



**Briarwood Mall**  
 macy's VON MAUR J.CREW  
 ANN TAYLOR JCPenney COACH  
 CHIPOTLE APPLE TEXAS de BRAZIL P.F. CHANG'S  
 california PIZZA KITCHEN

**TOWNEPLACE SUITES**  
 MARRIOTT  
 Hilton Garden Inn

extended STAY AMERICA HOTELS

**Waters Place**  
 KOHL'S BEST BUY  
 DICK'S SPORTING GOODS Total Wine & MORE

meijer

BEYOND DWK COMPANY

**Village Centre**  
 FIRST WATCH THE DAYTIME CAFE OUTBACK STEAKHOUSE  
 Starbucks

**Oak Valley Center**  
 target ROSS DRESS FOR LESS JOANN Party City  
 SALLY BEAUTY PET SMART CRACK M  
 T Mobile OLD NAVY

Culver's  
 L A Z B O Y

CHASE

dfcu FINANCIAL

Bank of America

25,444 vpd

E Eisenhower Pkwy

ANNA'S HOUSE food friends life  
 Olive Garden ITALIAN KITCHEN

**69,911 SF**  
**4.51 ACRES**



**SUBJECT PROPERTY**

**FOR SALE/LEASE**

**Big Box Opportunity / Ann Arbor Trophy Asset**

**MID-AMERICA®**

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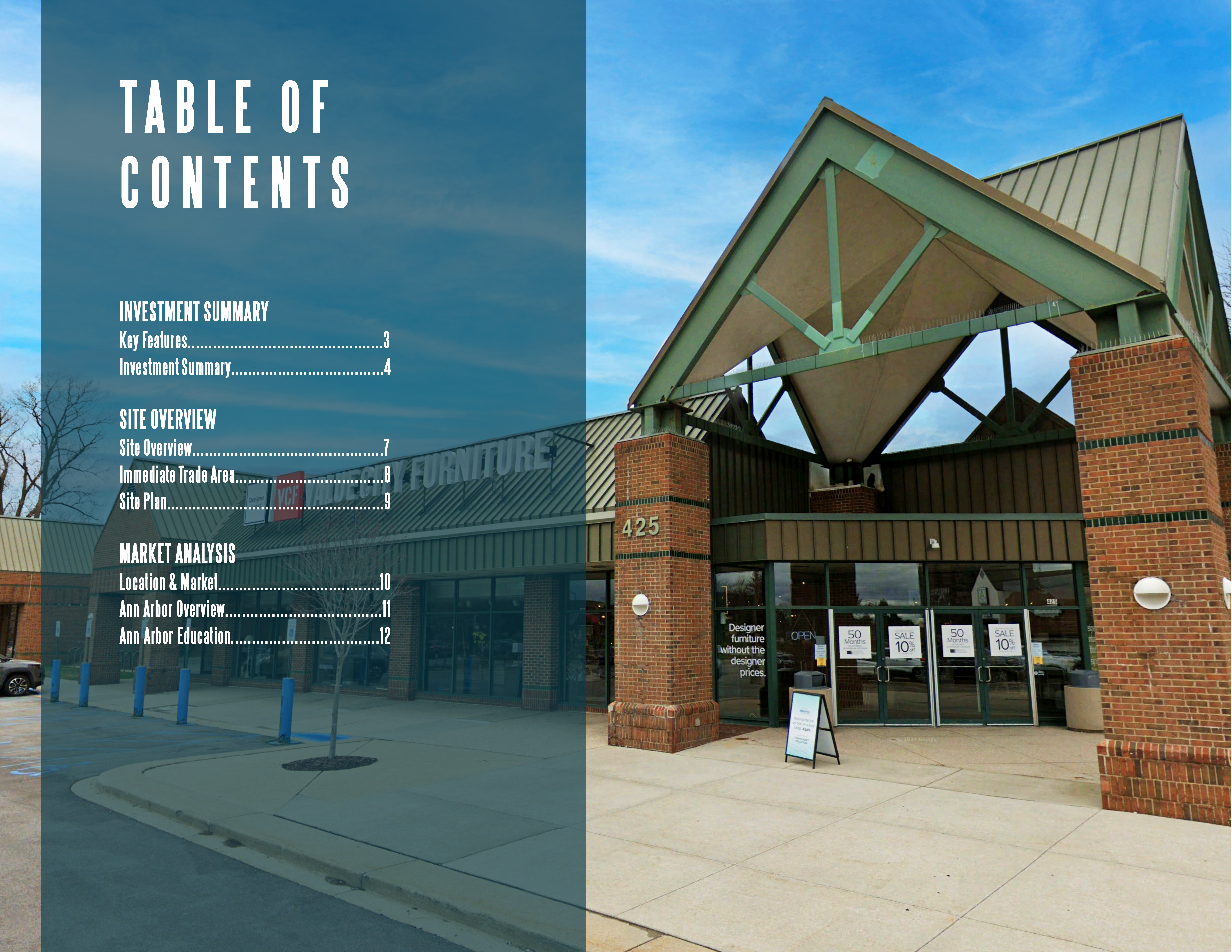
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# KEY FEATURES



