

FOR SALE OR LEASE



CHACONAS GROUP
ANN ARBOR AREA



Standalone Restaurant with Drive-Thru

5340 Jackson Avenue Ann Arbor, Michigan

Colliers Ann Arbor
1955 Pauline Blvd., Suite 400
Ann Arbor, MI
734 994 3100
annarbor@colliers.com
colliersannarbor.com





FOR SALE OR LEASE

4,724 SF Restaurant with Drive-Thru

PROPERTY HIGHLIGHTS

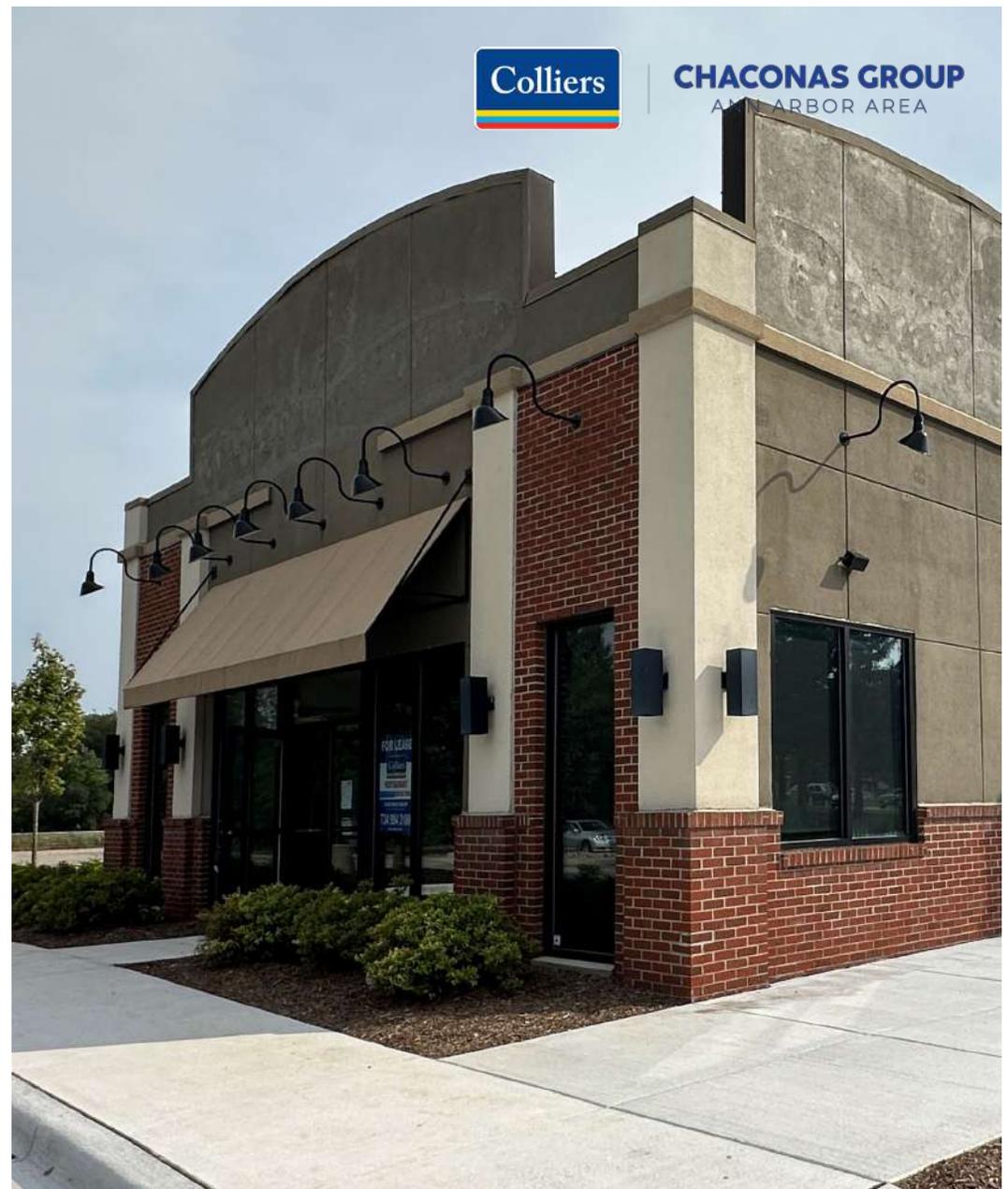
- 4,724 Square Feet
- Rare Drive-Thru Location
- Great Visibility with a High Traffic Count of 18,217 Cars Daily
- Outstanding 2nd Generation Restaurant or Café Opportunity on Jackson Road, Near Established Retail, Businesses, and Neighborhoods. Close to the I-94 Interchange, US-23, Dexter, Ann Arbor, and the University of Michigan
- Well-maintained, Updated and Locally Owned with Lighted Parking (60 Spaces) for Employees and Patrons
- Ample Electric, Gas, Water, and Sewer Utilities are Available to Support any Restaurant Concept
- Offering Natural Light, an Open Floor Plan that Accommodates 130 Individuals, a Fireplace, Large Kitchen, Two Walk-in Coolers, a Large Freezer, and Two Restrooms
- Lease Rate: \$32.50 PSF NNN (\pm \$11.00 PSF)
- Sale Price: \$4,225,000



