

# FOR SALE OR LEASE

Dexter Crossing Outlot, Dexter Ann Arbor Rd. | Dexter, MI

Colliers Ann Arbor  
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**CHACONAS GROUP**  
ANN ARBOR AREA



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## Property Highlights

Outlot | Dexter, MI

- Prime 0.87 Acre Outlot
- Frontage on Dexter Ann Arbor Road and Dan Hoey Road
- Available for Purchase at \$550,000
- Available at \$55,000/with a 10% Increase Every 5-Years (With Acceptable Credit and/or Guarantor)
- Potential Built-to-Suit Option
- Dexter Crossing, a Neighborhood Shopping Center offers High Traffic Counts and Plenty of Parking for Employees and Guests
- Easy Ingress and Egress with 3 Entrances, and a Traffic Signal at Dan Hoey Road
- Well Maintained 100% Occupied Center featuring Long-Term, and Mixed-Use Tenants reaching a Broad Demographic of Customers
- Surrounded by Established Neighborhoods, Schools, Retail, and Minutes to Downtown Dexter
- Close to I-94, M-14, Jackson Road, Ann Arbor, Downtown Ann Arbor, and the University of Michigan
- Located Near the Dexter Business & Research Park which Employs Thousands of Individuals within a Mixed-Use Development, including Jolly Pumpkin Artisan Ales + Kitchen, MC3 Cardiopulmonary, and QED Environmental Systems