## RETAIL SYNERGY

The subject property is well situated within a major retail trade area of Ann Arbor. Located across the street from Briarwood Mall (actively being redeveloped) and within a mile of major retailers such as Target, Whole Foods, Meijer, Total Wine & More, and many more.



## RARE OPPORTUNITY

Large spaces do not often become available in the Ann Arbor market, making this site a desirable option for any user looking to enter the Ann Arbor market with a prominent location. With the strength of the location and the flexibility of the existing structure, this site is ideal for retail users as well as showrooms, and many other users.



## UNIVERSITY OF MICHIGAN & THE BIG HOUSE

Ann Arbor is home to the University of Michigan, with over 33,000 undergraduates and over 18,000 graduate students attending the Ann Arbor campus. The university is ranked #1 amongst U.S. public universities and ranked #3 against other national undergraduate public universities. Drawing in Michigan students, alumni and fans across the world, the university's football stadium, Michigan Stadium (The Big House) is one of the largest and most iconic athletic venues. Michigan Stadium is the largest stadium in the U.S. and third largest in the world; it boasts a seating capacity of 107,601, but can host crowds in excess of 115,000.



## MICHIGAN HEALTH

Located in Ann Arbor, the University of Michigan Medical Center is the main complex for patient care at the University of Michigan. Pursuing excellence in health care, research & education, Michigan Health is rated #1 best Hospital in Michigan and #1 children's hospital in Michigan. The University Hospital is the Health System's hospital for adult patients and reaches 11-stories with 550-beds.



## ARTS & CULTURE

The Ann Arbor area has a vibrant art scene and boasts several renowned galleries, museums and non-profit art exhibits. Every year the city hosts the Ann Arbor Art Fair, a Midwest tradition, that draws close to half a million attendees over three days in July. As the largest juried art fair in the nation the fair features nearly 1,000 artists, spanning across 30 city blocks in the downtown.

## DESIRABLE DEMOGRAPHIC PROFILE *within 3 miles*



POPULATION  
94,019



DAYTIME POPULATION  
159,122



HOUSEHOLDS  
39,498



AVERAGE HH INCOME  
\$127,839



MEDIAN HOME VALUE  
\$454,235



MEDIAN AGE  
29.6



# THE OFFERING

Mid-America Real Estate - Michigan, Inc is pleased to announce an investment opportunity that is available for sale or lease in Ann Arbor, Michigan. The asset is situated at 425 E. Eisenhower Parkway in a prominent location across from the Briarwood Mall. The site consists of a 69,911 square foot building on 4.51 acres of land. The property is TC-1 zoning district and is well positioned in a key commercial corridor that benefits from the surrounding retail synergy, as well as quick access to major highways. With significant investment in the surrounding area, this site will continue to be a prominent location in the Ann Arbor market.



