

# FOR SALE



**CHACONAS GROUP**  
ANN ARBOR AREA



## 1329 S Main Street Adrian, MI

Investment Property

**Colliers Ann Arbor**  
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Ann Arbor, MI 48103  
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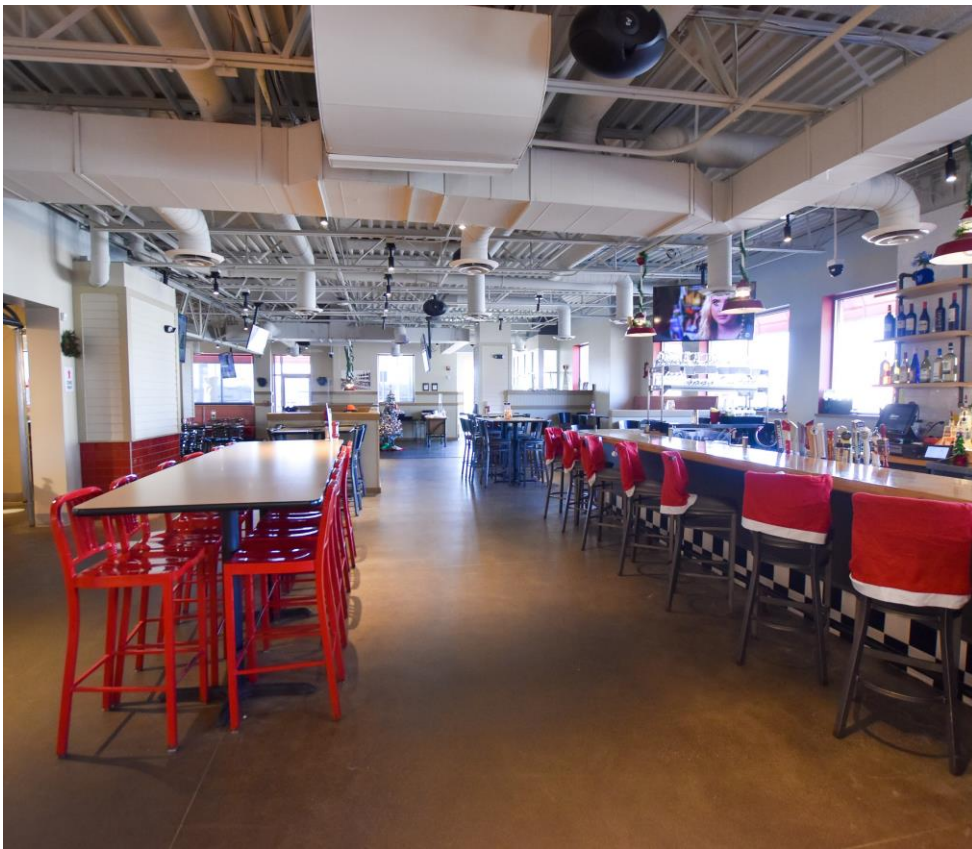
Investment Property

## PROPERTY HIGHLIGHTS

- 6,683 SF
- Prime NNN Investment Opportunity Offered at **\$1,650,000**
- The Property was Built-to-Suit in 2017 as a Restaurant for Aubree's Pizzeria & Grill, One of Their 7 Michigan Locations
- Long-Term, High-Return Lease in Place
- Close to Hampton Inn & Suites and Holiday Inn Express
- Near Meijer, Lowe's Home Improvement, and Other National Retailers.
- High Traffic Area with Over 15,000 Cars Passing Daily



