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Integrated
Real Estate
Services



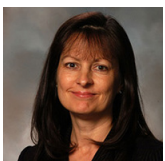
First Floor Retail For Lease

306 S State St
Ann Arbor, MI 48104

3,124 SF

\$56.00 SF/yr (NNN) - First Floor

\$10.00 SF/yr (G) - Basement



Contact Karen O'Neil for
more information or to
schedule a tour.

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Cell: 734.323.4263
koneil@oxfordcompanies.com

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OFFERING SUMMARY

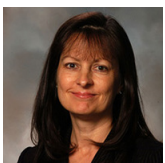
| | |
|-------------------------|--------------------|
| 1st Floor Available SF: | 1,658 SF |
| Lease Rate: | \$56 SF/yr (NNN) |
| Basement Available SF: | 1,466 sf |
| Lease Rate: | \$10 SF/yr (G) |
| Year Built: | 1901 |
| Zoning: | D1 |
| Submarket: | Downtown Ann Arbor |

PROPERTY OVERVIEW

304 S. State's stunning first floor retail space is located on one of Ann Arbor's most well-trafficked streets by both pedestrians and drivers. It sits directly across from the University of Michigan's central campus and is surrounded by several bustling restaurants and retail stores. The unique architecture at this building adds distinguishing characteristics that creates memorable experiences for customers and employees.

PROPERTY HIGHLIGHTS

- Prime downtown Ann Arbor location
- Directly across from U of M's campus
- Located on S. State St. between N. University & Liberty St.
- Beautiful brick building with lots of character
- Surrounded by restaurants, retails shops and office
- Locally owned and professionally managed



