

ARLINGTON SQUARE

3250 – 3300 WASHTENAW AVE ANN ARBOR, MI



LISTING AGENTS

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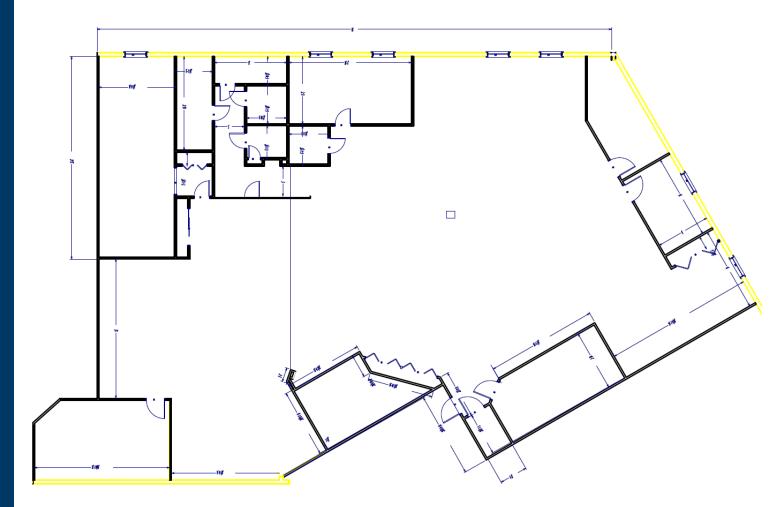


ABOUT THE BUILDING

- Retail 3270: 2,377 SF available
- Across the street from multiple retailers, restaurants, banks, and apartment complexes
- Store front and underground parking available
- High visibility at the corner of Washtenaw Ave and Huron Parkway
- Signalized intersection on high traffic Washtenaw Avenue
- 1.5 miles from US-23







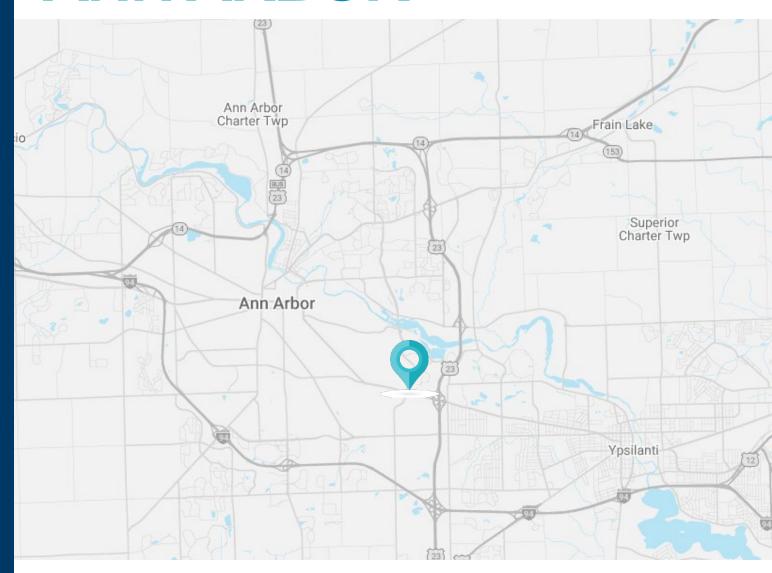




RETAIL 3270

- 2,377 SF For Lease
- Lease rate:\$19.50/SF NNN
- Current office or retail space
- Executive office and conference room
- Common and retail area access

ANN ARBOR



DEMOGRAPHICS

121,536

Population

\$69,456

Median Household Income

27

Median Age

Places to live for families
Fortune.com (2022)

#1

Most educated city in U.S Wallethub.com (2022)

City to live in Michigan
U.S News & World Report
(2022)

#1

Best places to live in America Studyfinds.com (2023)

ARLINGTON SQUARE 3250 – 3300 WASHTENAW AVE

ANN ARBOR, MI

GENERAL INFORMATION

Address 3250-3300

Washtenaw Ave

Ann Arbor, MI 48104

Total Building Area 51,285 SF

Divisible To NA

Primary Use Office / Retail

Year Renovated 1993 Year Built 1990

Stories 2

PRICING

Retail 3270 \$19.50/SF NNN

Est. NNN \$6.50/SF

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DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	8,374	\$106,705	9,132
3 Miles	92,151	\$89,954	128,032
5 Miles	193,587	\$97,053	232,440

SITE DETAILS

Total Land Area 1.36 Acres

Zoning PUD

Parcel ID 12-02-209-012

Parking Available Store front and underground parking

Frontage +/- 380' on S. Huron Parkway +/- 169' on Washtenaw Avenue

Major Crossroads Washtenaw Avenue and S. Huron

Parkway

Traffic Count +/- 30,000 cars per day

Neighboring Businesses Gardner White Furniture KinderCare Learning Center

Chipotle Qdoba

Bigalora Wood Whole Foods Kendra Scott Panera Hot Yoga Barnes & Noble Anthropologie Tropical Smoothie

Starbucks Nordstrom Rack

J.Crew
Ulta Beauty
Old Navy
Shake Shack
Love Sac
Kroger
Marshalls

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