

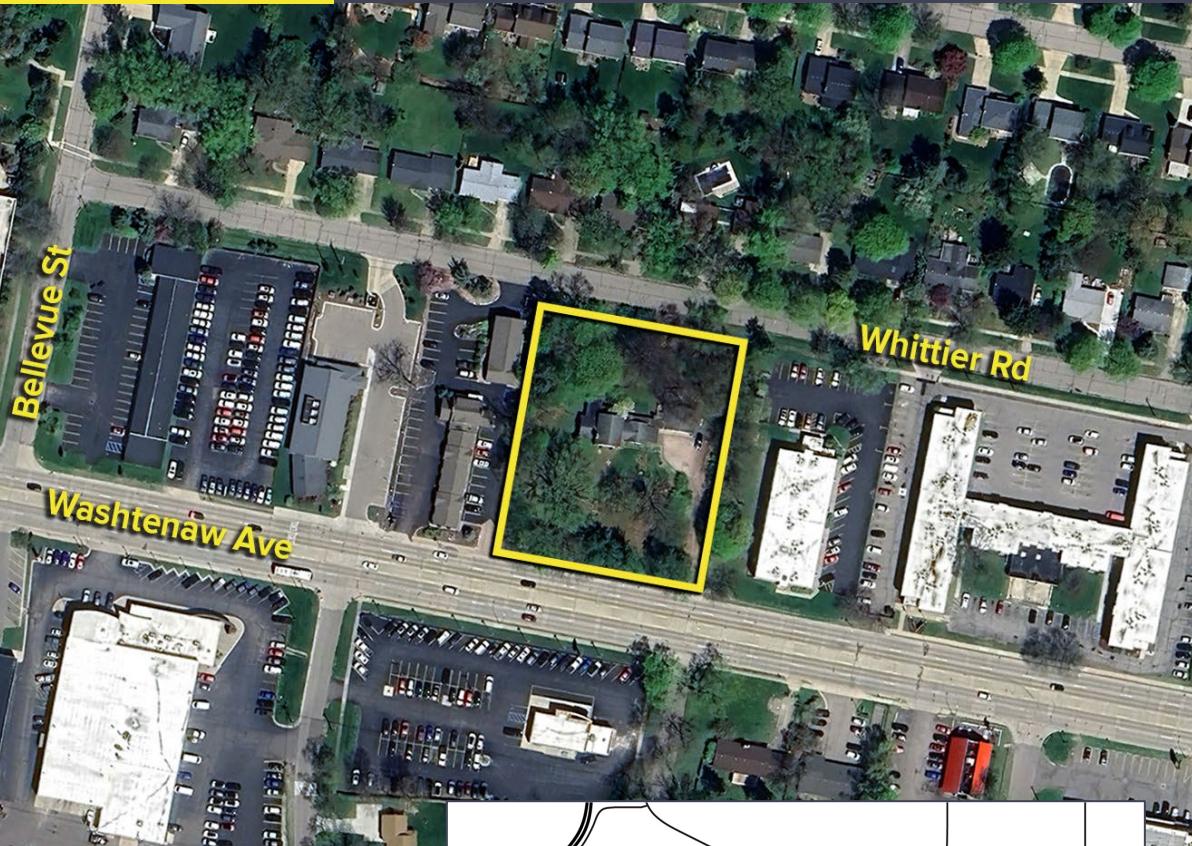
# 2022 WASHTENAW AVENUE YPSILANTI, MICHIGAN



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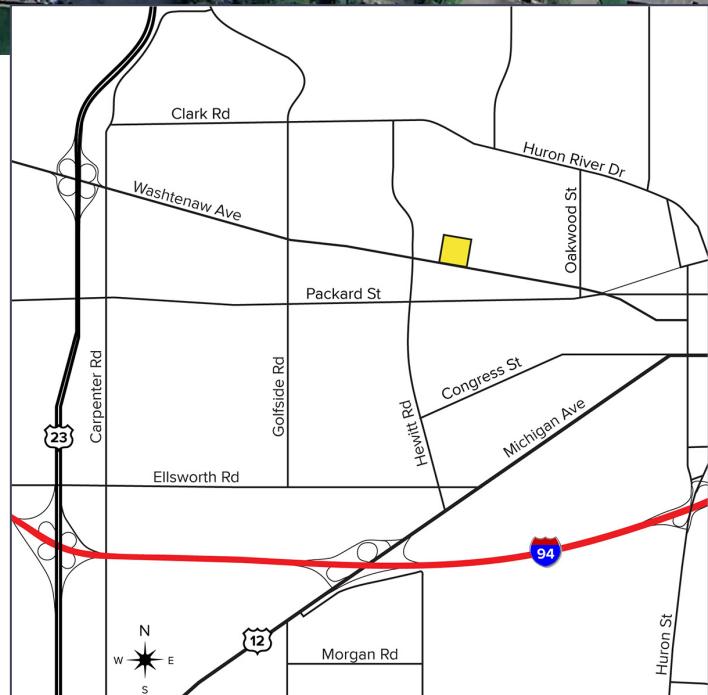
LAND FOR GROUND LEASE  
1.30 Acres Available