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RECENT UPGRADES & MAINTENANCE

- Converted Parking Lot Lighting to LED and Installed Additional Light-Poles
- Installed Drive-Thru, Pick-Up Window and all Necessary Underground Wiring
- Installed an EV Dual Port Charging Station with Separate Meters and Additional Underground Wiring for a Second EV Station
- Sidewalks Replaced and are ADA Compliant
- Remodeled Parking near the Building to be ADA Compliant
- Reconditioned Storm Water Retention Pond and Flushed Lines
- Serviced all Rooftop HVAC Units and Replaced 3 Heat Exchangers
- Upgraded and Replaced Irrigation System for Cost Savings
- Roof is in Excellent Condition
- Additional Signage Options Available Upon Landlord Approval



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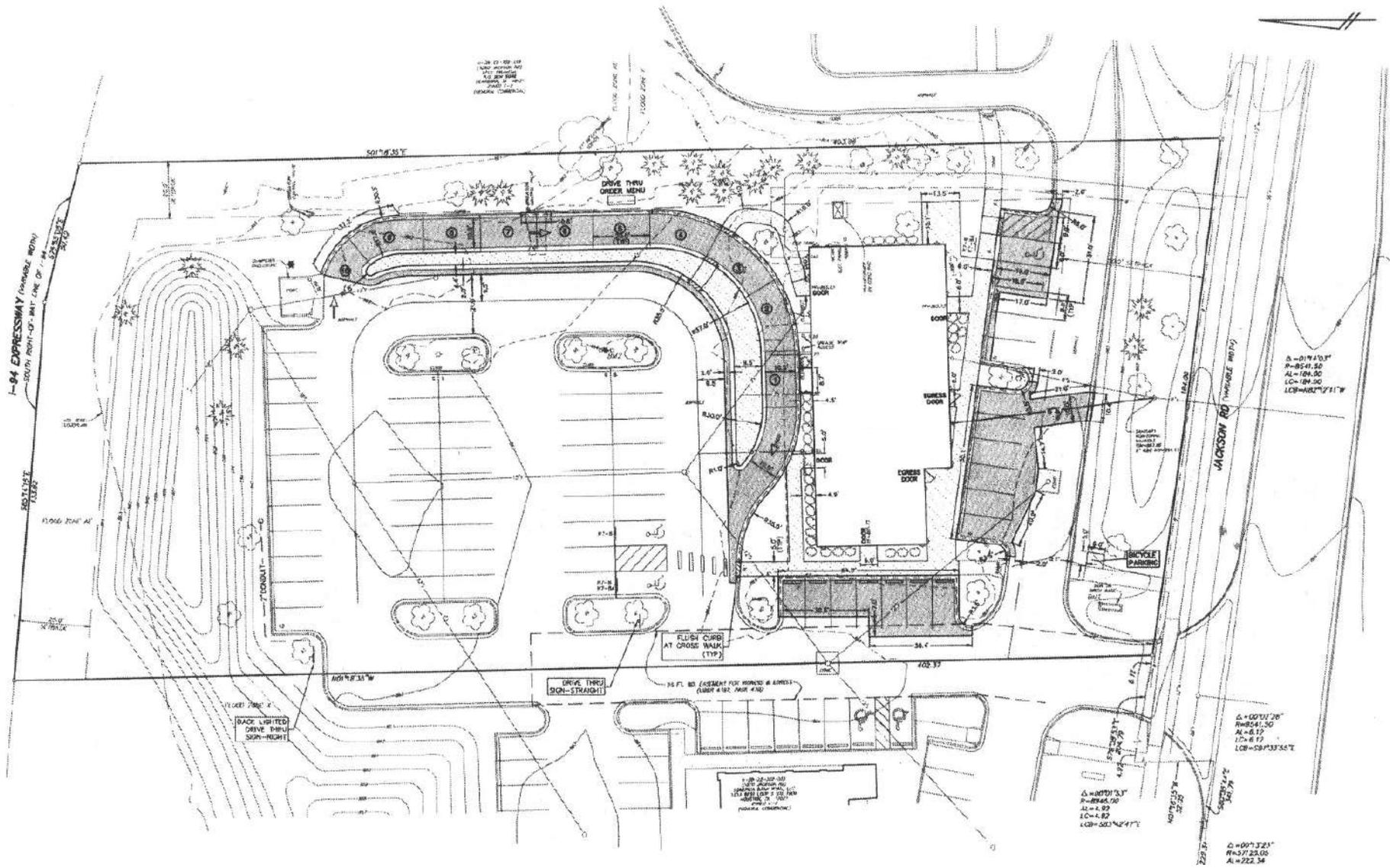


