



OFFERING MEMORANDUM



INVESTMENT OPPORTUNITY

1880 W Stadium Blvd, Ann Arbor, MI 48103

MIXED-USE INVESTMENT OPPORTUNITY

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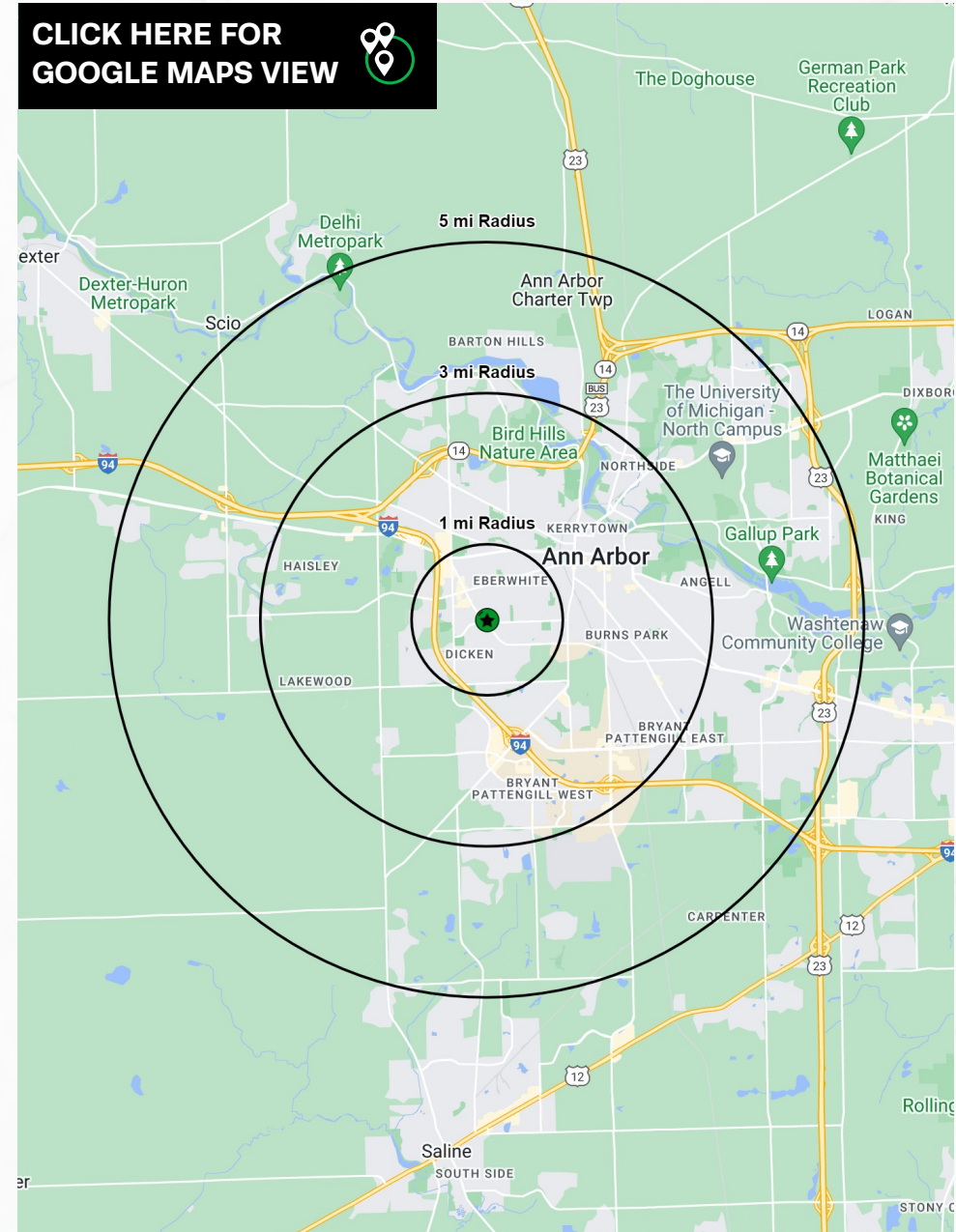
PROPERTY OVERVIEW

PROPERTY SUMMARY

- Presenting a fantastic opportunity to acquire an asset in a prime location in Ann Arbor, one of the strongest markets in the Midwest.
- Strategically positioned along Stadium Boulevard, a primary commercial corridor in Ann Arbor. Many national retailers and restaurants nearby.
- Located on a corner with a traffic signal.
- Anchor Tenant Stability: Howard Hanna, a strong performer at this location, recently extended its lease.
- New leases signed in the past year demonstrate the continued strength of location.
- Ann Arbor is one of America's most dynamic university towns, boasting a robust demographic profile.