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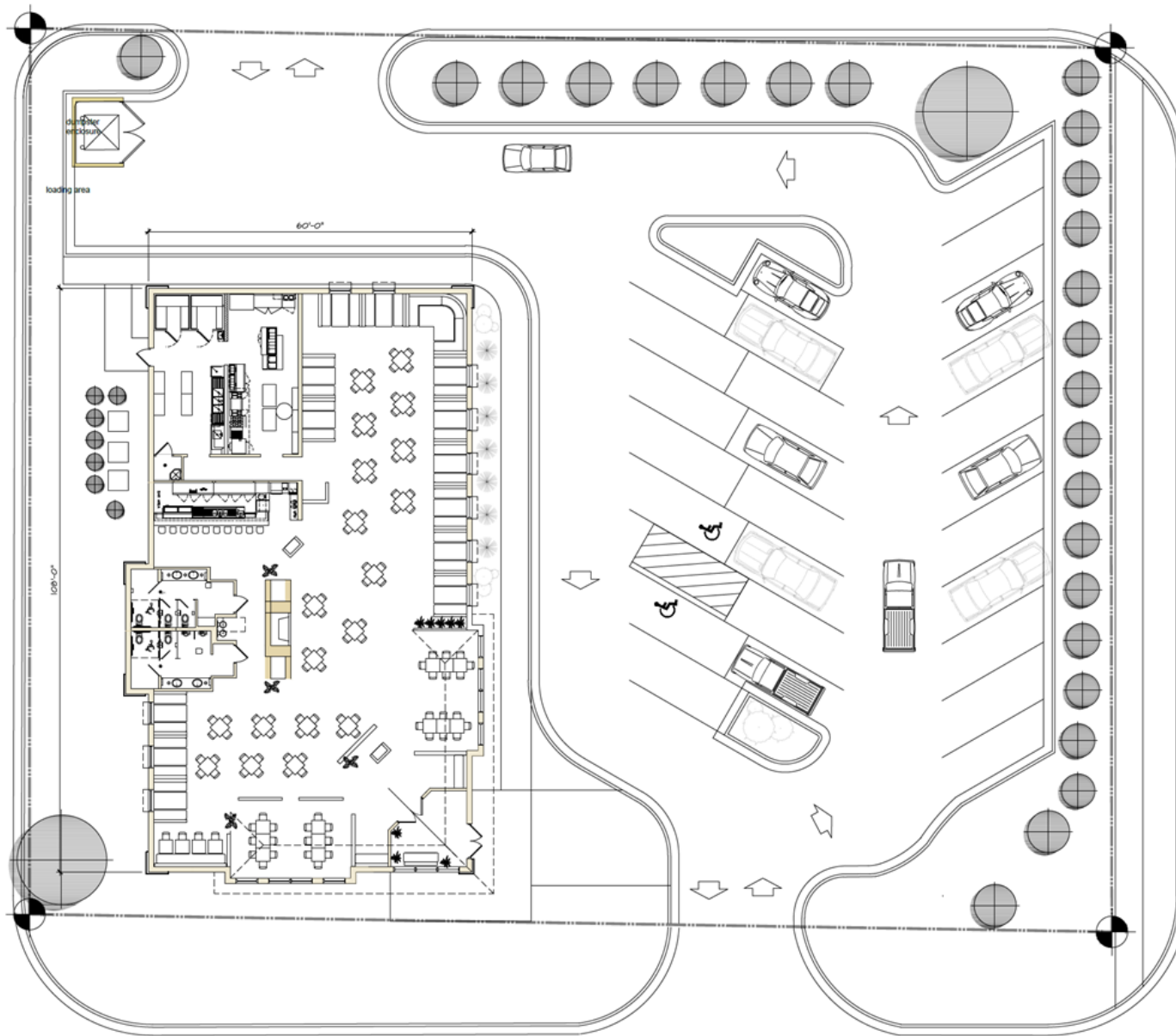
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# SITE PLAN

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# MERCHANT MAP

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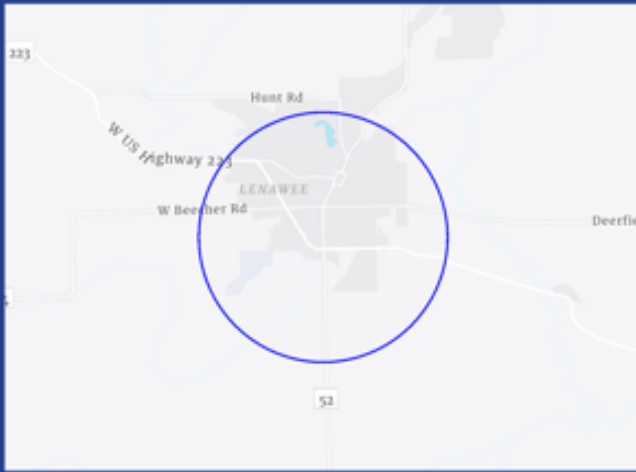
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# DEMOGRAPHICS