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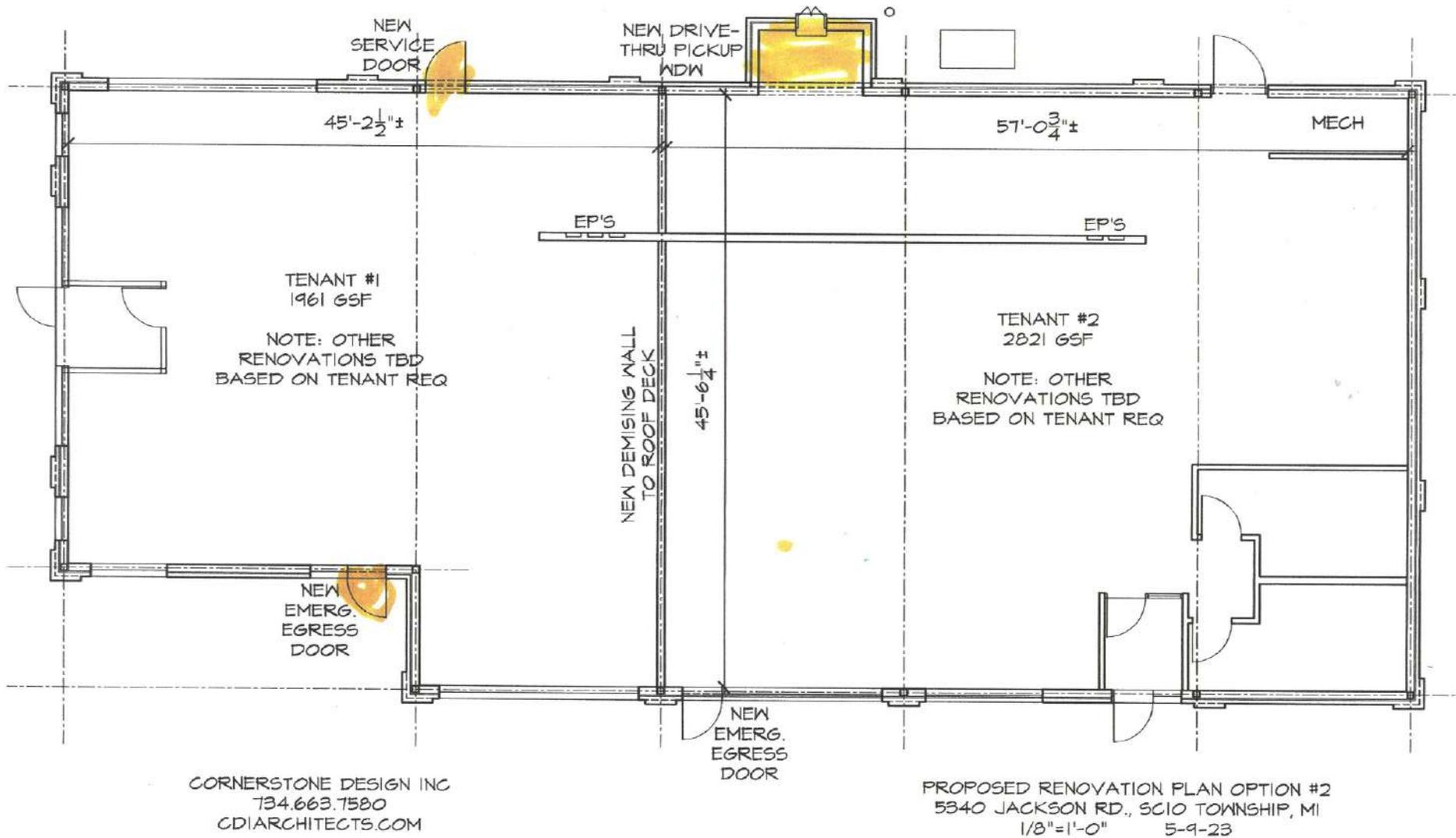


