

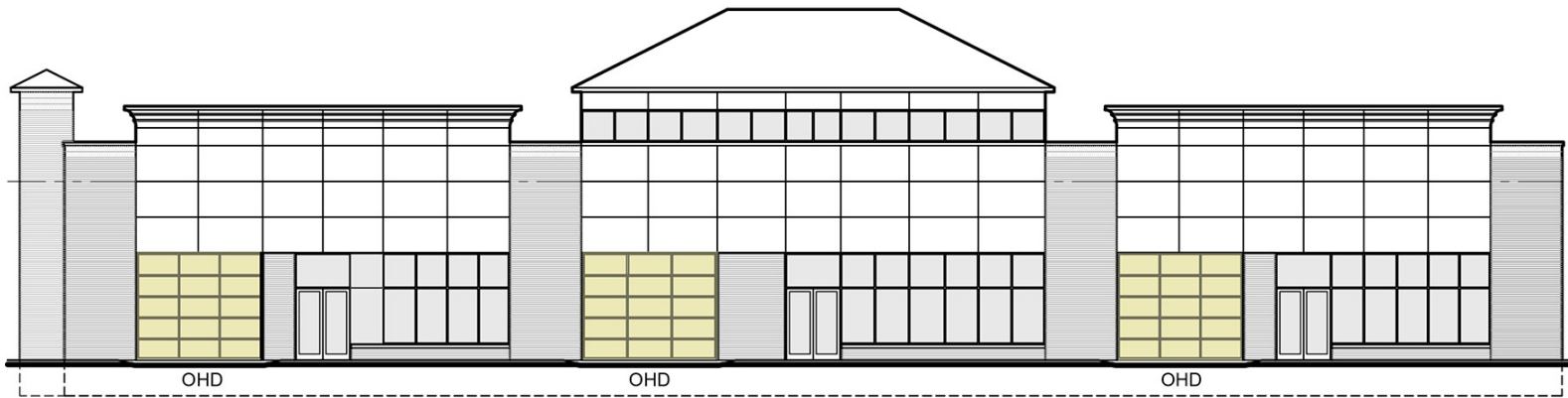
3949-3957 S. STATE STREET
ANN ARBOR, MICHIGAN

MIXED-USE / INDUSTRIAL
FOR SALE OR LEASE
2,000 – 5,800 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

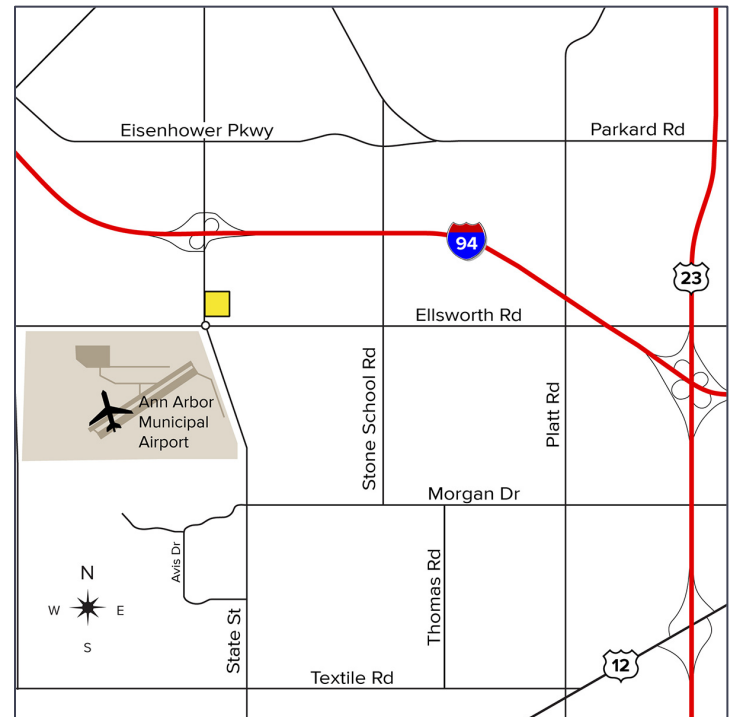
INVESTMENT OPPORTUNITY



Conceptual Rendering

PROPERTY FEATURES

- 2,000 – 5,800 square feet available
- Ideal for contractor garage with grade level door – units starting at 2,000 square feet
- Zoned C3 – Fringe Commercial, Permitted Uses: artist studio, general entertainment, indoor/outdoor recreation, auto sales/rental, outdoor sales, restaurant, wholesale building materials, adult or childcare, trade school, etc.
- Approved drive thru and overhead doors
- Located on busy State Street Road at I-94 exit
- Excellent location with high traffic counts neighboring Costco, Taco Bell, Tim Hortons and Jimmy John's top regional location
- Sale Price: \$1,100,000 (\$189.66/sq. ft.)



For more information, please contact:

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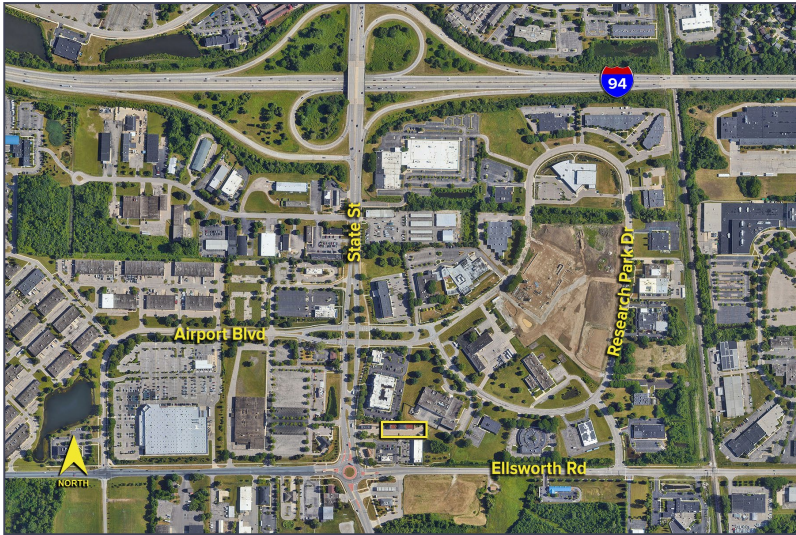
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3949-3957 S. State Street – Ann Arbor, Michigan

Mixed-Use/Industrial For Sale or Lease

2,000 - 5,800
Square Feet
AVAILABLE



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	2,193	\$81,496
3 MILE	65,410	\$104,839
5 MILE	172,711	\$97,153

TRAFFIC COUNTS (TWO-WAY)

21,989	Ellsworth Rd. E. of State St.
18,099	Ellsworth Rd. W. of State St.
29,704	State St. N. of Ellsworth Rd.
21,449	State St. S. of Ellsworth Rd.



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