# Outlot Location

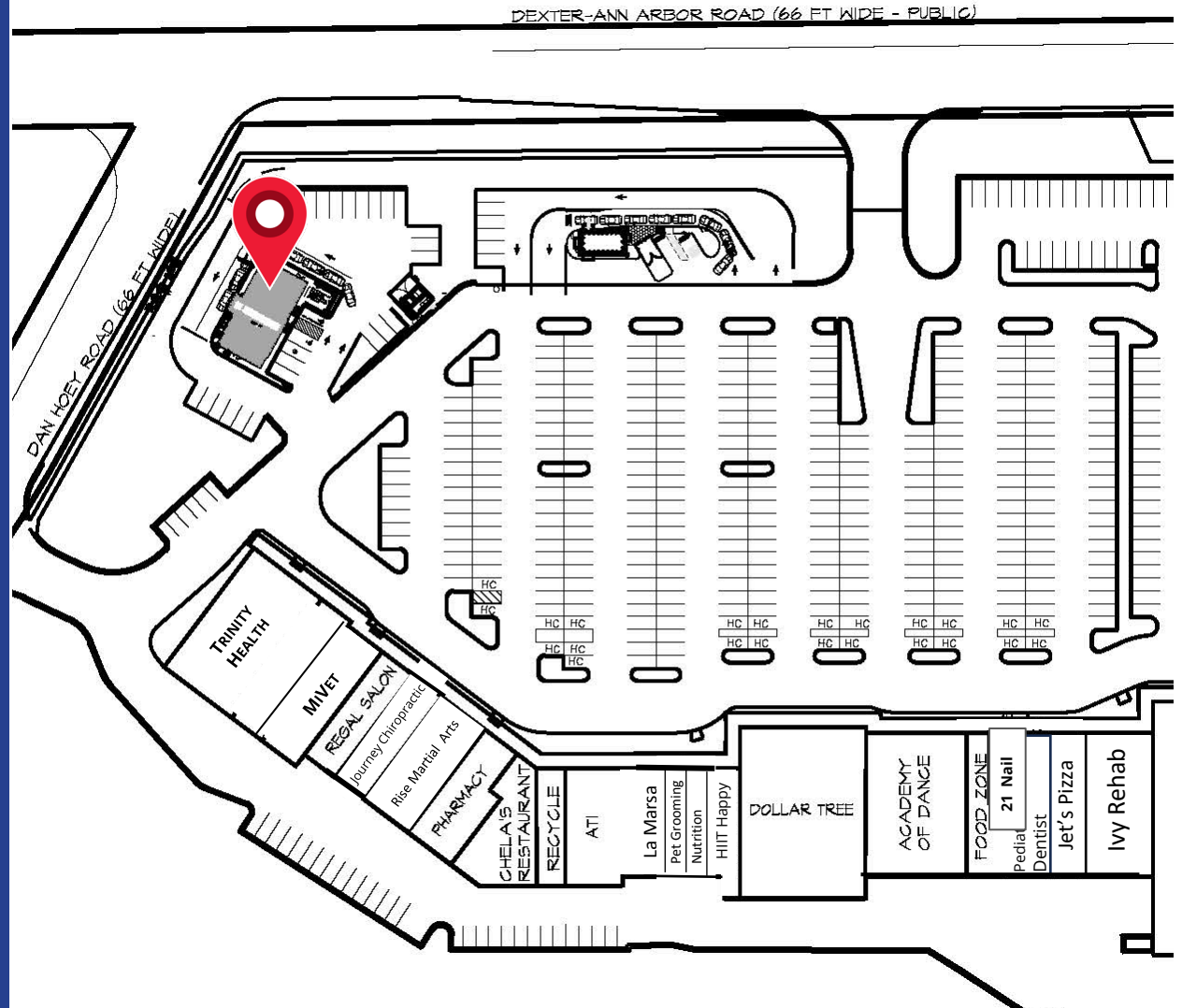
Dexter Ann Arbor Rd. | Dexter, MI



# Dexter Crossing Site Plan & Current Tenant List

Dexter Ann Arbor Rd. | Dexter, MI

- Ivy Rehab for Kids
- Jet's Pizza
- Dexter Pediatric Dentistry
- 21 Nail Studio
- Food Zone Chinese Restaurant
- Michigan Academy of Dance
- Dollar Tree
- HIIT Happy LLC
- Pulse Nutrition
- Wolfe Pet Grooming Studio
- La Marsa Dexter
- ATI Physical Therapy
- Thompson Recycle Company
- Chela's Restaurant & Taqueria
- Jensen's Community Pharmacy
- Rise Martial Arts
- Journey Chiropractic
- Regal Salon Spa Studios
- MiVet Animal Clinic
- Trinity Health