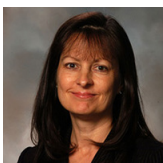
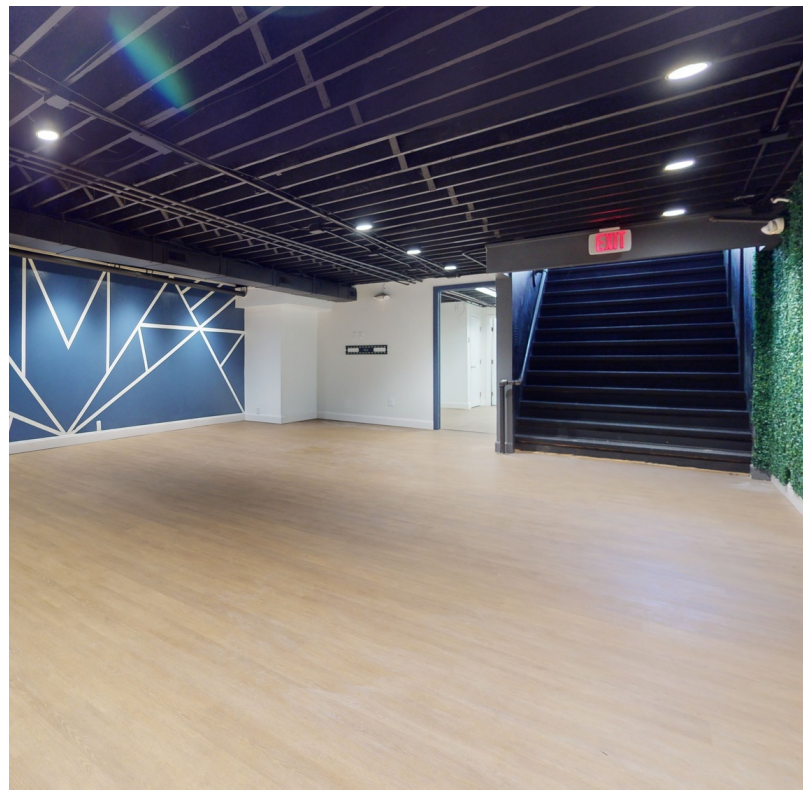
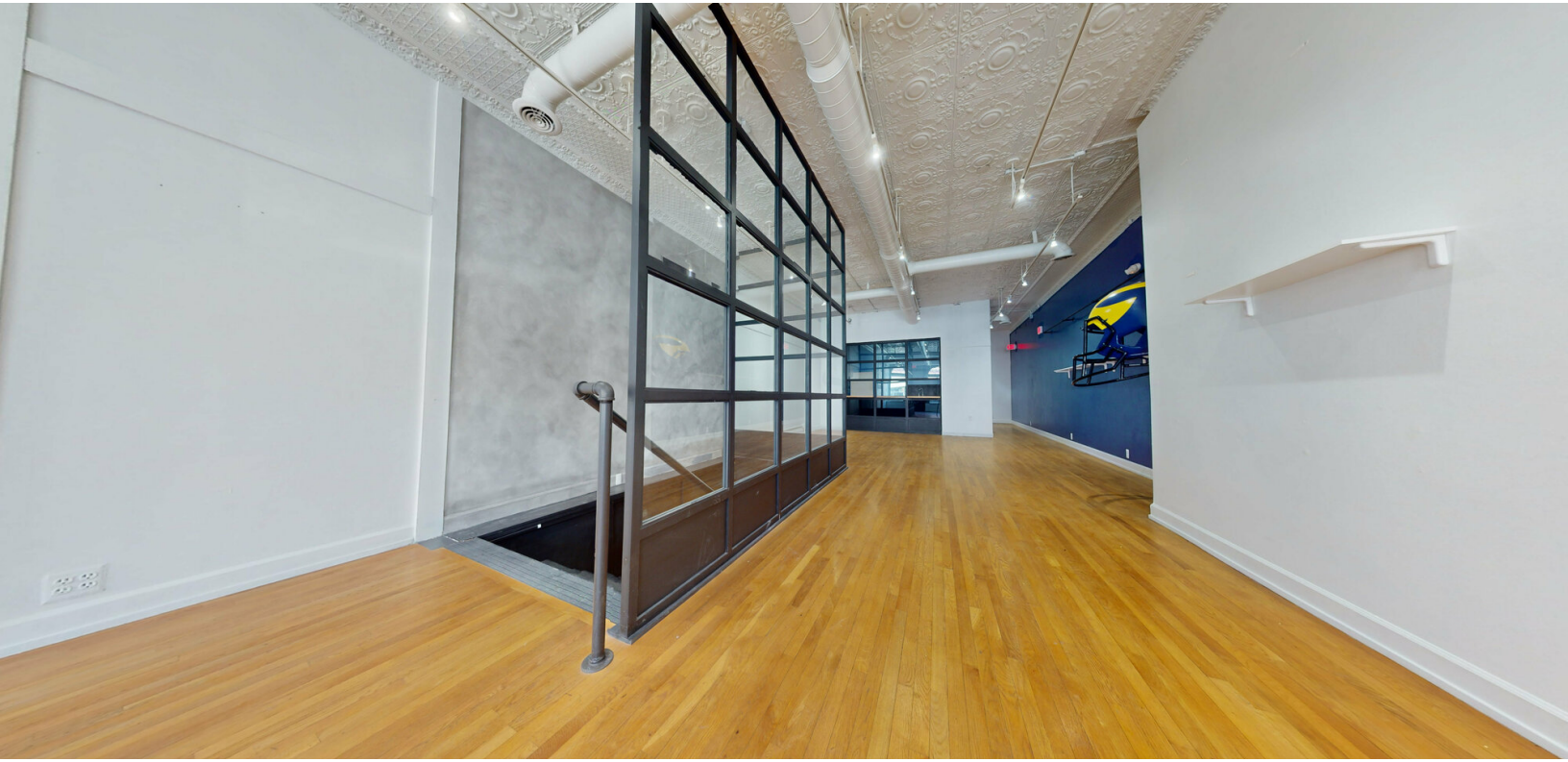
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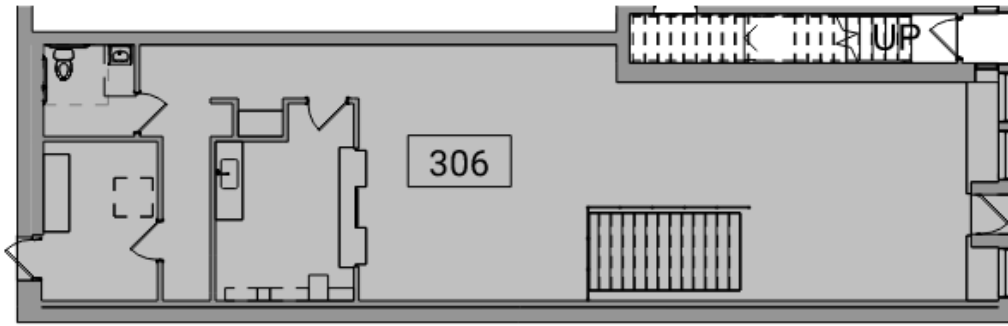
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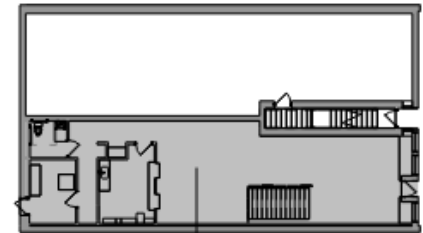