Hewitt Rd



## PROPERTY FEATURES

- 1.30 acres available
- General Commercial
- Prominent redevelopment site
- Offers frontage on both Whittier and Washtenaw, situated in a highly desirable area of Ypsilanti
- High traffic volumes and close-proximity to Eastern Michigan University, Washtenaw Community College, and St. Joseph Mercy Hospital
- This location is ideal for fast food, mixed-use, childcare, offices, veterinary clinics, medical offices, and a variety of retail uses
- Convenient access to US-23 for a wide range of development options



For more information, please contact:

**BRUCE D. BAJA**

(248) 799 3177

[bbaja@signatureassociates.com](mailto:bbaja@signatureassociates.com)

**ANATOLA SESI**

(248) 359 0629

[asesi@signatureassociates.com](mailto:asesi@signatureassociates.com)

**SIGNATURE ASSOCIATES**

One Towne Square, Suite 1200

Southfield, MI 48076

[www.signatureassociates.com](http://www.signatureassociates.com)

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# 2022 Washtenaw Avenue – Ypsilanti, Michigan

## Land For Ground Lease

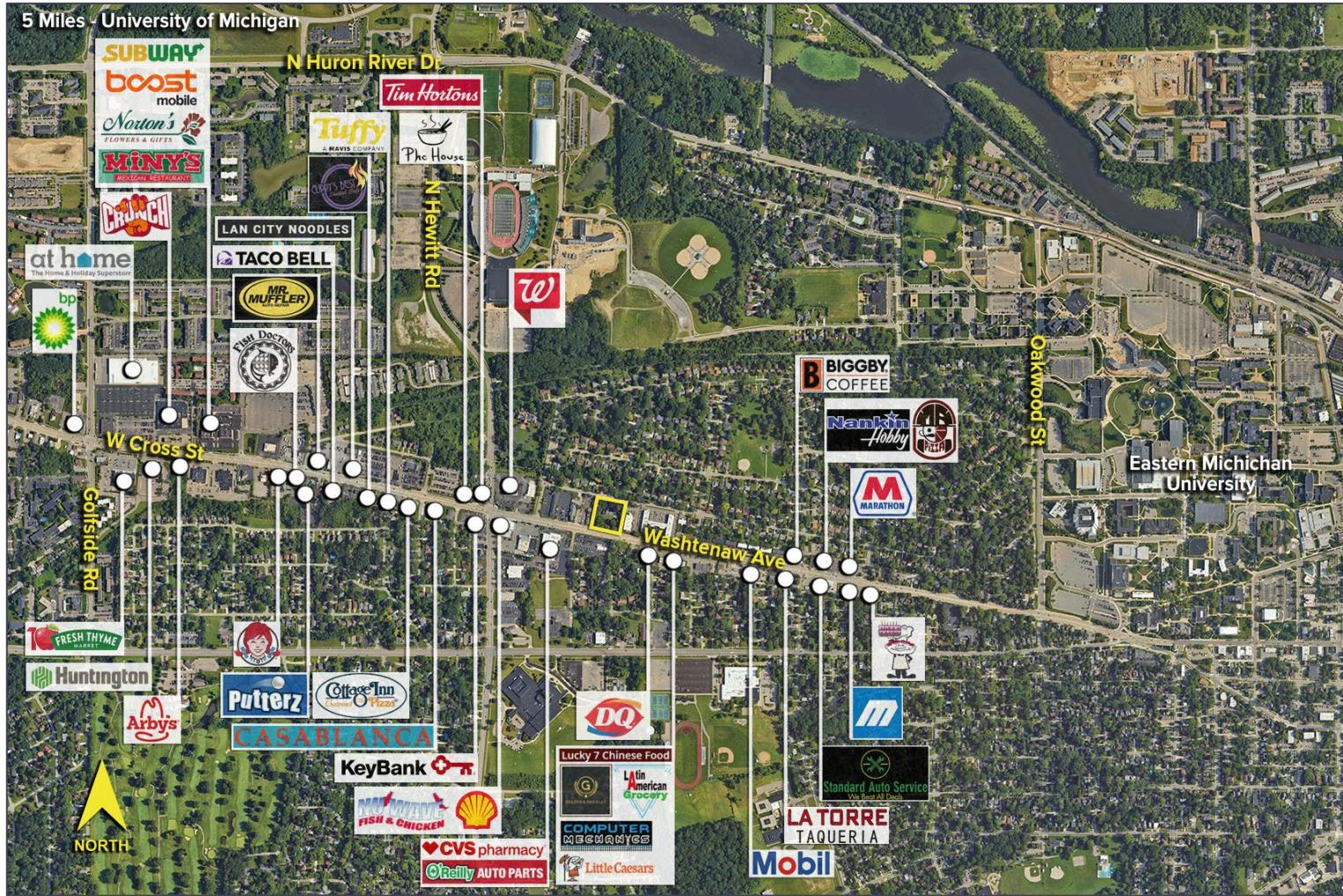
1.30  
Acres  
AVAILABLE

### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	13,228	\$66,578
3 MILE	64,174	\$71,130
5 MILE	154,444	\$82,257

### TRAFFIC COUNTS (TWO-WAY)

27,954	Washtenaw Ave. E of Hewitt Rd.
28,513	Washtenaw Ave. W of Hewitt Rd.
13,870	Hewitt Rd. N of Washtenaw Rd.
14,263	Hewitt Rd. S of Washtenaw Rd.



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