## PROPERTY SUMMARY

Address	425 E. Eisenhower Parkway   Ann Arbor, MI
Total Building Size (SF)	69,911 SF GLA
Space Available	69,911 SF
Acres	4.51 Acres
Parking	86 Parking Spaces

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Population	7,487	94,019	173,872
2024 Total Households	4,073	39,498	73,184
2024 Avg. Household Income	\$117,077	\$127,839	\$127,195
2024 Avg. Daytime Population	20,706	159,122	246,242



**PRICE: Unpriced**



**ASKING RENT: \$14 PSF + NNN**



# PROPERTY & LOCATION ANALYSIS

## TAX INFORMATION

425 E. EISENHOWER

Assessed	SEV:	Final Taxable:
\$3,525,900	\$3,475,630	\$3,525,900
Tax Amounts:		
	Winter	Summer
2022	\$48,482	\$164,704
2023	\$50,008	\$174,848
2024	-	\$187,390

## 2024 ANNUAL CONSUMER SPENDING *within 5 miles*

Annual Budget Expenditures	\$8,146,071,694
Retail Goods	\$2,586,775,914
Food	\$949,11,659
Entertainment/Recreation	\$330,037,832
Apparel & Services	\$206,946,182



## ZONING: TC1

### EXAMPLES OF PERMITTED USES INCLUDE:

- Multi-Family
- Restaurant
- Financial
- Retail
- Entertainment
- Medical
- Indoor Recreational
- Office