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	14,617	94,870	154,675
HOUSEHOLDS	7,005	39,908	63,740
AVERAGE HH INCOME	\$139,916	\$134,411	\$142,232
MEDIAN HH INCOME	\$104,221	\$95,596	\$101,477
DAYTIME POPULATION	7,679	91,589	143,834

CLICK HERE FOR
GOOGLE MAPS VIEW



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SITE PLAN



#	TENANT	SF
1880	Maturity Matters Counseling	1,730 SF
1882	The Polished Edge	1,817 SF
1884	UNDER CONSTRUCTION - Salon Suite	1,800 SF
1886	Thatcher Chiropractic	1,200 SF
1890	Official Driving	618 SF
1892	Maple Law Group PLLC	1,150 SF
1894	VACANT	500 SF
1888	Howard Hanna	10,954 SF
1896		
1898		

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PHOTOS



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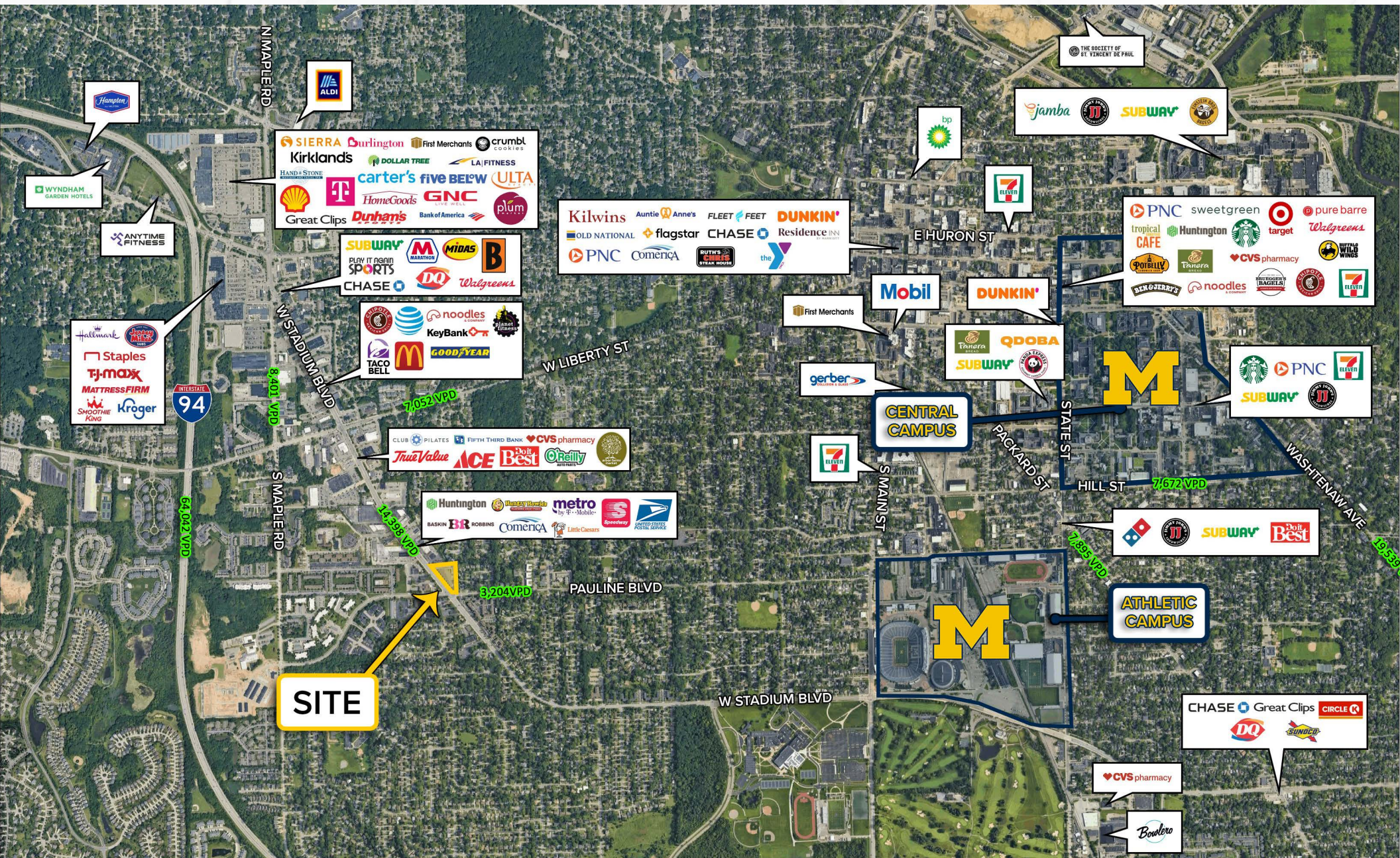
MICRO AERIAL



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TENANT PROFILES



Established in 1957 by Howard and Anne Freyvogel Hanna, with a single office in Pittsburgh, the family-owned Howard Hanna Real Estate Services is now the #1 family-owned and -operated broker in the country. Founded as the Howard Hanna Company, the family business was an integral part of growing up in the Hanna household. Today, Howard and Anne's three children, Hoddy, Helen and Annie, and the third generation, Annie Hanna Engel, Hoby Hanna, Kelly Hanna Riley, Duffy Hanna and Dennis Cestra, Jr. carry on the family tradition throughout the company. The Howard Hanna Ann Arbor real estate office services all nearby communities, including Ypsilanti, Dexter, Saline, Plymouth, and Whitmore Lake, as well as neighborhoods throughout Washtenaw County.

