

# FOR SALE OR LEASE

Dexter Crossing Outlot, Dexter Ann Arbor Rd. | Dexter, MI



**CHACONAS GROUP**  
ANN ARBOR AREA



Colliers Ann Arbor  
1955 Pauline Blvd, Suite 400  
Ann Arbor, MI 48103  
[www.colliersannarbor.com](http://www.colliersannarbor.com)



Accelerating success.



## Property Highlights

Outlot | Dexter, MI

- Prime Outlot: 1.35 acres (gross) & 0.95 Acres (Net)
- Frontage on Dexter Ann Arbor Road and Dan Hoey Road
- Available for Purchase at \$550,000
- Available for a Ground Lease at \$55,000/with a 10% Increase Every 5-Years (With Acceptable Credit and/or Guarantor)
- Potential Built-to-Suit Option
- Dexter Crossing, a Neighborhood Shopping Center offers High Traffic Counts and Plenty of Parking for Employees and Guests
- Easy Ingress and Egress with 3 Entrances, and a Traffic Signal at Dan Hoey Road
- Well Maintained 100% Occupied Center featuring Long-Term, and Mixed-Use Tenants reaching a Broad Demographic of Customers
- Surrounded by Established Neighborhoods, Schools, Retail, and Minutes to Downtown Dexter
- Close to I-94, M-14, Jackson Road, Ann Arbor, Downtown Ann Arbor, and the University of Michigan
- Located Near the Dexter Business & Research Park which Employs Thousands of Individuals within a Mixed-Use Development, including Jolly Pumpkin Artisan Ales + Kitchen, MC3 Cardiopulmonary, and Utilities Instrumentation Services