### ZONING ORDINANCE LINK



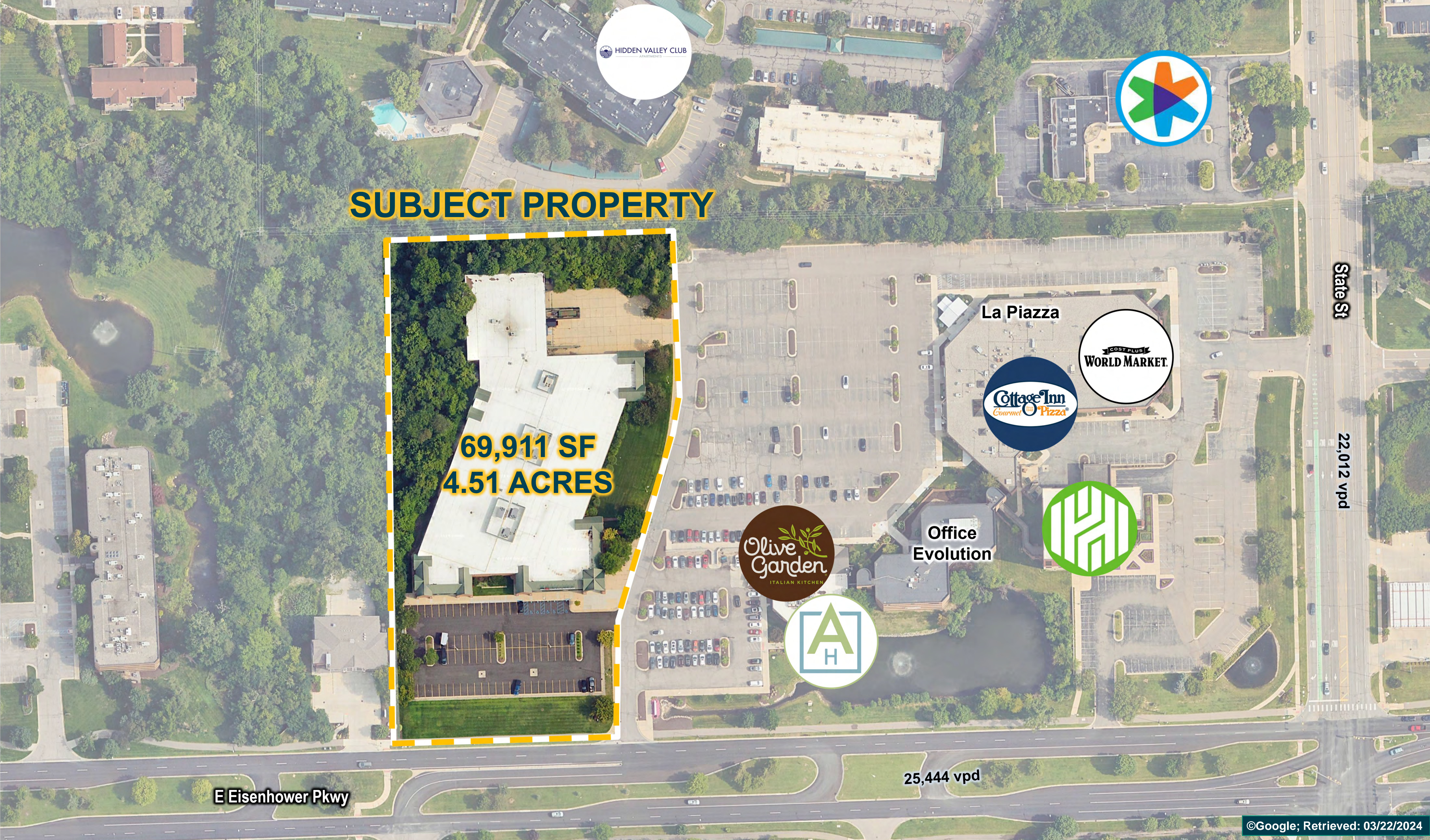


# EXISTING PROPERTY

**AVAILABLE  
69,911 SF**



# SITE OVERVIEW





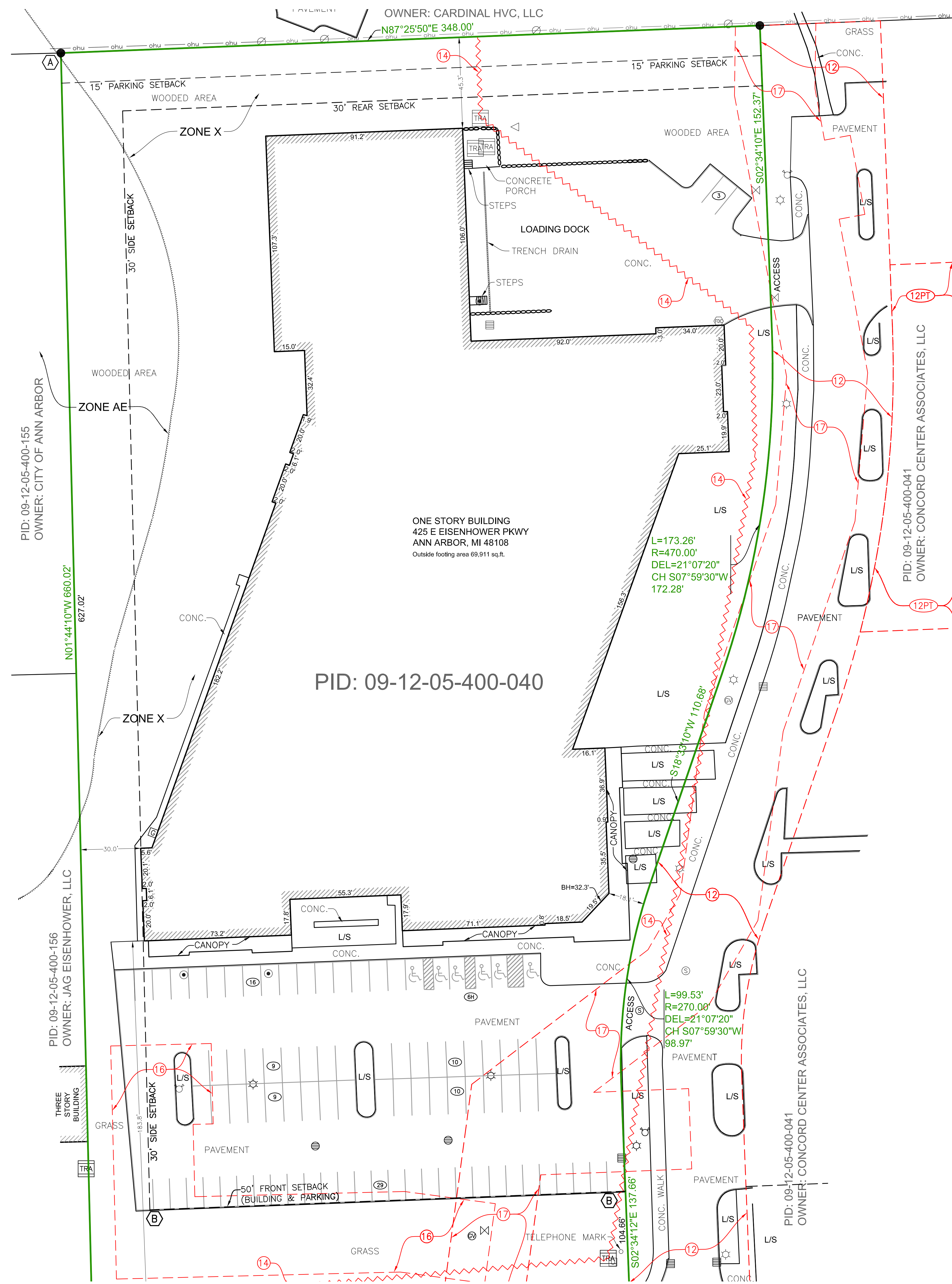
# IMMEDIATE TRADE AREA OVERVIEW



©Google; Retrieved: 03/22/2024



# SITE PLAN





DEMOGRAPHICS			
DISTANCE FROM SUBJECT:	1 MILE	3 MILES	5 MILES
2024 Population	7,487	94,019	173,872
Forecasted 2029 Population	8,122	94,972	174,835
% Change 2023 to 2028	1.64%	0.20%	0.11%
2024 Households	4,073	39,498	73,184
Forecasted 2029 Households	4,538	40,872	75,347
2024 Median Home Value	\$400,949	\$454,235	\$439,157
2024 Daytime Demographics	20,706	159,122	246,242
2024 Average Household Income	\$117,077	\$127,839	\$127,195
2024 Median Household Income	\$83,329	\$82,018	\$83,079
2024 Per Capita Income	\$64,847	\$55,717	\$55,761
2024 Median Age	34.1	29.6	31.6

### WASHTENAW COUNTY TOP EMPLOYERS

#	Company Name	Type of Organization	# of Employees
1	University of Michigan	Public University & Health Care System	35,948
2	Trinity Health Michigan	Health Care System	9,213
3	U.S. Government	Federal Government	3,717
4	Ann Arbor Public Schools	Public School District	2,704
5	State of Michigan	State Government	1,363
6	Washtenaw County	County Government	1,341
7	Eastern Michigan University	Public University	1,321
8	Domino's Pizza Inc.	Restaurant Franchiser	1,200
9	Forvia North America	Automotive Supplier	975
10	Truck Hero Inc.	Automotive Supplier	768