3 Mile Radius



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28,470	10,296	2.36	37.5	\$48,979	\$138,764	49	132	58
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

### Mortgage indicators



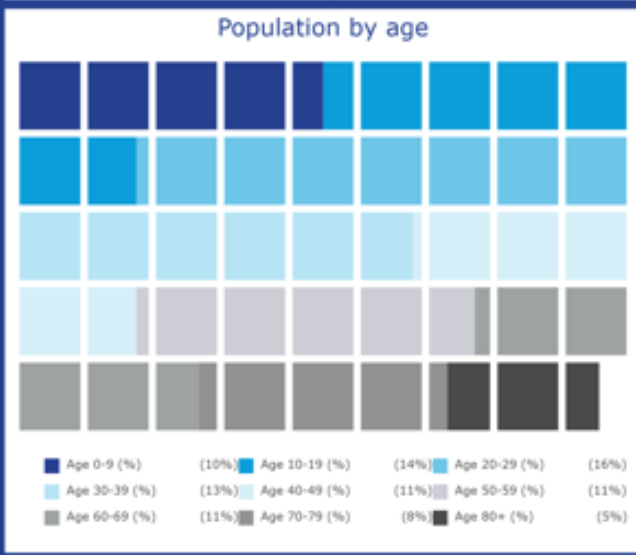
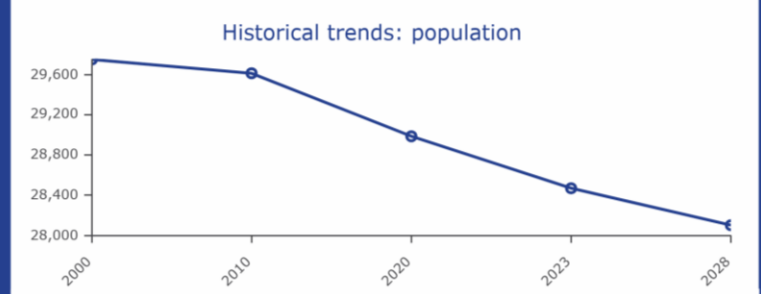
**\$7,567**

Avg spent on mortgage & basics

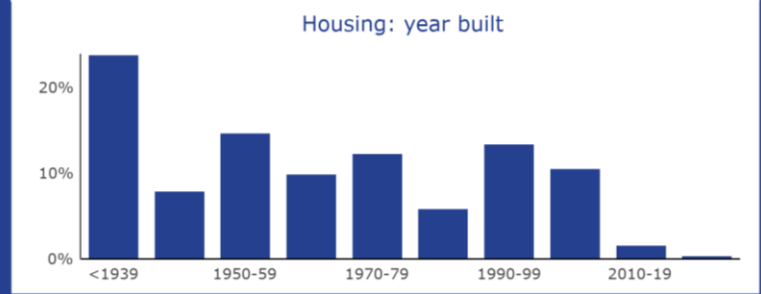
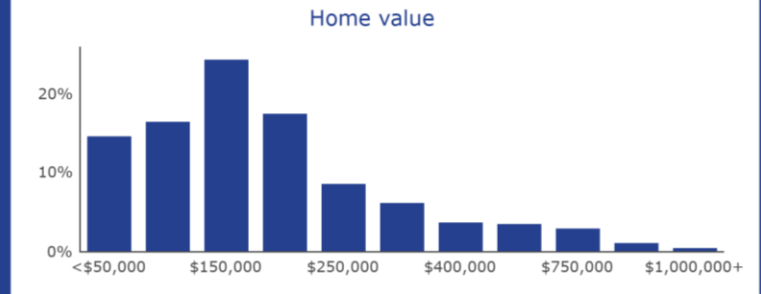
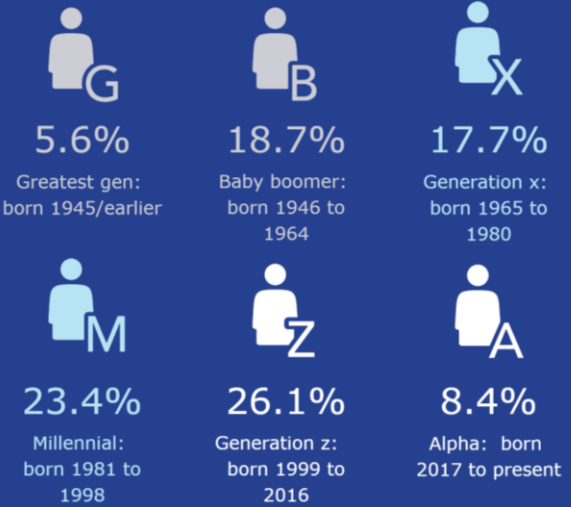


