

RETAIL | FOR LEASE



GLENCOE CROSSING

4655-4747 WASHTENAW AVENUE
ANN ARBOR, MICHIGAN 48108



PATTAH
DEVELOPMENT

CBRE

PROPERTY HIGHLIGHTS

**MULTIPLE
OPPORTUNITIES
AVAILABLE
AT GLENCOE
CROSSING**

**JOIN STARBUCKS,
CITI TRENDS,
TOTAL WIRELESS,
FLAGSTAR BANK,
AND MORE**

**HIGH TRAFFIC
CORRIDOR ALONG
WASHTENAW
AVENUE WITH
TRAFFIC COUNTS
EXCEEDING 27,000+
VPD**

**DENSE
RESIDENTIAL
TRADE AREA
WITH 69,000
PEOPLE WITHIN
A 3 MILE-RADIUS**

**NEARBY RETAILERS
INCLUDE KROGER,
MEIJER, TARGET,
LOWE'S, FLOOR &
DECOR, AND FRESH
THYME**

**LEASE RATE:
CONTACT
BROKER**

MACRO MAP



4719 WASHTENAW AVE



- 9,804 SF ENDCAP
- 19'2 CLEAR CEILING HEIGHT
- AMPLE PARKING

4741 WASHTENAW AVE



- 7,600 SF
- AMPLE PARKING

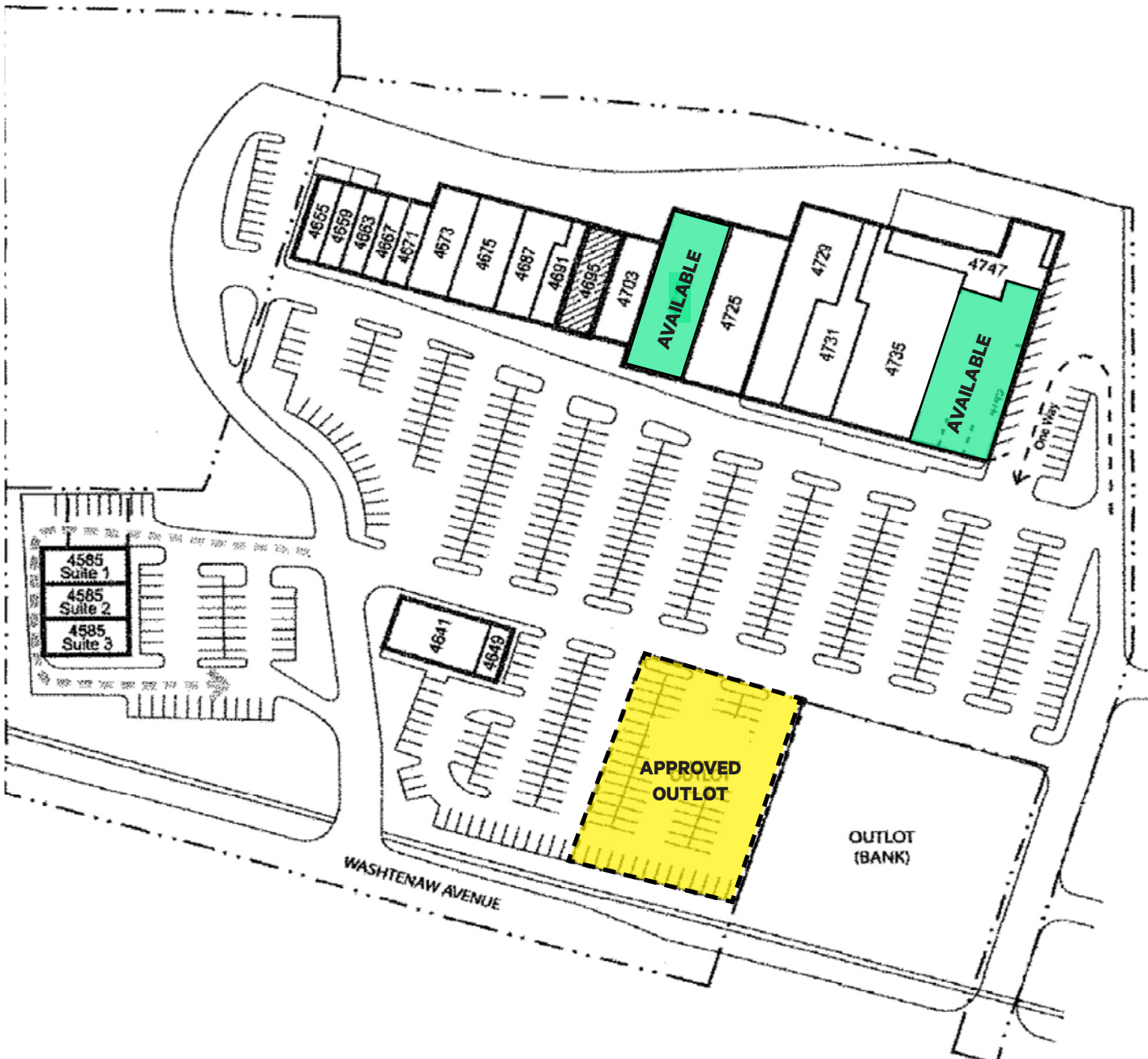
OUTLOT ALONG WASHTENAW AVE



AVAILABLE
±0.90

- ±0.90 ACRES
- APPROVED OUTLOT

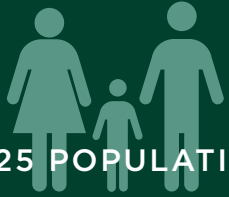
SITE PLAN



SITE MAP

BUILDING DATA		
SUITE#	TENANT NAME	SQ FOOT
4585-1	Perry Prosthetics	3,500
4585-2	Hifa Falafel	1,569
4585-3	Starbucks	1,950
4641-4649	Ichiban	5,000
4655	Signrama	1,600
4659	Total Wireless	1,500
4663	The Hertz	1,533
4667	LA Insurance	1,600
4671	Dr Scott Carey	1,600
4673	Therapeutics	3,039
4675	Secretary of State	4,461
4687	Ross	3,300
4691/4695	Hair Essentials	4,552
4703	Army Recruiting	3,634
4719	AVAILABLE	7,600
4725-A	Eye Doctor	3,500
4725-B	Best Dental	4,100
4729/4731	CitiTrends	13,887
4735	DinoLand	11,822
4741-4745	AVAILABLE	9,804
4747	No Thai	4,348
Total Sq Feet		93,899

DEMOGRAPHIC HIGHLIGHTS



2025 POPULATION

1 MILE: 13,258

3 MILES: 69,835

5 MILES: 184,598

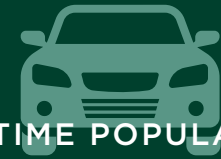


AVERAGE HOUSEHOLD
INCOME

1 MILE: \$74,101

3 MILES: \$105,580

5 MILES: \$107,236



DAYTIME POPULATION

1 MILE: 12,890

3 MILES: 79,322

5 MILES: 244,826



4655-4747 WASHTENAW AVENUE, ANN ARBOR, MI

SCOTT YOUNG
Senior Vice President
+1 248 936 6832
scott.young@cbre.com

MATT CROSWELL
First Vice President
+1 248 351 2084
matt.croswell@cbre.com

JAKE VORKAPICH
Transaction Manager
+1 248 351 2071
jake.vorkapich@cbre.com



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