SITE PLAN

4,724 SF Restaurant with Drive-Thru



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FLOOR PLAN

4,724 SF Restaurant with Drive-Thru



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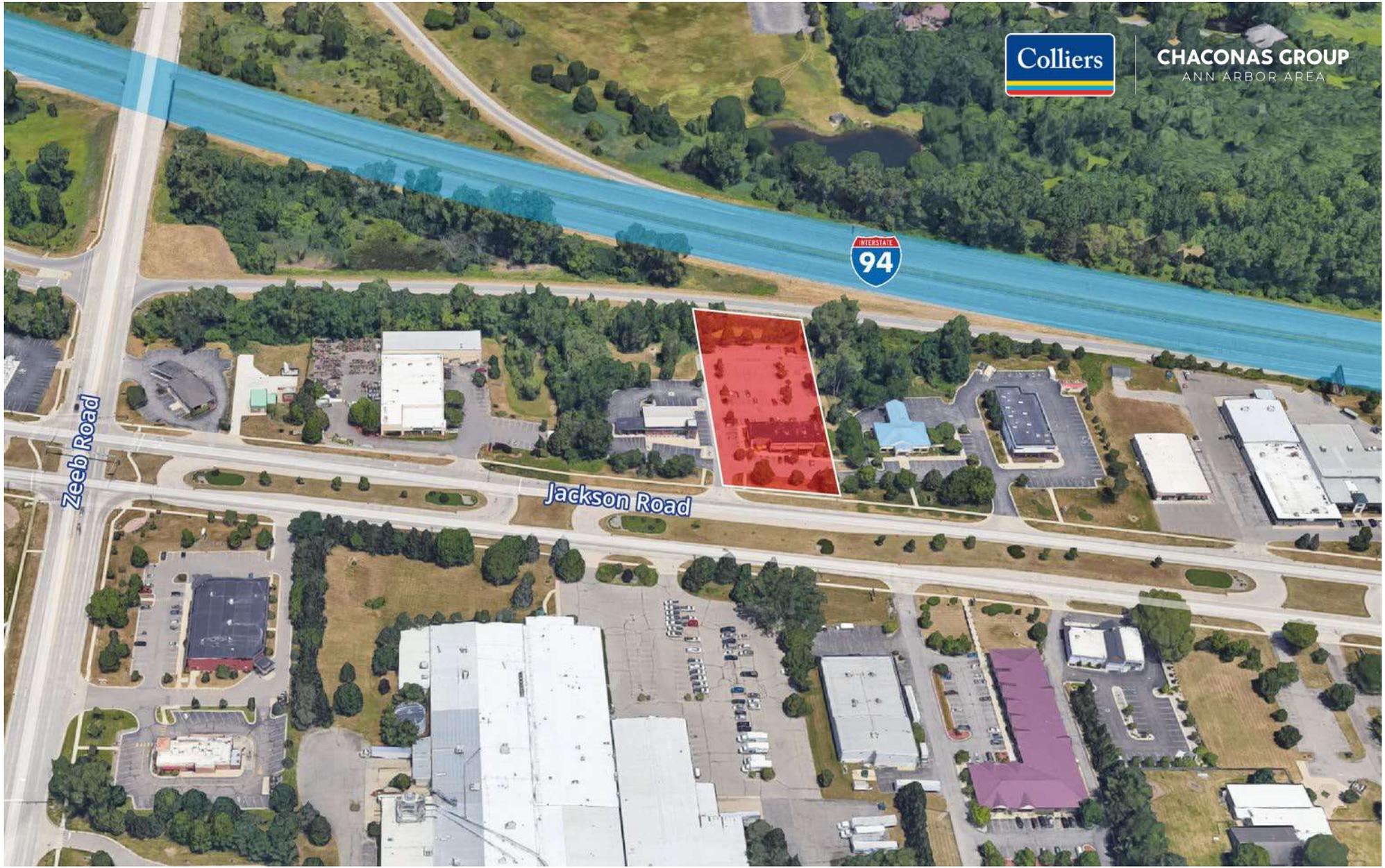


MERCHANT MAP

4,724 SF Restaurant with Drive-Thru



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Zeeb Road

Jackson Road

PROPERTY AERIAL

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DEMOGRAPHICS

1 Mile Radius

Household & Population Characteristics



\$153,487
Median
Household
Income



\$474,894
Median Home
Value



84.1%
Owner Occupied
Housing Units



42.7
Median
Age



3,390
Current Total
Population



1,484
Current Total
Households



2.29
Average
Household Size

Income & Households Summary



\$205,949
Average
Household
Income



\$85,205
Per Capita
Income



296
Total
Businesses



3,758
Total
Employees

Traffic Count



18,217
Total cars

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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