

FOR LEASE RESTAURANT W/ DRIVE-THRU

2,264 SF w/ DRIVE-THRU | EXCELLENT TRAFFIC COUNTS



2835 Washtenaw Avenue | Ypsilanti, MI 48197

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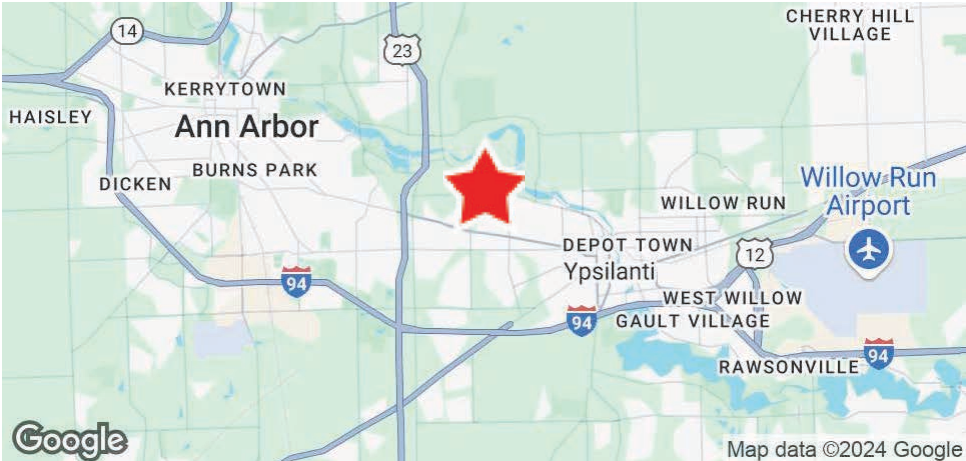
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EXECUTIVE SUMMARY

CLICK ON THE FOLLOWING LINKS: [Google Map](#) [Street View](#)



OFFERING SUMMARY

Lease Rate: Negotiable

Land Acreage: 0.66 Acres

Building Size: 2,264

Available SF: 2,264 SF

Property Taxes: EST \$17,075 Annually

PROPERTY HIGHLIGHTS

- FOR LEASE - 2,264 SF Freestanding Restaurant w/ Drive-Thru Situated on .66 Acres
- Equipped with Full 800+ SF Basement - Perfect for Additional Tenant Storage
- Prime Location On Washtenaw Ave 24,000+ VPD - High Visibility For Signage & Branding
- Property Benefits From Traffic Signal On Washtenaw Ave & Multiple Points of Ingress & Egress
- Drive Thru Equipped Site - Excellent for QSR and Food Tenants
- In Close Proximity to US 23 and the Area's Major Thoroughfares
- Located in a Burgeoning Retail Corridor and In Close Proximity to the "Who's Who" of Retail Tenants
- Ypsilanti Township Is Part of Ann Arbor, MI Metropolitan Area & Home To Eastern Michigan University 2023 Total Enrollment 13,000+ Students