# LOCATION & MARKET

- This big box opportunity is located along one of the main retail corridors of Ann Arbor, surrounded by a variety of national retailers, restaurants, and hotels. Just north of the I-94 interchange, the site is situated at the northwest corner of E. Eisenhower Parkway (25,444 vpd) and State Street (22,012 vpd), offering great visibility and multiple points of ingress/egress to both roads.
- Situated directly across the street from the Brairwood Mall, which is actively being redeveloped for multi-family and Harvest Market, and features other tenants such as Macy's, JCPenney, Von Maur, Apple, California Pizza Kitchen, Texas de Brazil, P.F. Changs, among others. Other retailers nearby include Costco, Whole Foods Market, Meijer, Total Wine & More, Best Buy, Target, REI, and many other big box and national retailers. Fast feeders and restaurants in the area include Panera Bread, Starbucks, Moe's Southwest Grill, Olive Garden, Culver's, Anna's House, First Watch, Texas Roadhouse, Beyond, and many more.
- Holding the county seat, Ann Arbor is located in Washtenaw County. Located just 30 mile west of Detroit Washtenaw is made up of six other main cities, including Ann Arbor, Chelsea, Dexter, Milan, Saline and Ypsilanti. Full of rich history the county is known for its many opportunities for agriculture, business, education, home life, and recreation. In the spring and summer Washtenaw County is home to 14 farmers markets, as well as holding an array of farms and farm stops.
- The property is just under 3 miles south of downtown Ann Arbor, the University of Michigan, as well as the Michigan Stadium, which hosts crowds upwards to 115,000 visitors. Further south of the site is the Ann Arbor Municipal Airport, home to more than 180 aircrafts and handling approximately 75,000 take-off/landings per year.
- This location caters to an extremely dense and affluent demographic profile, with a residential population of 94,019 within 3 miles earning average household incomes of \$127,839, and a residential population of 173,872 within 5 miles earning an average household income in excess of \$127,195. Furthermore, healthy growth is projected over the next 5 years, with the population expected to grow by 1.64% within a 1-mile radius. Within 5 miles of the property, the daytime population reaches 246,242, reflecting the location's ideal positioning.

# ANN ARBOR, MICHIGAN

Located in the southeastern part of the state, the charming city of Ann Arbor is well known for its vibrant downtown, rich history, diverse community, and prestigious university. With a population of over 150,000 within 5 miles, the city is a growing technology and innovation hub, with an incredibly talented workforce and unique culture. Centrally located in downtown Ann Arbor, the University of Michigan brings together nearly 50,000 students to its main campus. And on game days the Michigan Stadium can accumulate over 115,000 students, alumni, and fans alike. Not just a college town, the city boasts a thriving art scene, with its numerous galleries, theaters and music venues dotting its streets; as well as a year-round farmers market. The Ann Arbor's Farmers Market brings local farm-fresh produce and more to the community on a daily basis. Every year the city hosts the Ann Arbor Art Festival, for three days in July, featuring over 1,000 artists and drawing in nearly half a million people. Separated into four distinct districts, the downtown is packed full of lavish restaurants and bars, trendy cafes, as well as unique and well-known retailers.

## 2023 AWARDS & RECOGNITION

- 1 Best Place to Live for Quality of Life in the U.S. (US News & World Report)
- 1 Best Place to Live in the U.S. (StudyFinds)
- 1 Best Place to Live in Michigan (US News & World Report)
- 1 Most Educated City in America (WalletHub)
- 2 Top Places to Live in the Midwest (Livability)
- 8 Best City to Live in America (Niche.com)



# ANN ARBOR'S EDUCATION



POPULATION 25+ BY EDUCATIONAL ATTAINMENT	1 MILE	3 MILE	5 MILE
High School Graduate	6%	6%	7%
Bachelors Degree	33%	32%	31%
Graduate or Professional Degree	43%	45%	42%



University of Michigan, based in Ann Arbor, is a leader in higher education, attracting top students and faculty from all over the world. The university offers a rich tradition of academic excellence, unparalleled athletics, and a vibrant campus. The University of Michigan is separated into three campus (Ann Arbor, Dearborn & Flint) with the main campus being stationed in Downtown Ann Arbor. According to the University of Michigan's website the university featured more than 65,000 students and is one of the top public research universities in the country, their \$1.7 billion in research expenditures generated 433 new inventions and 16 startup companies. This past Fall 2023 the Ann Arbor campus alone hosted 33,488 undergraduate students and 18,335 graduate students, with over 1,600 in student organizations. U-M boasts more than 668,000 living alumni across the world and is one of the state's top 5 employers. The University is also home to Michigan Medicine, which treats millions of patients every year.

