

FOR LEASE

2603 Jackson Ave.
Ann Arbor, MI

14,143 SF Retail Space Available



CHACONAS GROUP

ANN ARBOR AREA

734 994 3100

annarbor@colliers.com

Colliers Ann Arbor
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
colliersannarbor.com





PROPERTY HIGHLIGHTS

- 14,143 SF
- \$25 PSF NNN
- NNN's Estimated at \$5.84 PSF
- Prominent Endcap at Westgate Shopping Center
- Established, Well-Maintained Center with Diverse, Long-term Tenants
- High Visibility facing Jackson Ave., with Building Signage Available
- Formerly a Rite Aid: Open Floor Plan, High Ceilings, Rolling Dock-Level Door
- Ample Parking for Customers and Staff
- Ideally Located at Jackson Ave., W. Stadium Blvd Intersection
- Multiple Access Points, High Traffic Counts, Close to I-94 and Downtown Ann Arbor

PROPERTY PHOTOS



Westgate Tenants



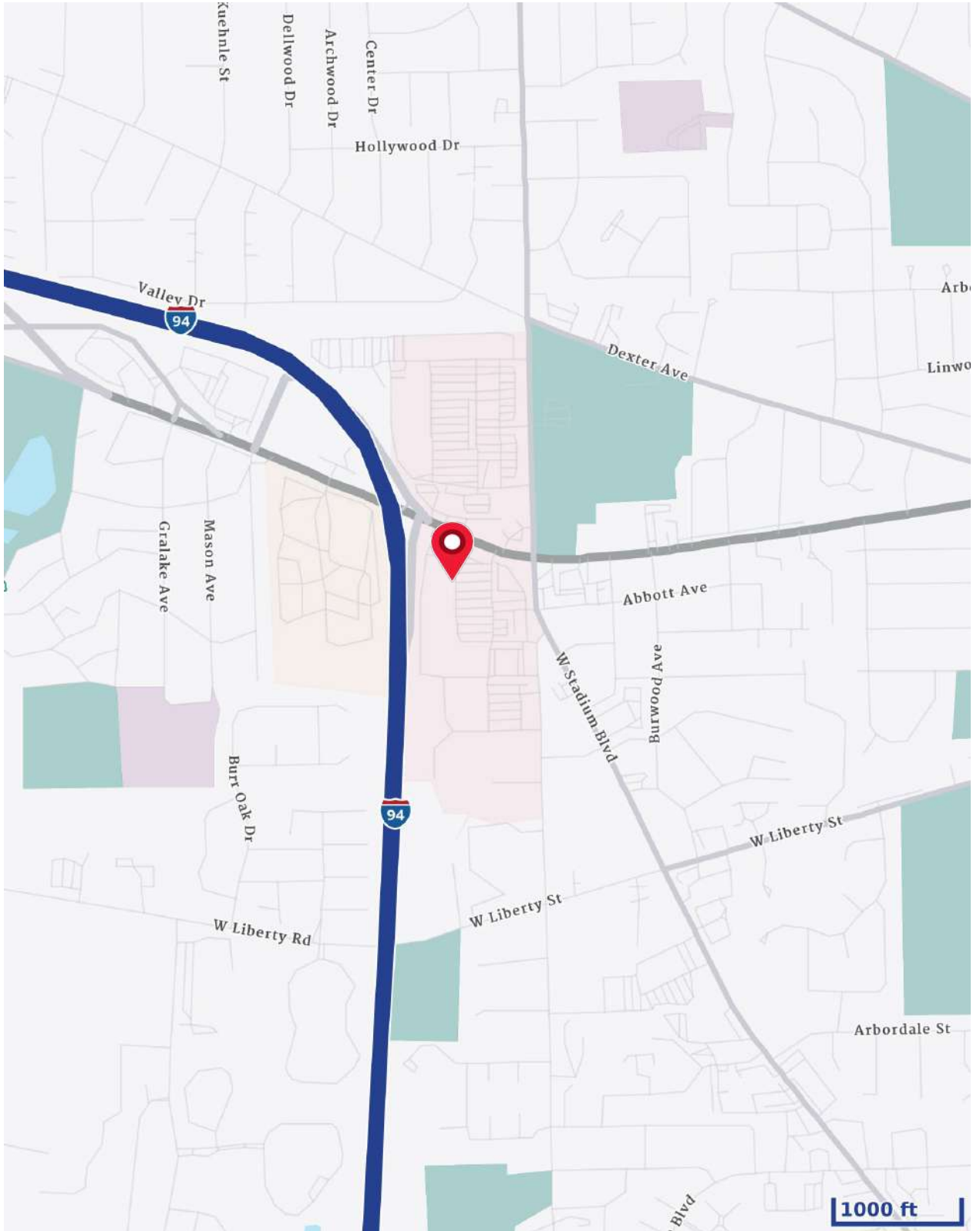
Suite	Address	Tenant	Sq. Ft.
1a	2603 Jackson Ave.	Vacant	14,143
1b	2601 Jackson Ave.	Staples	20,000
2	2577 Jackson Ave.	Probility	2,831
4	2575 Jackson Ave.	Star's Café	1,379
5	2561 Jackson Ave.	Jersey Mike's Sub	1,550
6	2555 Jackson Ave.	SVS Vision	2,000
7	2541 Jackson Ave.	SEVA Restaurant	5,500
7a	2539 Jackson Ave.	Hallmark	8,300
8	2535 Jackson Ave.	CoCo Fresh Tea & Juice	2,000
9	2531 Jackson Ave.	UPS	2,095
10a	2521 Jackson Ave.	Legacy Oral & Facial Surgery Center	4,095
10b	2519 Jackson Ave.	Mast Shoes	3,932
11	2517 Jackson Ave.	Westgate Dental	2,666
12	2515 Jackson Ave.	Barry Bagel's	5,931
13	2513 Jackson Ave.	Schuler Books	11,880
14b	2507 Jackson Ave.	Pictures Plus	1,600
15	2505 Jackson Ave.	Arm 'n' Anvil	1,041
16	2503 Jackson Ave.	Ann Arbor Public Library Sweetwaters Coffee & Tea	5,536
17	2471 W. Stadium Blvd.	Sun & Snow	11,050
18	2469 W. Stadium Blvd.	Pictures Plus - retail	5,340
22	2467 W Stadium Blvd.	TJ Maxx	34,746
23	2465 W. Stadium Blvd.	Little Seedling	4,009
24a	2463 W. Stadium Blvd.	New Moon Nails	2,800
25	2461A W. Stadium Blvd.	Play It Again Sports	3,558
26	2459 W. Stadium Blvd.	Sylvan Factory	3,097
27	2457 W. Stadium Blvd.	Pictures Plus (workshop)	1,660
28	2455 W. Stadium Blvd.	Modern Living Collective	2,380
29	2449 W Stadium Blvd.	Sweet Heather Anne	1,787

MERCHANT MAP



LOCATION MAP

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AERIAL MAP



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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.