PHOTOS



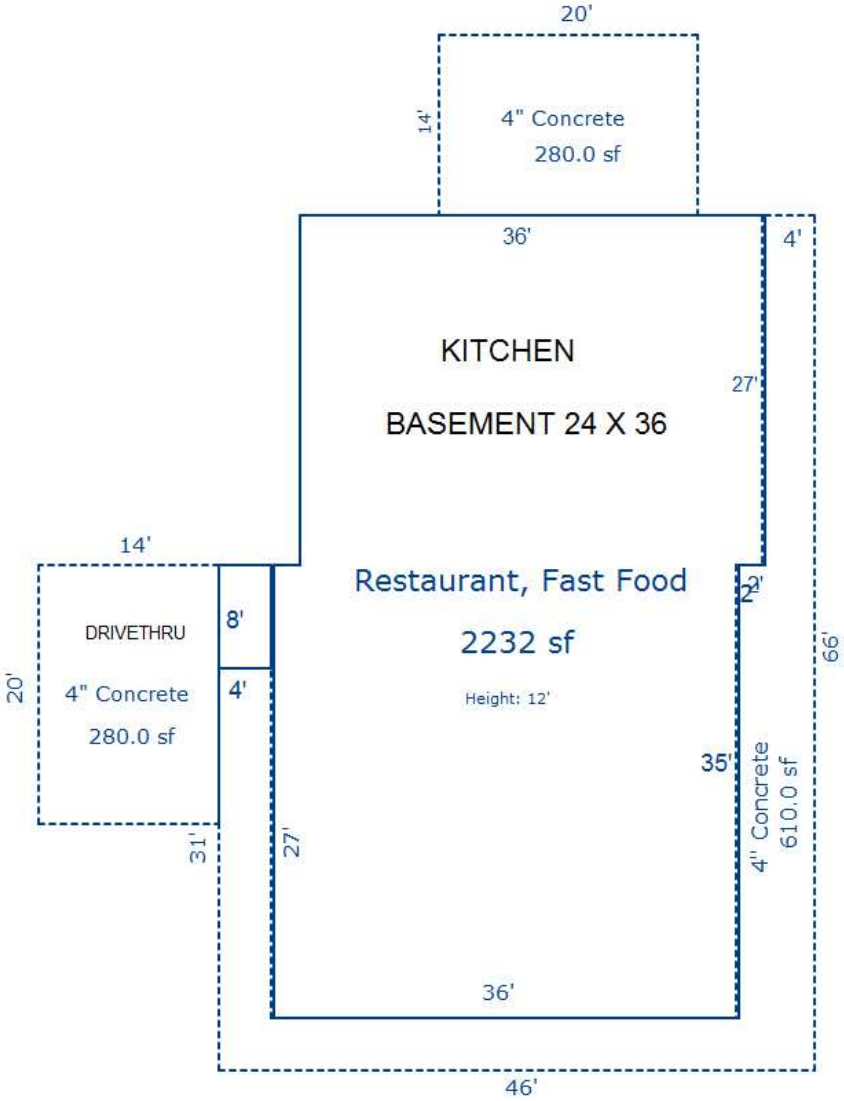
PHOTOS





BUILDING SKETCH

Asphalt Paving: 18,600 sf
 4" Concrete: 1,170 sf
 Light Poles: 1- 15' Ht
 Lights: 12, Including on Bld



Washtenaw Avenue

AERIAL



Hua Xing Asia Market
華興超市



Washtenaw Ave 24,300 VPD



Fountain Square Shopping Center



AERIAL

Golfview Manor Apartments

Gulfside Apartments



Washtenaw Ave 24,300 VPD



YPBOR F.M Restaurant

Fountain Square Shopping Center



planet fitness

Save a lot



BIG LOTS!