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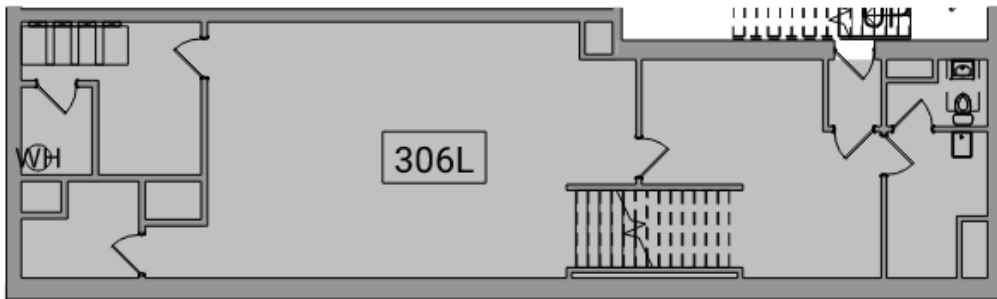
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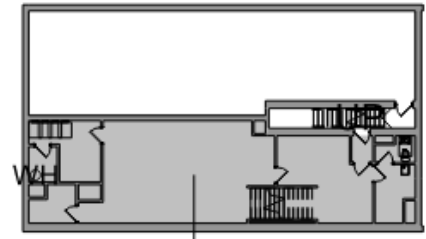
N
4 Suite 306 - Partial Level 1 Existing Floor Plan
306/306L 8' 16' 32' 1/16" = 1'-0"