**17.7%**

Percent of income for mortgage

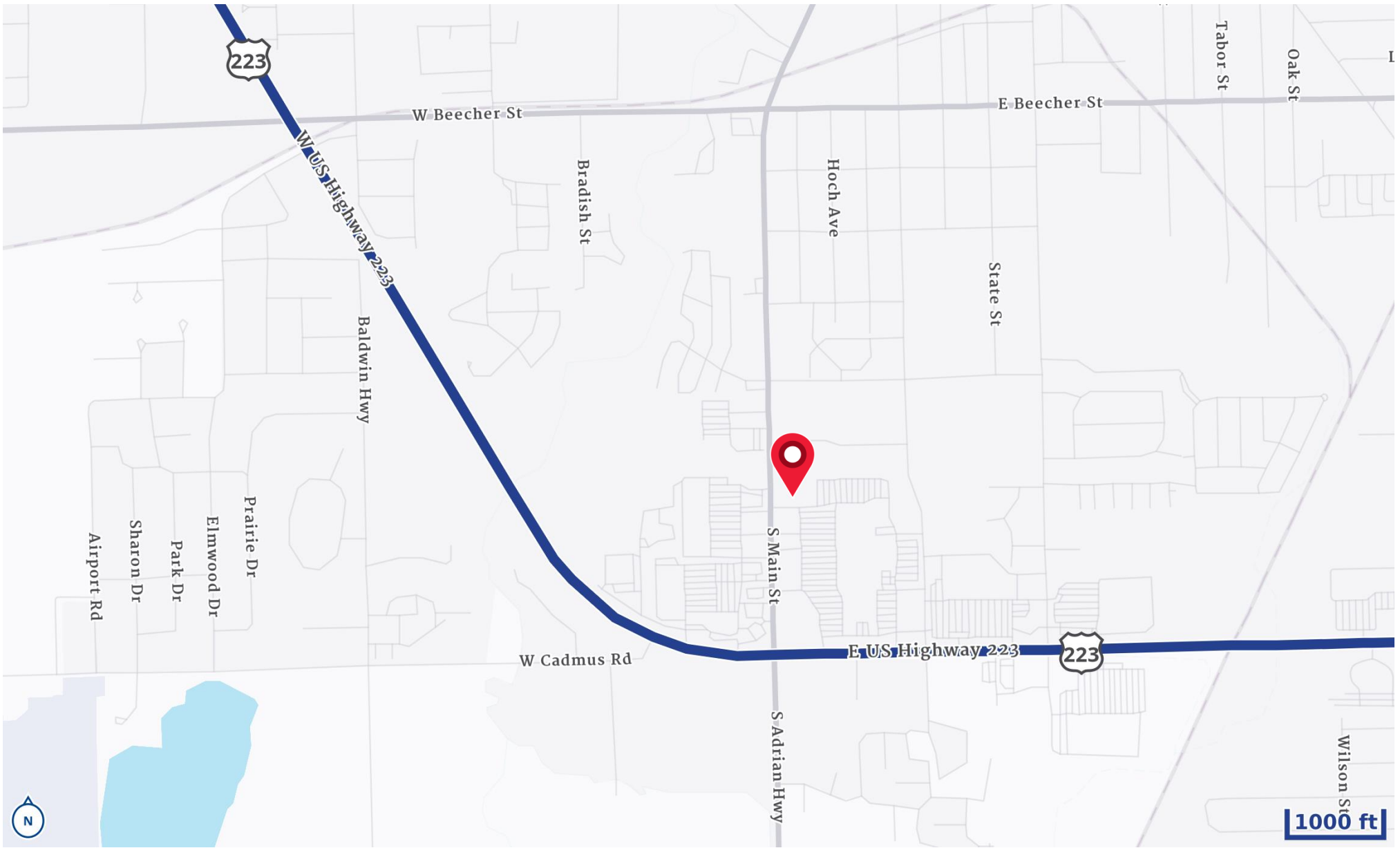


### Population by generation



**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.

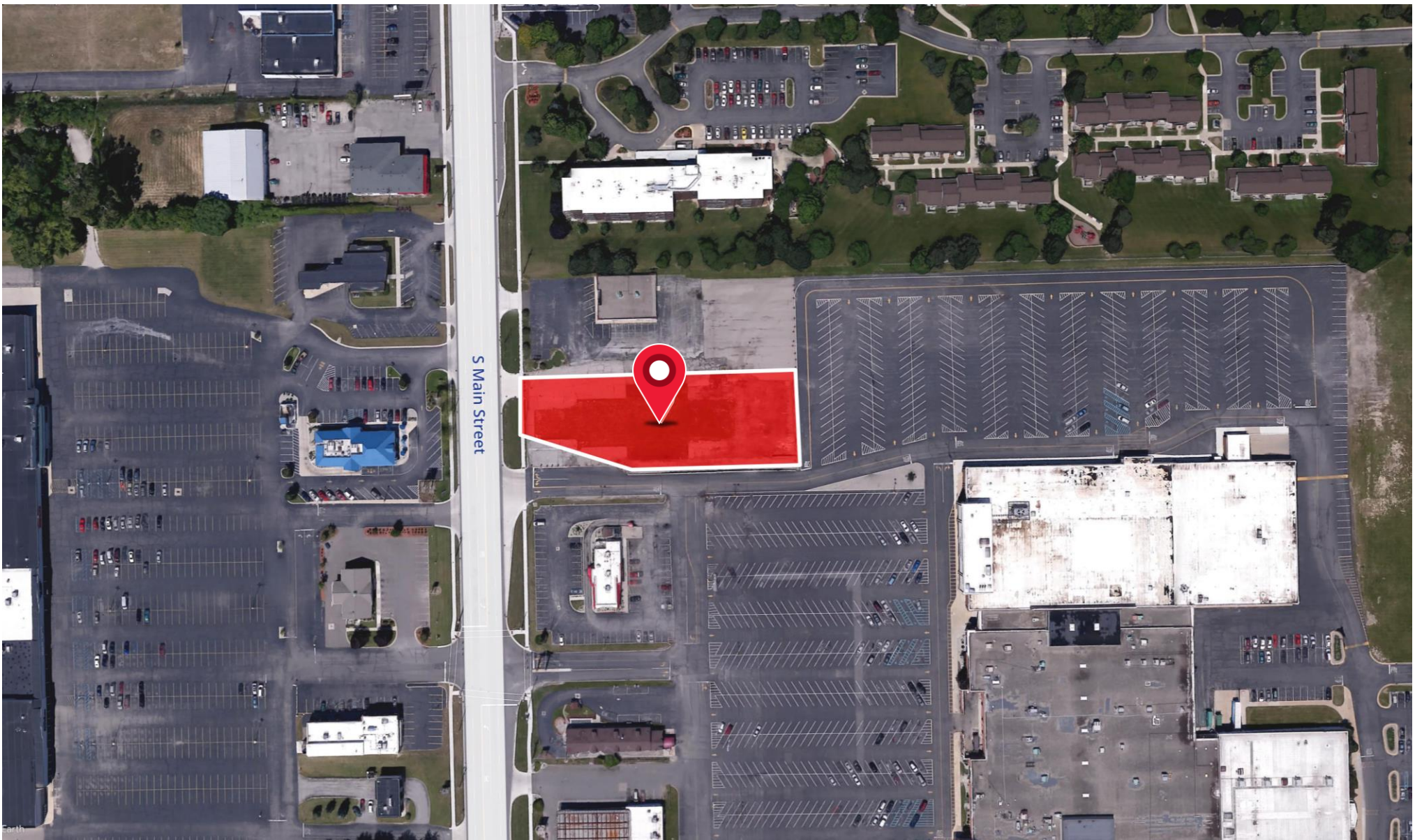


# LOCATION MAP

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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.

# AERIAL MAP

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