DOLLAR TREE

Stadium Meadows Apartments

Camelot Apartments



Aspen Chase Apartments



EASTERN
MICHIGAN UNIVERSITY



Trinity Health

Ann Arbor Hospital
560 Bed Hospital
340-Acre Campus



EASTERN
MICHIGAN UNIVERSITY

1.5 MILES

1 MILE

1.4 MILES

1 MILE



Washtenaw
Community College

ANN ARBOR, MICHIGAN



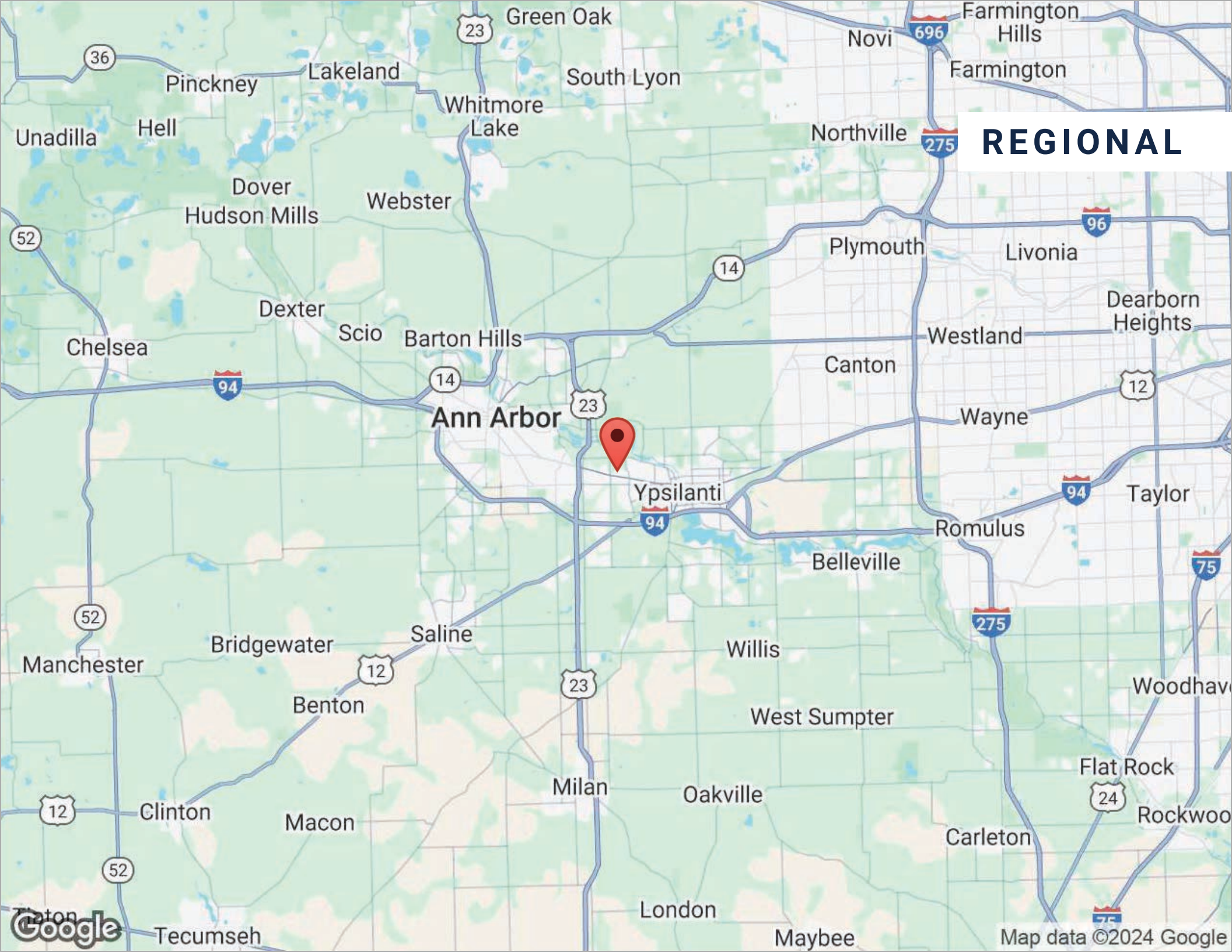
Ypsilanti Communit
High School



Washtenaw Golf Club!

Washtenaw Ave





REGIONAL

Ann Arbor

Ypsilanti

YPSILANTI, MI - ANN ARBOR MSA



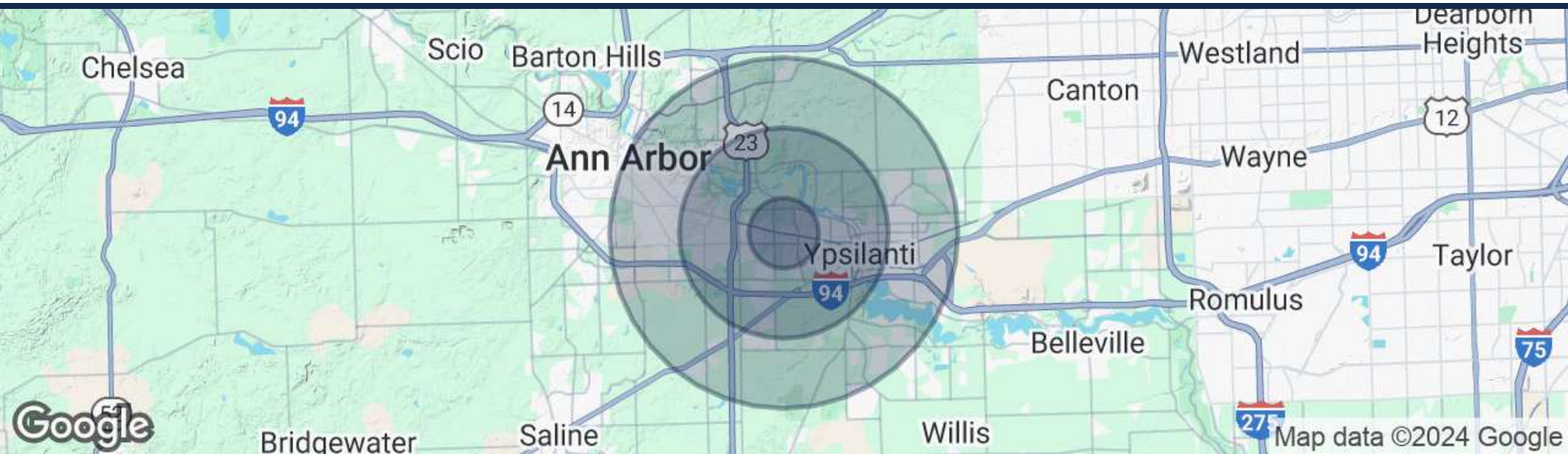
LOCATION DESCRIPTION

Ypsilanti, often affectionately called "Ypsi" by locals, is a charming city located in Washtenaw County, about 6 miles east of Ann Arbor and 35 miles west of Detroit. With a population of around 20,000, Ypsilanti is a vibrant and diverse community that blends rich history with a progressive, creative energy. The city is bounded to the north by Superior Township and on the west, south, and east by Ypsilanti Township. Ypsilanti is a part of the Ann Arbor metropolitan area, the Huron River Valley, the Detroit-Warren-Ann Arbor combined statistical area, and the Great Lakes megalopolis.

Ypsilanti is home to Eastern Michigan University (EMU), which is a major public university with a strong focus on liberal arts, business, and education. EMU is a significant part of the city's identity, contributing to the local economy, culture, and student population. Additionally, Ypsilanti residents have access to the educational resources and cultural offerings of nearby Ann Arbor, including the University of Michigan

The city's economy has historically been tied to manufacturing, particularly in the automotive industry, but like many other Midwestern cities, Ypsilanti has had to adapt as industrial jobs have declined. Today, the economy is more diverse, with key sectors including education, healthcare, retail, and technology. Ypsilanti is home to a growing number of small businesses, especially in the downtown area, as well as some high-tech startups. The city's affordable housing and its proximity to Ann Arbor and Detroit make it an attractive location for new residents and businesses.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,228	66,201	166,180
Average Age	37	38	36
Average Age (Male)	36	37	35
Average Age (Female)	37	39	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,310	29,285	67,782
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$80,293	\$95,727	\$100,339
Average House Value	\$251,326	\$342,772	\$389,602

Demographics data derived from AlphaMap



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