The Polished Edge Salon is a haven for those seeking a touch of glamour and relaxation. Nestled in the heart of the community, this beauty sanctuary offers a blend of modern sophistication and warm hospitality, making every client feel pampered from the moment they step inside. With its chic decor and skilled stylists, The Polished Edge Salon caters to a diverse clientele looking for top-notch beauty services. From trendy haircuts to luxurious spa treatments, this salon is dedicated to enhancing each individual's unique style and natural beauty. Whether you're in need of a simple touch-up or a complete transformation, The Polished Edge Salon is sure to leave you feeling refreshed and rejuvenated.

Maturity Matters Counseling was created to assist a special population in our community- those experiencing stress related to chronic health, cognitive, grief, or emotional concerns that can often come with the aging process- whether that is age 45 or 100. Maturity Matters works alongside clients to provide support and teach skills to reach their goals while improving their life satisfaction. The team of clinical social workers can also support care partners such as spouses or adult children trying to assist their loved ones in managing challenging situations. Care, partner support, and education is a very large part of the practice. Clinicians are very skilled at offering neutral yet caring support in managing some of life's most difficult moments.

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TENANT PROFILES



Dr. Bill Thatcher attended Logan University and graduated in 1983. When he decided to open Thatcher Chiropractic & Laser, he returned to his home community to serve Ann Arbor with natural health care. Since 1985, the Thatcher Chiropractic & Laser office has been in the same location. You'll find them conveniently located on the west side of town in the heart of the business corridor. With a focus on efficiency and effectiveness, you can get in and out quickly so that you can continue on with your day. Their goal is to help free you from your pain. With our care, you can regain optimal structural integrity and maintain it for a lifetime. If we can't help you, we'll find you the appropriate health care provider who can.

Maple Law Group specializes in helping your family to navigate difficult legal matters, and providing resolution. They are dedicated to guiding individuals and families through life's legal challenges with compassion, clarity, and care. Whether you're navigating the intricacies of estate planning, facing a family law matter, or seeking to protect your rights in court, our client-focused approach ensures that you feel heard, supported, and empowered every step of the way. We believe the law should be accessible—not overwhelming—and we pride ourselves on distilling complex legal issues into clear, actionable solutions tailored to your unique circumstances.

Official Driving School has provided superior driver education in Michigan for more than 40 years under the Sears Driving School brand. The teen and adult programs are fully certified by the State of Michigan and are lead by selected instructors that have completed rigorous training and background checks, and training is in safe, late-model vehicles. The school's classrooms are conveniently located in schools and at many Sears retail locations. To find classes near you, please visit our locations or classes pages.

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RENT ROLL

TENANT	#	SF	\$ / SF	Rent / Yr	Rent / Mo	Expense Reimburse	Lease Type	Expiration Date
Howard Hanna	1888 1896 1898	10,954 SF	\$23.60	\$258,534	\$21,544.51	46.19%	NNN	12/31/2030
Maturity Matters Counseling	1880	1,730 SF	\$22.50	\$38,925	\$3,243.75	7.76%	NNN	11/30/2027
The Polished Edge	1882	1,817 SF	\$30.12	\$54,720	\$4,560.00	\$0	Gross	6/30/2030
UNDER CONSTRUCTION - Salon Suites**	1884	1,800 SF	\$22.50	\$40,500	\$3,375.00	\$2,400/yr	ModGross	TBD - 60 mos
Thatcher Chiropractic	1886	1,200 SF	\$34.66	\$41,592	\$3,466.00	\$0	Gross	2/28/2026
Official Driving	1890	618 SF	\$23.30	\$14,400	\$1,200.00	\$1,200/yr	ModGross	7/31/2030
Maple Law Group PLLC	1892	1,150 SF	\$18.26	\$21,000	\$1,750.00	\$1,200/yr	ModGross	5/31/2029
VACANT	1894	500 SF						
TOTAL		19,769 SF		\$469,671	\$39,139			

**Suite 1884 lease dates TBD upon completion of build-out

CONFIDENTIALITY & DISCLAIMER

The Offering Memorandum has been prepared by Hanna Commercial Real Estate and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire. The Offering Memorandum is not a substitute for Buyer's thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, Hanna Commercial Real Estate and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. Hanna Commercial Real Estate has not verified any of this information, nor has Hanna Commercial Real Estate conducted any investigation regarding these matters. Hanna Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate. Further, Hanna Commercial Real Estate and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance

or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. Hanna Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs. Buyer agrees to indemnify, defend, protect and hold Hanna Commercial Real Estate and any affiliate of Hanna Commercial Real Estate harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of Hanna Commercial Real Estate, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold Hanna Commercial Real Estate harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

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