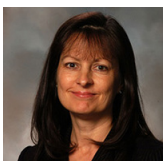
N
3 Key Plan - Level 1
306/306L 20' 40' 80' 1" = 40'-0"



N
2 Suite 306L - Partial Lower Level Existing Floor Plan
306/306L 8' 16' 32' 1/16" = 1'-0"



N
1 Key Plan - Lower Level
306/306L 20' 40' 80' 1" = 40'-0"



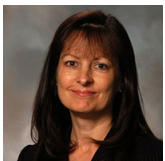
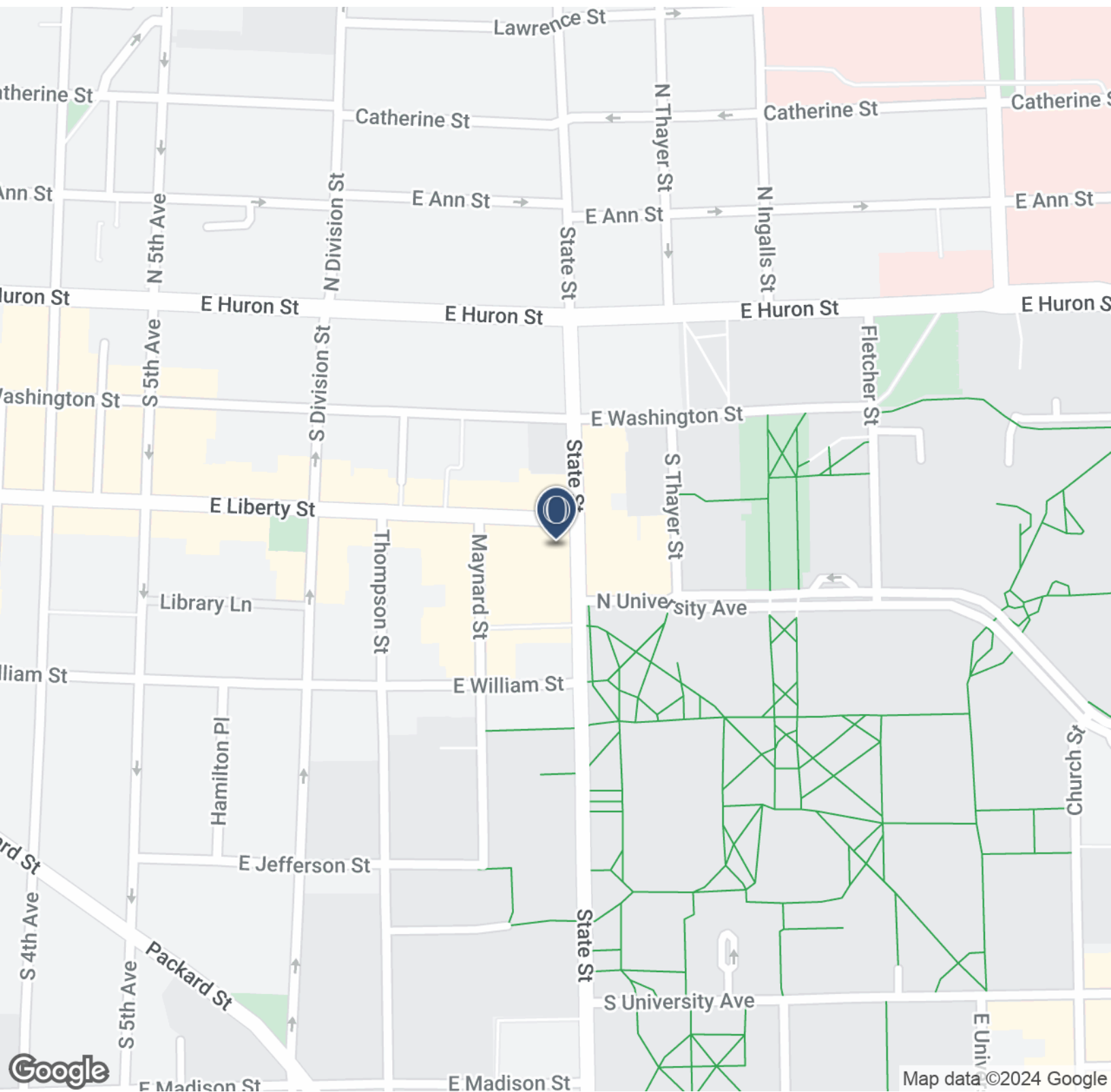
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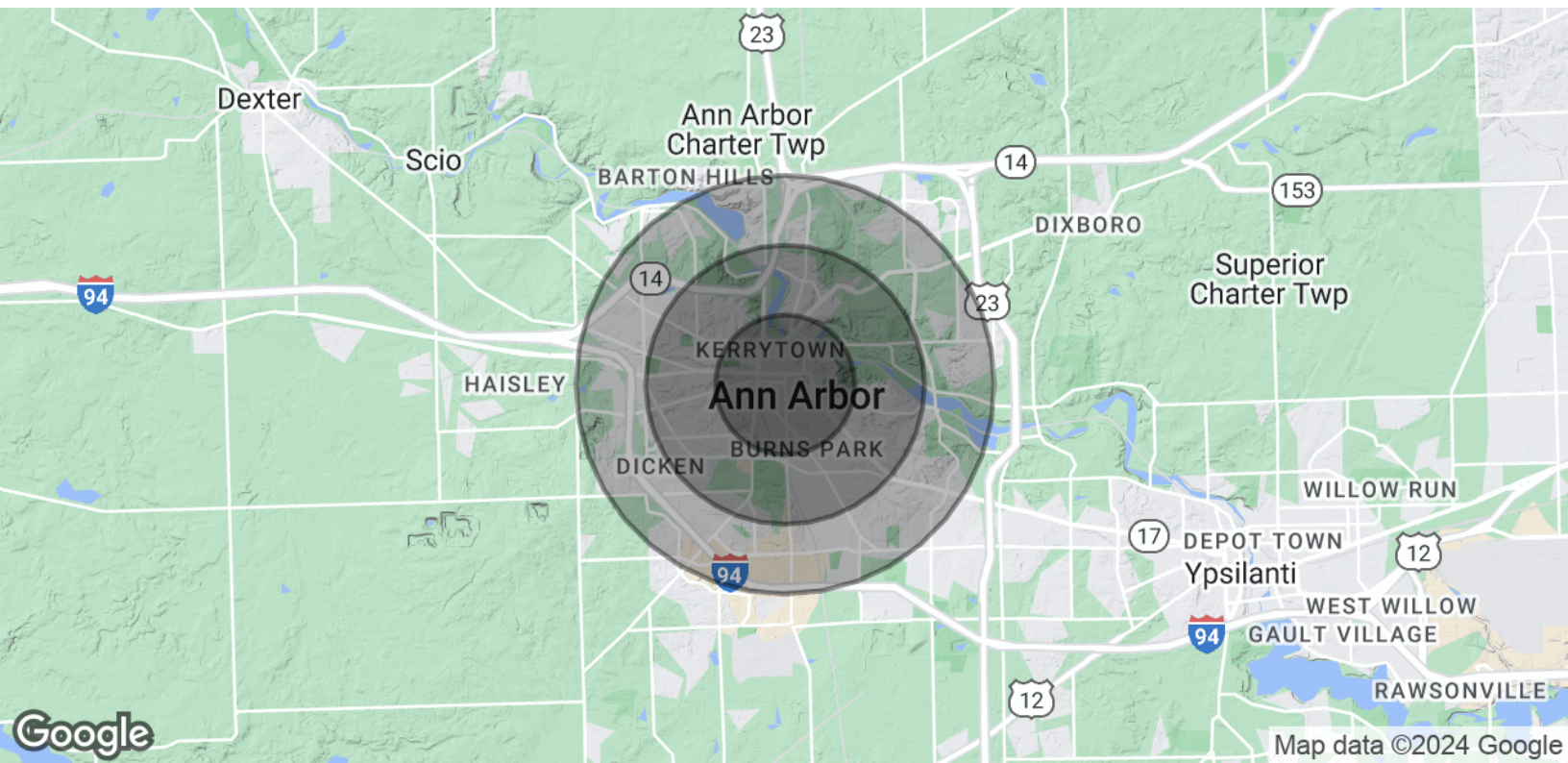
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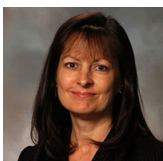
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 33,761 | 73,059 | 117,805 |
| Average age | 22.8 | 27.5 | 30.7 |
| Average age (Male) | 22.9 | 27.3 | 30.2 |
| Average age (Female) | 22.8 | 27.7 | 31.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 10,325 | 25,148 | 43,983 |
| # of persons per HH | 3.3 | 2.9 | 2.7 |
| Average HH income | \$44,557 | \$66,968 | \$74,036 |
| Average house value | \$317,713 | \$340,478 | \$326,129 |

* Demographic data derived from 2020 ACS - US Census



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