

FOR LEASE

2603 Jackson Ave.
Ann Arbor, MI

14,143 SF Retail Space Available

Colliers



CHACONAS GROUP

ANN ARBOR AREA

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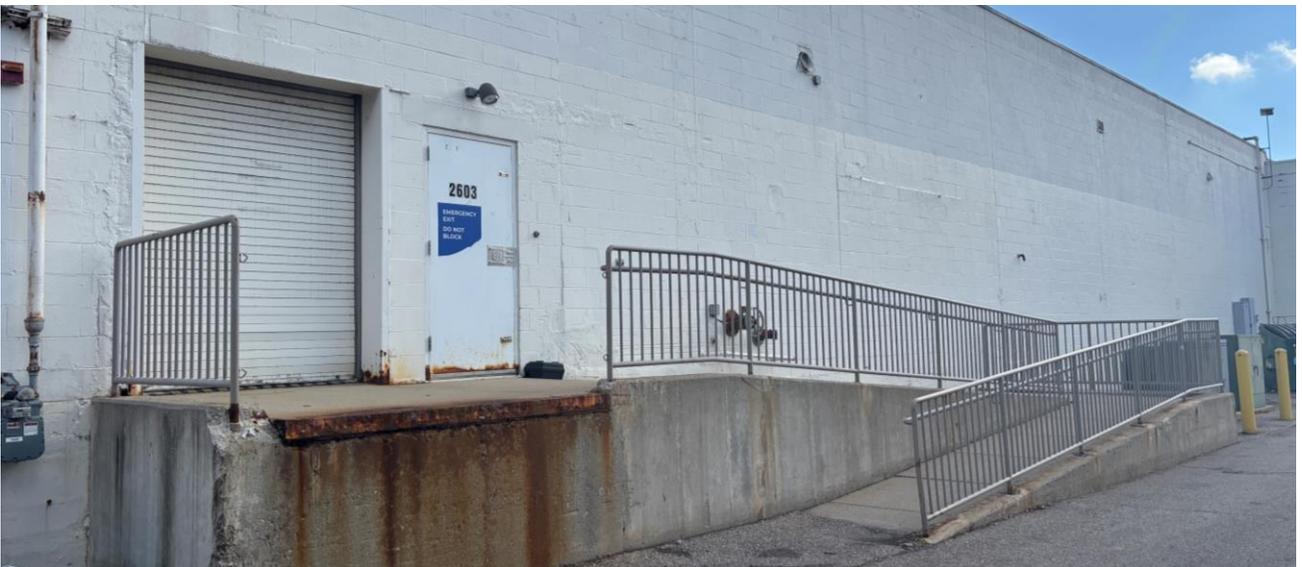




PROPERTY HIGHLIGHTS

- 14,143 SF
- \$25 PSF NNN
- NNN's Estimated at \$5.84 PSF
- Prominent Endcap at Westgate Shopping Center
- Established, Well-Maintained Center with Diverse, Long-term Tenants
- High Visibility facing Jackson Ave., with Building Signage Available
- Formerly a Rite Aid: Open Floor Plan, High Ceilings, Rolling Dock-Level Door
- Ample Parking for Customers and Staff
- Ideally Located at Jackson Ave., W. Stadium Blvd Intersection
- Multiple Access Points, High Traffic Counts, Close to I-94 and Downtown Ann Arbor