# Outlot Location

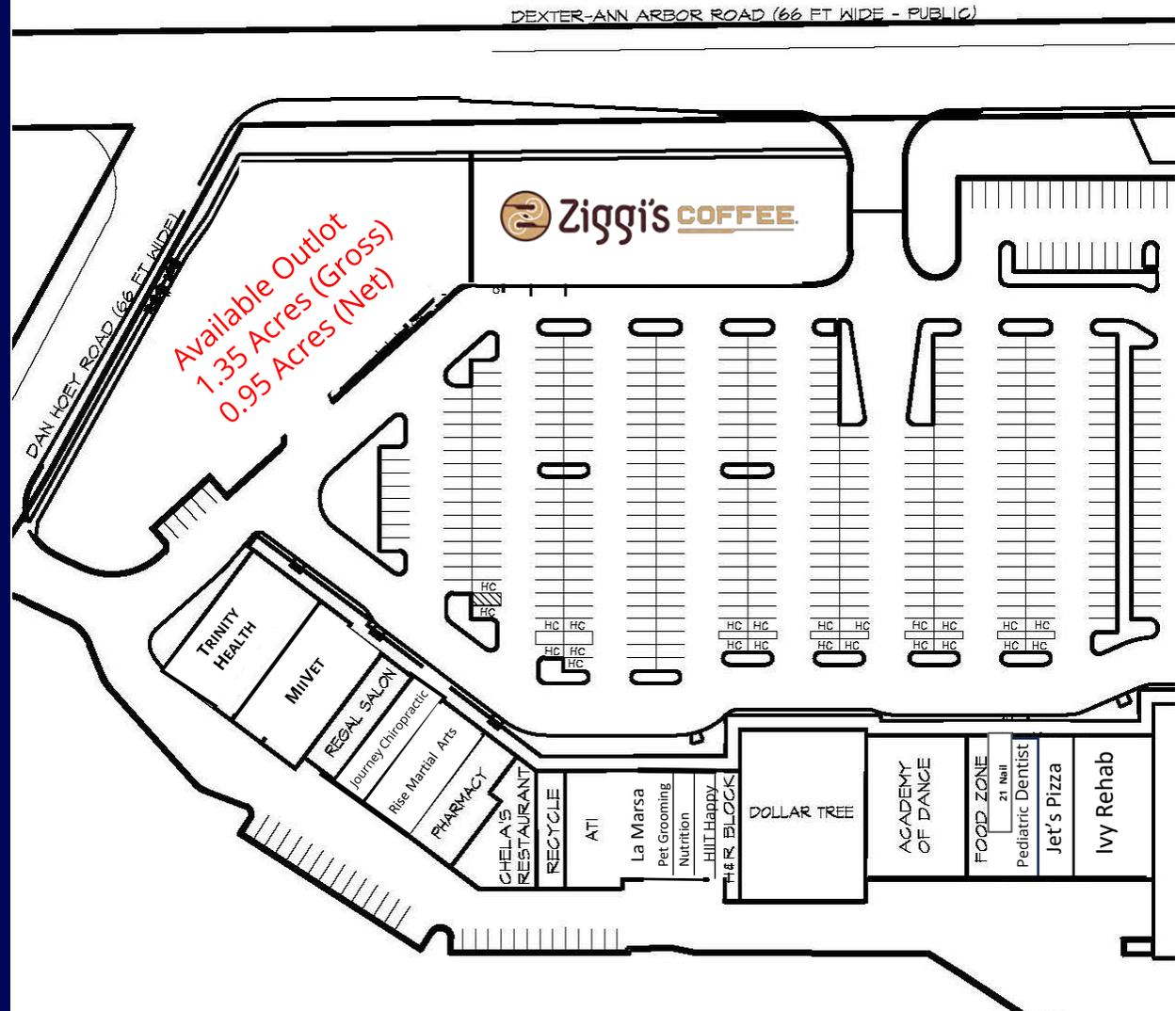
Dexter Ann Arbor Rd. | Dexter, MI



# Current Tenant List

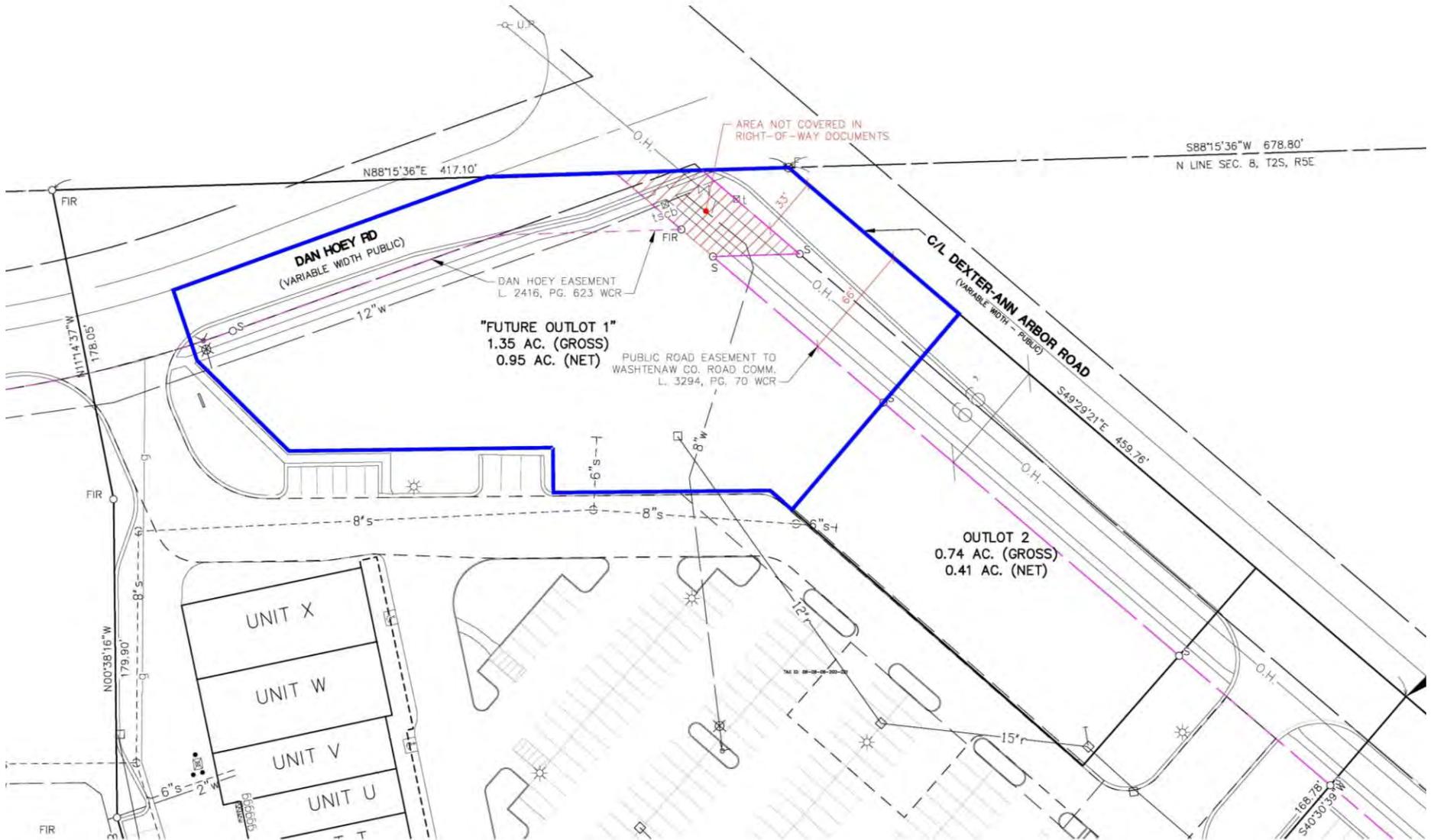
Dexter Ann Arbor Rd. | Dexter, MI

- Ivy Rehab for Kids
- Jet's Pizza
- Dexter Pediatric Dentistry
- 21 Nail Studio
- Food Zone Chinese Restaurant
- Michigan Academy of Dance
- Dollar Tree
- HIIT Happy LLC
- Pulse Nutrition
- Wolfe Pet Grooming Studio
- La Marsa Dexter
- ATI Physical Therapy
- Thompson Recycle Company
- Chela's Restaurant & Taqueria
- Jensen's Community Pharmacy
- Rise Martial Arts
- Journey Chiropractic
- Regal Salon Spa Studios
- MiVet Animal Clinic
- Trinity Health
- Ziggy's Coffee



