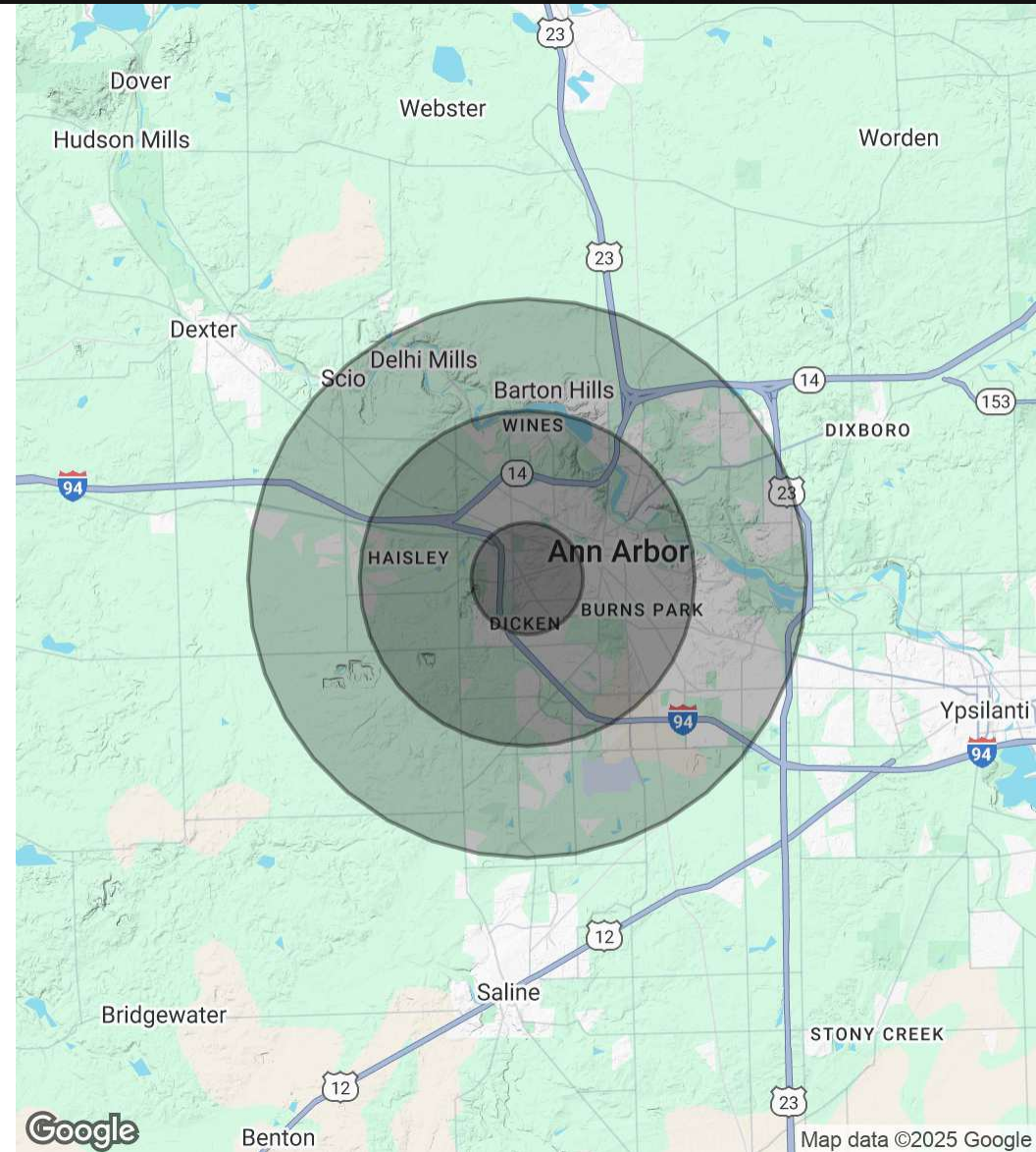
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,048	89,210	150,815
Average Age	41	36	37
Average Age (Male)	40	35	36
Average Age (Female)	42	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,624	36,682	61,530
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$137,603	\$125,132	\$129,572
Average House Value	\$474,807	\$542,162	\$515,676
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	10,649	63,597	102,850
Total Population - Black	879	5,213	10,130
Total Population - Asian	924	10,943	21,391
Total Population - Hawaiian	5	80	110
Total Population - American Indian	31	206	411
Total Population - Other	242	1,697	3,020

Demographics data derived from AlphaMap



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