

FOR SALE

A Victory Inn and Suites Ann Arbor

3750 Washtenaw Avenue

Ann Arbor, MI 48104

Joe Manuel

Broker

1248 207 6307 (Mobile)

joe.manuel@myrealtysselect.com

Broker

7285 Orchard Lake Rd

West Bloomfield, MI

248 419 3999

myrealtysselect.com



Executive Summary

3750 Washtenaw Avenue · Ann Arbor, MI 48104

We are pleased to present the Victory Inn & Suites redevelopment opportunity in Ann Arbor. This offering represents a rare chance to acquire a strategically located hospitality asset with approved plans to develop a dual-branded, 160-room hotel featuring Staybridge Suites and Holiday Inn Express.

Situated at 3750 Washtenaw Avenue, the property has already received city approvals, allowing an investor to move forward efficiently with development. Located in one of Michigan's most dynamic and high-demand lodging markets, this site benefits from strong regional drivers including the University of Michigan, healthcare institutions, and consistent business and leisure travel.

This is a true ground-up development opportunity in a proven hospitality corridor—ideal for investors seeking long-term value and growth in a stable, active market.

Open for offers.

Lot value A Victory Inn and Suites 3750 Washtenaw Ave. Ann Arbor, Michigan 48104.
558 feet Frontage X 276 deep exit 37 A and B on Hwy 23 Ann Arbor

Plans to build 2 flags Staybridge and Holiday Inn Express 160 rooms hotel has been approved by the City of Ann Arbor. Open for offers

PROPERTY DATA

Building SqFt	12,538
Year Built	1966
Lot Size (Acres)	2.946
Parcel ID	09-12-02-104-002
Zoning	Commercial
County	Washtenaw
Units	—

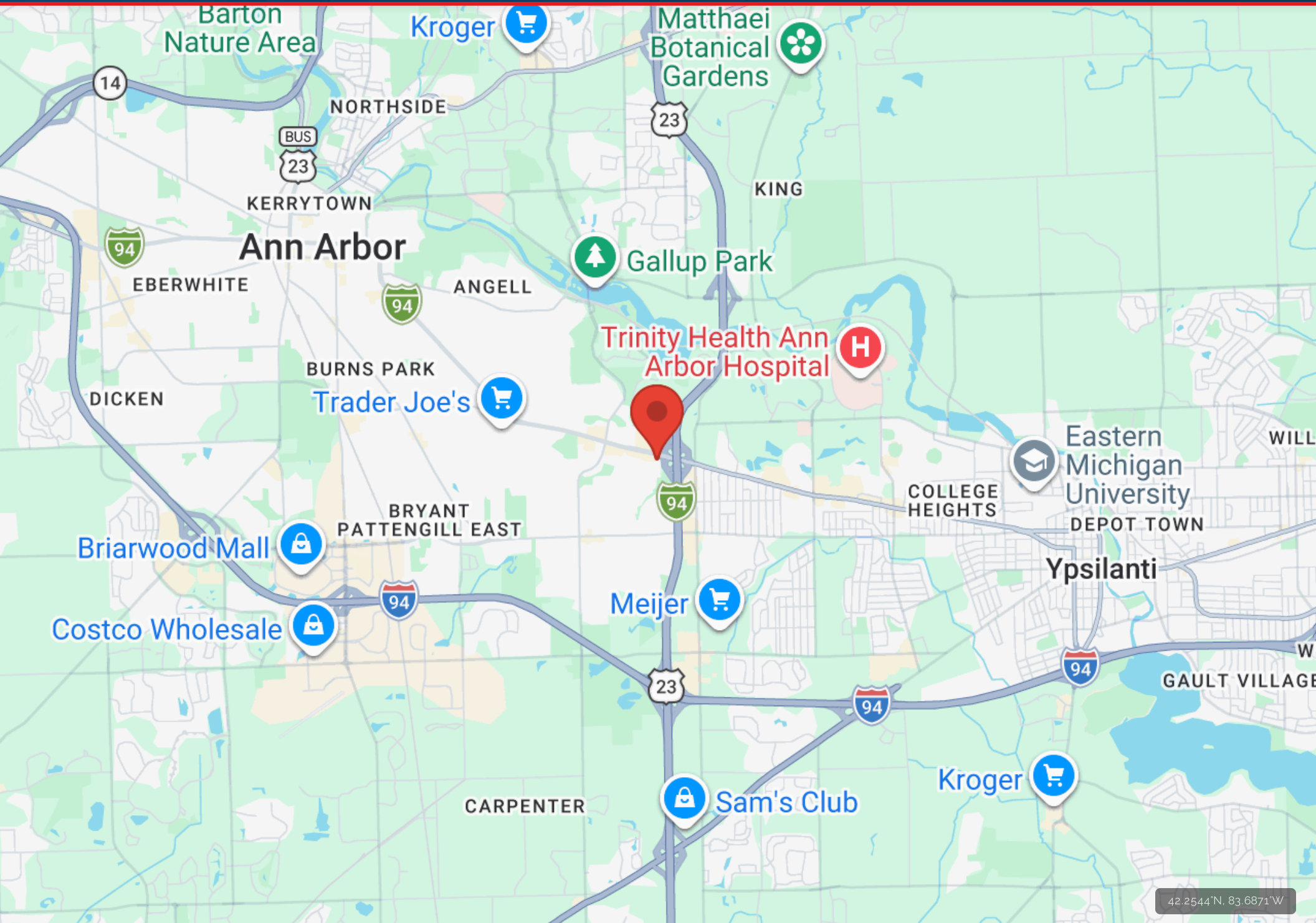
Investment Highlights

Lot value A Victory Inn and Suites 3750 Washtenaw Ave. Ann Arbor, Michigan 48104. 558 feet Frontage X 276 deep exit 37 A and B on Hwy 23 Ann Arbor

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Year Built

1966



42.2544°N, 83.6871°W



Market Overview



POPULATION
5,097

AREA
28.7 sq mi

ELEVATION
840 ft

TIME ZONE
UTC-05:00

COUNTY
Washtenaw County

INCORPORATED
1824

STATE
Michigan

Market Overview: Ann Arbor, MI

Ann Arbor is a city in Washtenaw County, Michigan, United States, of which it is the county seat. It had a population of 123,851 in 2020, making it the fifth most populous in Michigan.

The city is home to the University of Michigan, the oldest university in the state. Its economy is primarily focused on high technology, with numerous startup companies drawn to the area due to the university's robust research and development activities.

Founded in 1824 with American settlers from the East Coast, it was incorporated as a city in 1851. The city is located on the Huron River. It is the principal city of its metropolitan area, and it is also included in the Detroit–Warren–Ann Arbor combined statistical area as well as the Great Lakes megalopolis.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	8,954
Median HH Income	\$70,981
Households	4,144

3-MILE RADIUS

Population	78,535
Median HH Income	\$72,512
Households	33,100

5-MILE RADIUS

Population	190,237
Median HH Income	\$77,187
Households	81,570

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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Lic# 302689

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