**3 National Undergraduate Public Universities**  
(U.S. News & World Report - 2023)

**1 Best Small College Towns in America**  
(WalletHub - 2023)

**1 U.S. Public University**  
(QS World University Rankings - 2019-2023)

**18 World Reputation Rankings**  
(Times Higher ED - 2023)

For further information contact owner's exclusive representatives.

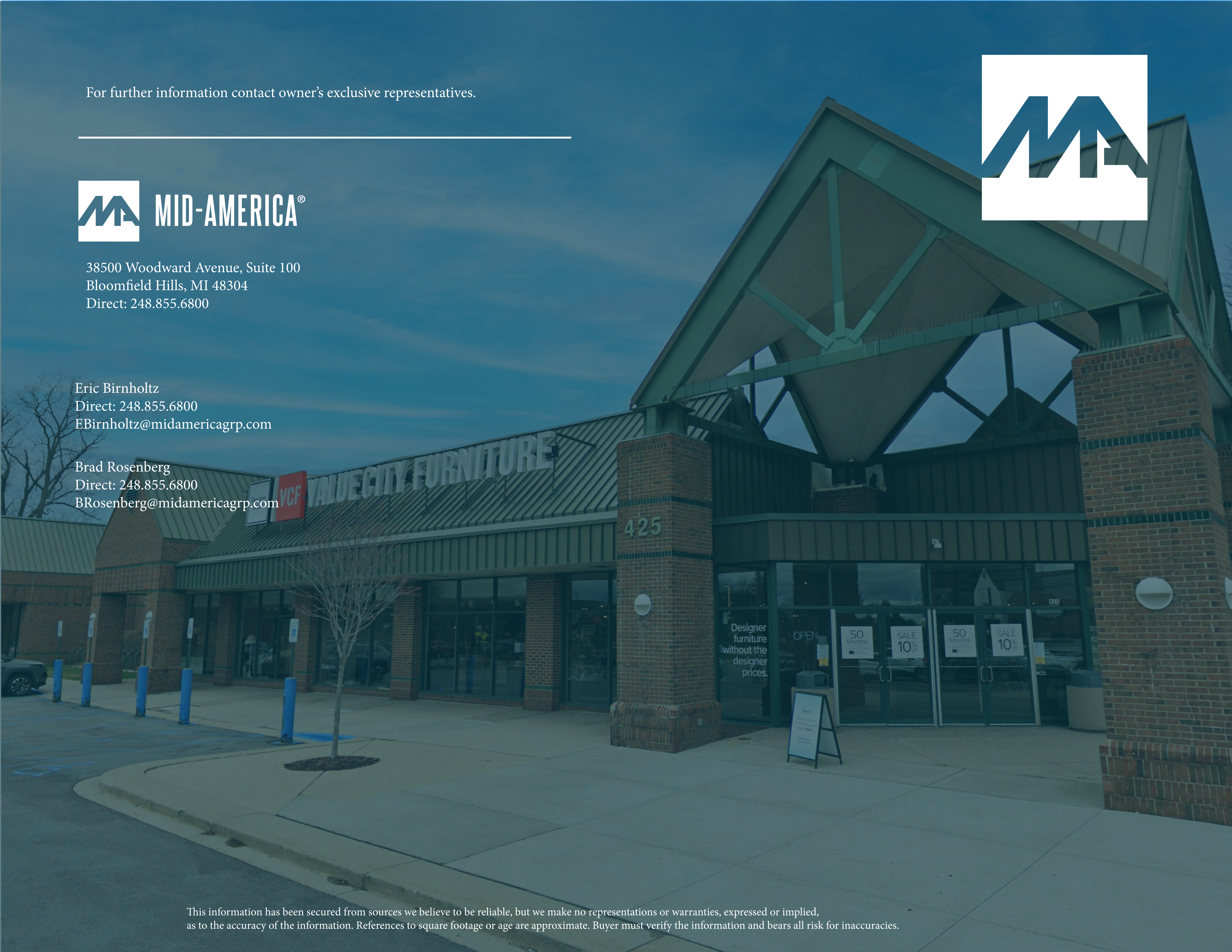
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