PROPERTY PHOTOS



Westgate Tenants

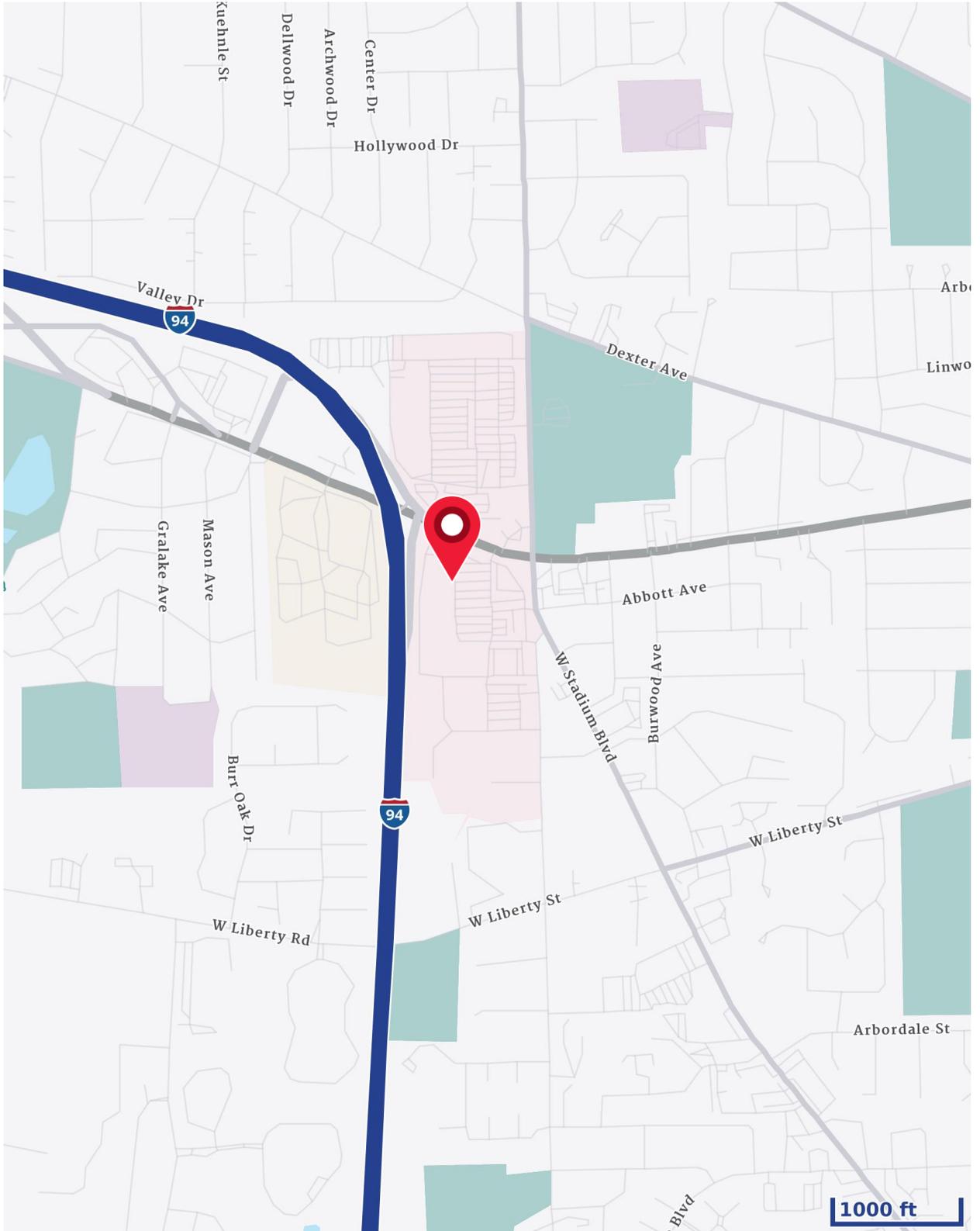
| Address | Tenant | Sq. Ft. |
|------------------------|--|---------|
| 2603 Jackson Ave. | Vacant | 14,143 |
| 2601 Jackson Ave. | Staples | 17,233 |
| 2577 Jackson Ave. | Probility | 2,831 |
| 2575 Jackson Ave. | Star's Café | 1,379 |
| 2561 Jackson Ave. | Jersey Mike's Sub | 1,550 |
| 2555 Jackson Ave. | SVS Vision | 2,000 |
| 2541 Jackson Ave. | SEVA Restaurant | 5,500 |
| 2539 Jackson Ave. | Happy House Hallmark | 8,300 |
| 2535 Jackson Ave. | CoCo Fresh Tea & Juice | 2,000 |
| 2531 Jackson Ave. | UPS | 2,095 |
| 2521 Jackson Ave. | Legacy Oral & Facial Surgery Center | 4,095 |
| 2519 Jackson Ave. | Mast Shoes | 3,932 |
| 2517 Jackson Ave. | Westgate Dental | 2,666 |
| 2515 Jackson Ave. | Barry Bagel's | 5,931 |
| 2513 Jackson Ave. | Schuler Books | 12,060 |
| 2507 Jackson Ave. | Pictures Plus - Retail | 1,420 |
| 2505 Jackson Ave. | Arm 'n' Anvil | 1,041 |
| 2503 Jackson Ave. | Ann Arbor Public Library Sweetwaters Coffee & Tea | 21,926 |
| 2467 W Stadium Blvd. | TJ Maxx | 34,746 |
| 2465 W. Stadium Blvd. | Little Seedling | 4,009 |
| 2463 W. Stadium Blvd. | Happy Nails | 2,500 |
| 2461A W. Stadium Blvd. | Play It Again Sports | 3,558 |
| 2459 W. Stadium Blvd. | Sylvan Factory | 3,097 |
| 2457 W. Stadium Blvd. | Pictures Plus (workshop) | 1,960 |
| 2455 W. Stadium Blvd. | Modern Living Collective | 2,380 |
| 2449 W Stadium Blvd. | Sweet Heather Anne | 1,824 |

MERCHANT MAP



LOCATION MAP

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AERIAL MAP



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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.