

FOR LEASE

TURNKEY ANN ARBOR RESTAURANT SPACE

3365 WASHTENAW AVE, ANN ARBOR, MI 48104

1,650 SF
AVAILABLE



PROPERTY DETAILS

\$26.00/SF NNN

\$7.00/SF

RENT

NNN

LOCATION: 3365 Washtenaw Ave,
Ann Arbor, MI 48104

PROPERTY TYPE: Shopping Center/ Restaurant

DATE AVAILABLE: Immediately

RENT: \$26.00/SF NNN

NNN EXPENSE: \$7.00/SF

AVAILABLE SPACE: 1,650 SF

IMPROVEMENTS: All equipment is one year old:

- Walk-In Freezer and Cooler
- Under-Counter Freezer and Refrigerator
- Stainless Table Tops
- Three-Door Glass Merchandiser
- Captive Air Hood
- High-End Hot Water Heater

*More Details Provided Upon Request

TRAFFIC COUNT: Washtenaw Ave (29,583 CPD)
Huron Pkwy (13,537 CPD)

HIGHLIGHTS

- Turnkey Restaurant Space for Sublease
- All Equipment is Included (Full List Available Upon Request)
- Excellent Visibility from the Heavily Trafficked Washtenaw Ave.
- Close Proximity to Downtown Ann Arbor and the University of Michigan
- Notable Surrounding National Retailers include Whole Foods, Nordstrom Rack, Arhaus, Shake Shack, Lulu Lemon, Sweetgreen, and a newly announced Chic-Fil-A.

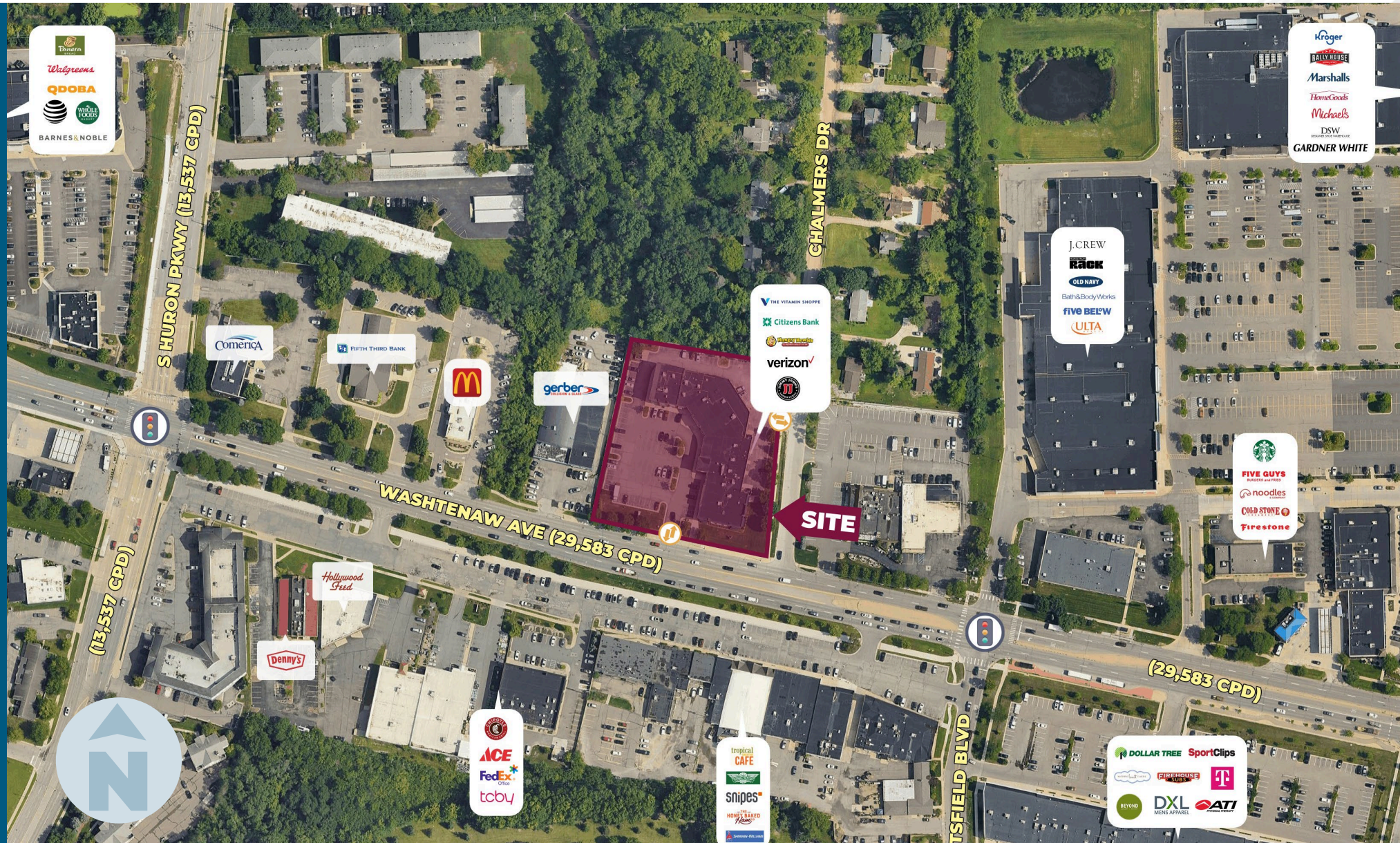
EXCLUSIVELY LISTED BY:



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MICRO AERIAL



INTERIOR PHOTOS



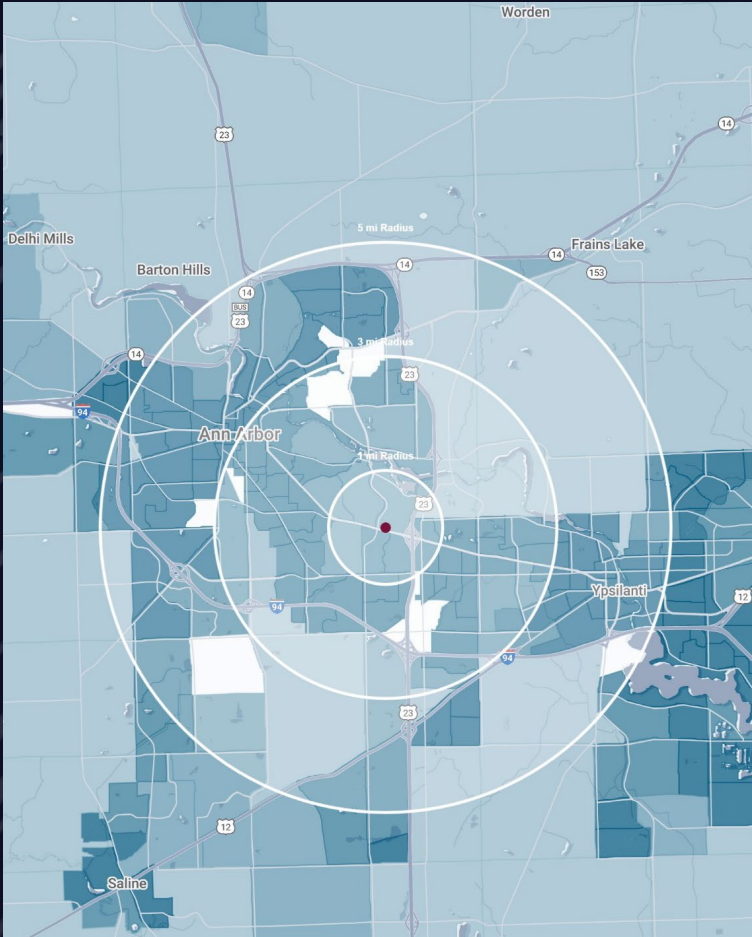
INTERIOR PHOTOS



INTERIOR PHOTOS



DEMOGRAPHICS



**TURNKEY ANN ARBOR
RESTAURANT SPACE**
3365 Washtenaw Ave, Ann Arbor, MI 48104

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|--|---------------|---------------|---------------|
| 2024 Estimated Population | 7,276 | 86,272 | 190,959 |
| 2029 Projected Population | 7,290 | 85,273 | 189,751 |
| 2020 Census Population | 7,258 | 88,841 | 195,289 |
| 2010 Census Population | 7,454 | 82,231 | 179,523 |
| Projected Annual Growth 2024 to 2029 | - | -0.2% | -0.1% |
| Historical Annual Growth 2010 to 2024 | -0.2% | 0.4% | 0.5% |
| HOUSEHOLDS | | | |
| 2024 Estimated Households | 3,348 | 34,377 | 80,887 |
| 2029 Projected Households | 3,471 | 34,974 | 83,080 |
| 2020 Census Households | 3,289 | 34,397 | 80,203 |
| 2010 Census Households | 3,279 | 32,441 | 74,317 |
| Projected Annual Growth 2024 to 2029 | 0.7% | 0.3% | 0.5% |
| Historical Annual Growth 2010 to 2024 | 0.2% | 0.4% | 0.6% |
| RACE | | | |
| 2024 Est. White | 67.6% | 65.7% | 65.8% |
| 2024 Est. Black | 12.3% | 12.6% | 12.6% |
| 2024 Est. Asian or Pacific Islander | 12.1% | 13.7% | 13.9% |
| 2024 Est. American Indian or Alaska Native | 0.3% | 0.2% | 0.2% |
| 2024 Est. Other Races | 7.6% | 7.9% | 7.6% |
| INCOME | | | |
| 2024 Est. Average Household Income | \$125,656 | \$103,192 | \$111,333 |
| 2024 Est. Median Household Income | \$77,102 | \$73,528 | \$79,170 |
| 2024 Est. Per Capita Income | \$57,862 | \$42,931 | \$48,342 |
| BUSINESS | | | |
| 2024 Est. Total Businesses | 558 | 3,672 | 8,405 |
| 2024 Est. Total Employees | 5,045 | 51,874 | 108,884 |

CONTACT US



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