# Site Plan

Dexter Ann Arbor Rd. | Dexter, MI



# Property Photos

Dexter Ann Arbor Rd. | Dexter, MI



# Property Photos – Outlot

Dexter Ann Arbor Rd. | Dexter, MI



# Merchant Map

Dexter Ann Arbor Rd. | Dexter, MI



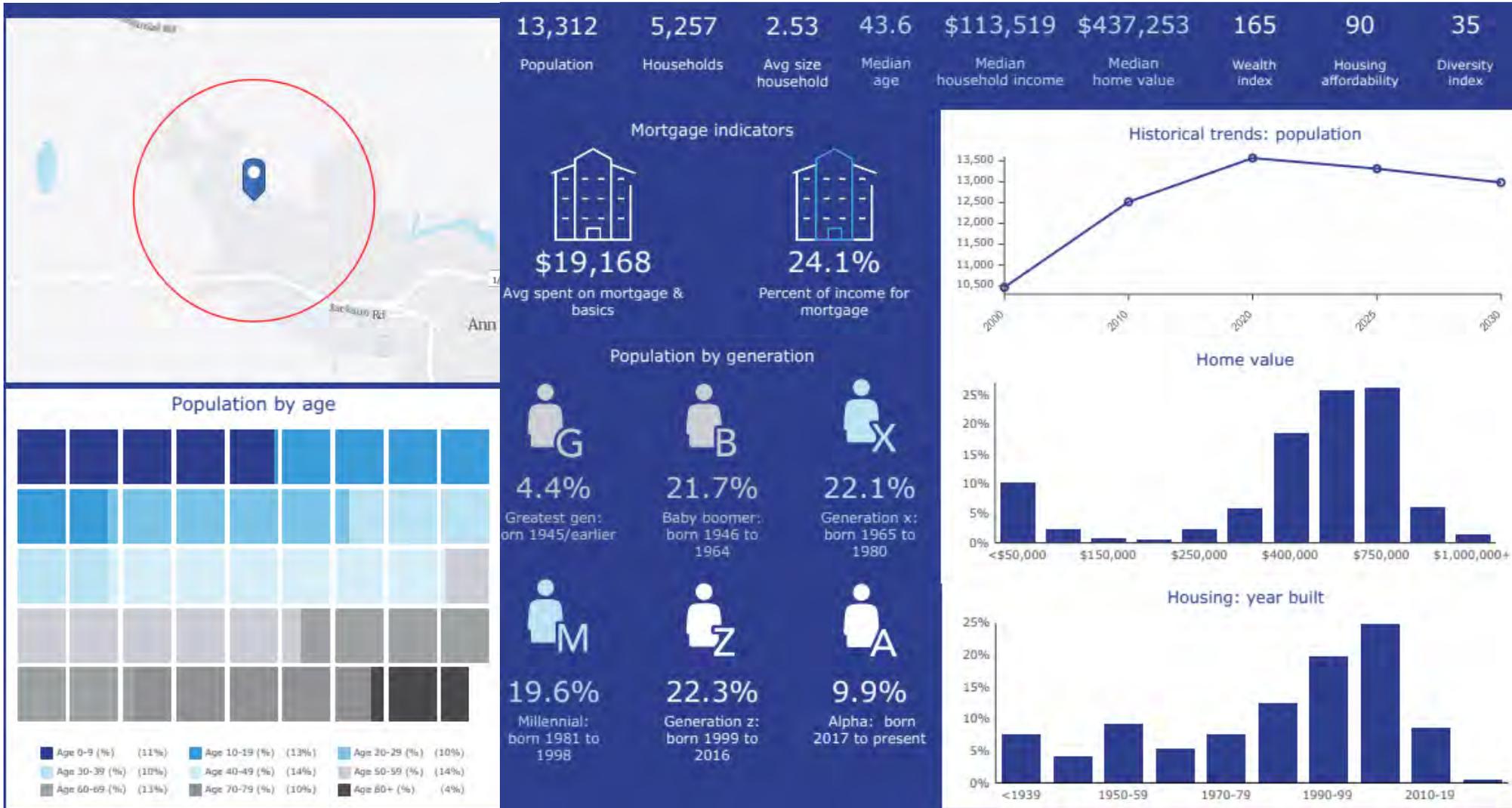
# Aerial Map

Dexter Ann Arbor Rd. | Dexter, MI



# Demographics

3 Mile Radius

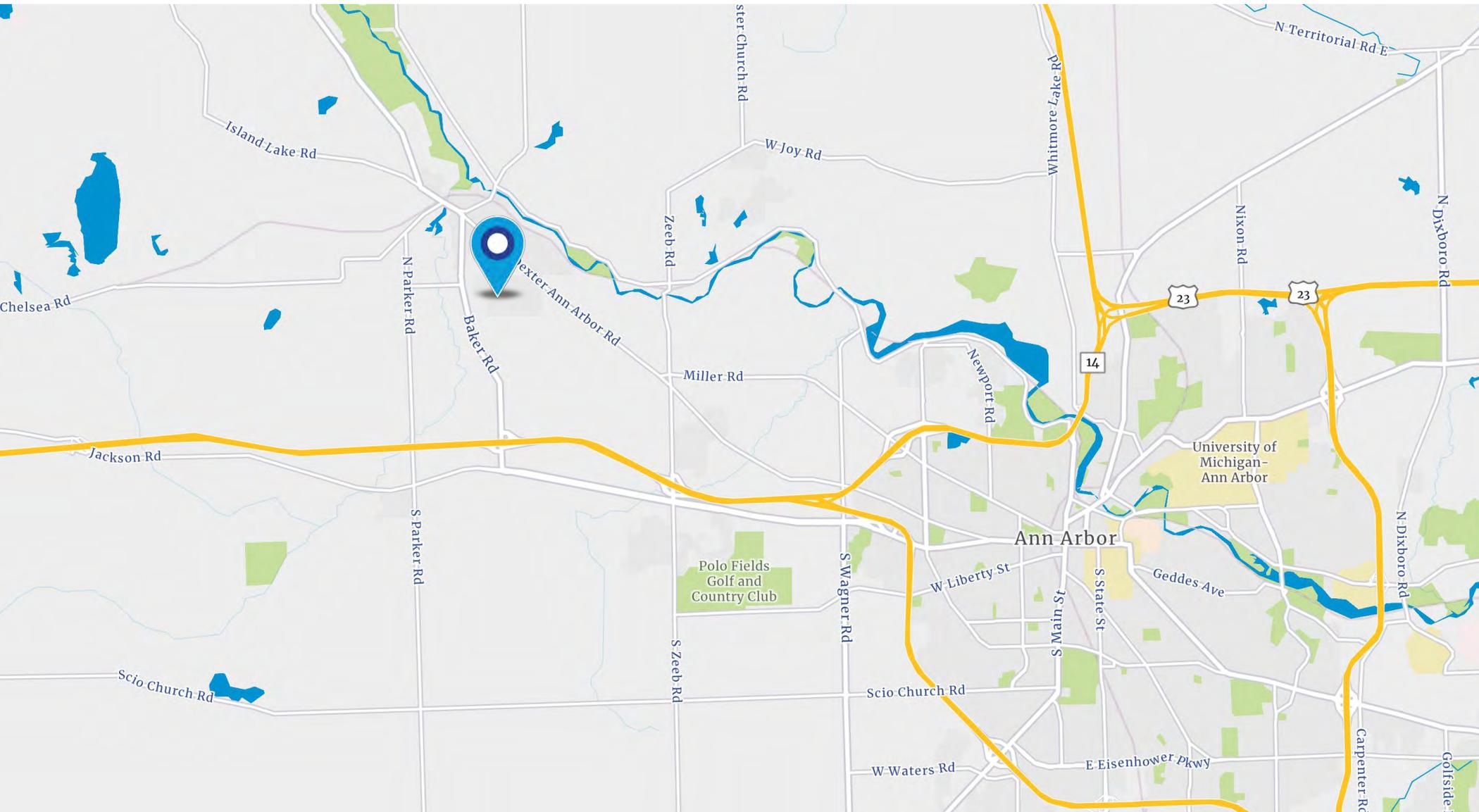


**Data Notes:**

- 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.

# Location Overview

Dexter Ann Arbor Rd. | Dexter, MI





**CHACONAS GROUP**  
ANN ARBOR AREA

# Dexter Crossing Outlot

Dexter Ann Arbor Road | Dexter, MI

**For Sale or Lease**

**Jim Chaconas, CCIM**

Executive Vice President Ann Arbor

734 994 3100

[annarbor@colliers.com](mailto:annarbor@colliers.com)



Colliers Ann Arbor  
1955 Pauline Blvd, Suite 400  
Ann Arbor, MI 48103  
[www.colliersannarbor.com](http://www.colliersannarbor.com)



*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.*

Accelerating success.