# Property Photos – Dexter Crossing

Dexter Ann Arbor Rd. | Dexter, MI



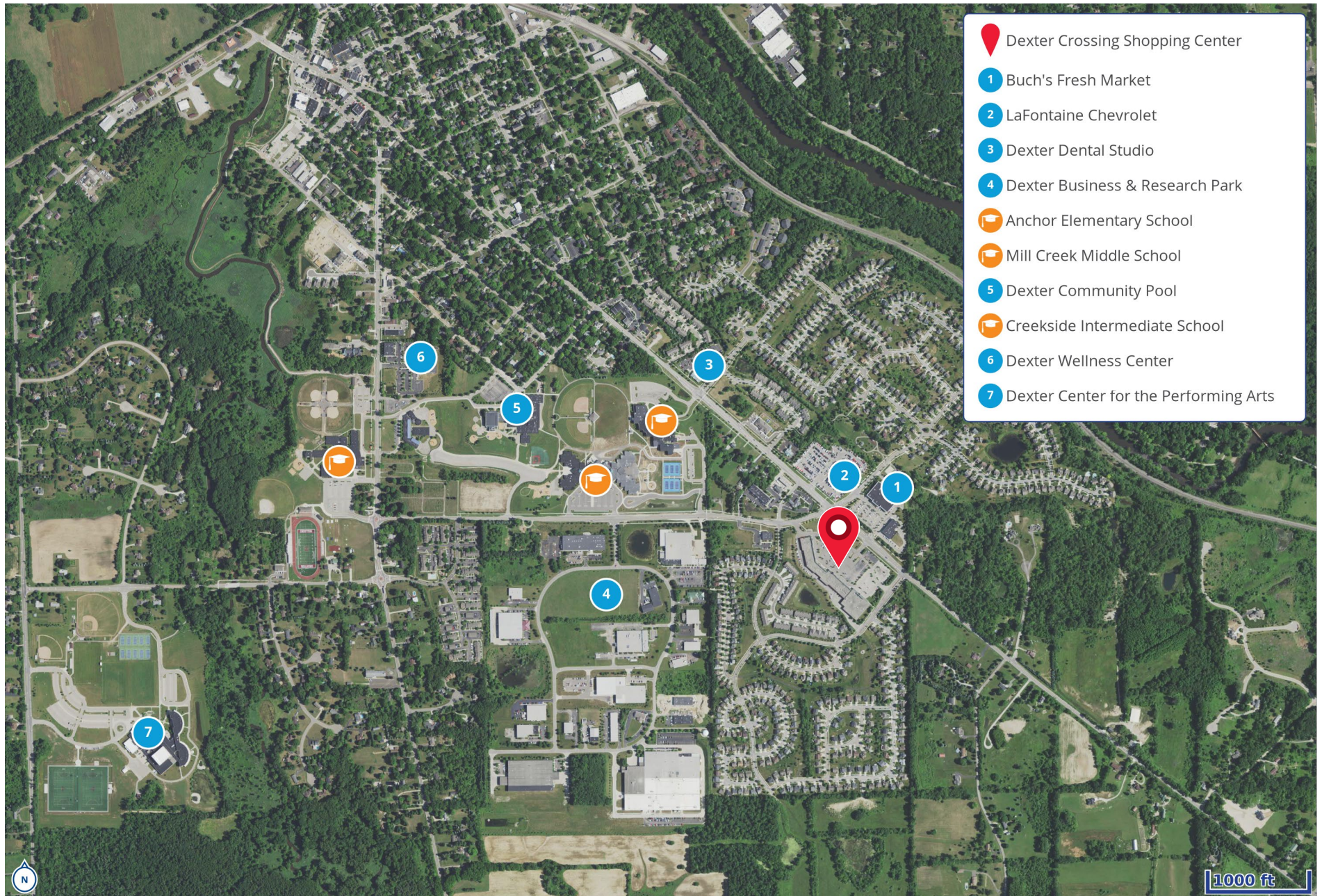
# Property Photos – Outlot

Dexter Ann Arbor Rd. | Dexter, MI



# Merchant Map

Dexter Ann Arbor Rd. | Dexter, MI



# Aerial Map

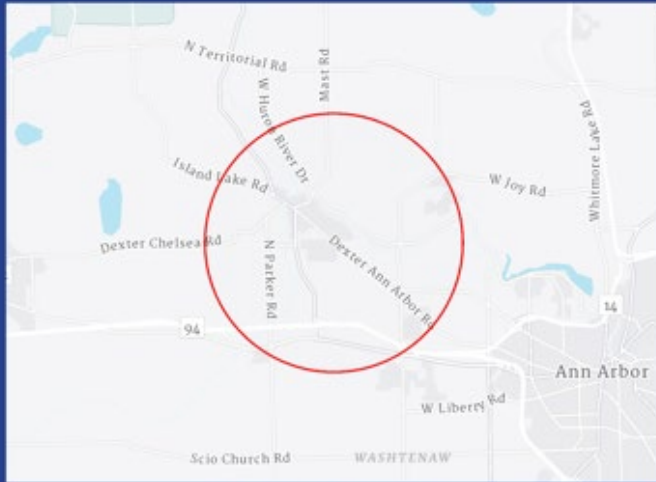
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# Demographics

3 Mile Radius

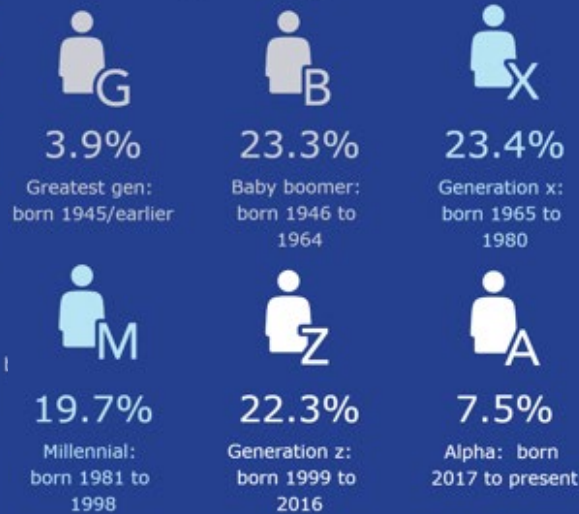


13,193	5,099	2.59	43.4	\$101,939	\$407,621	179	92	35
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index

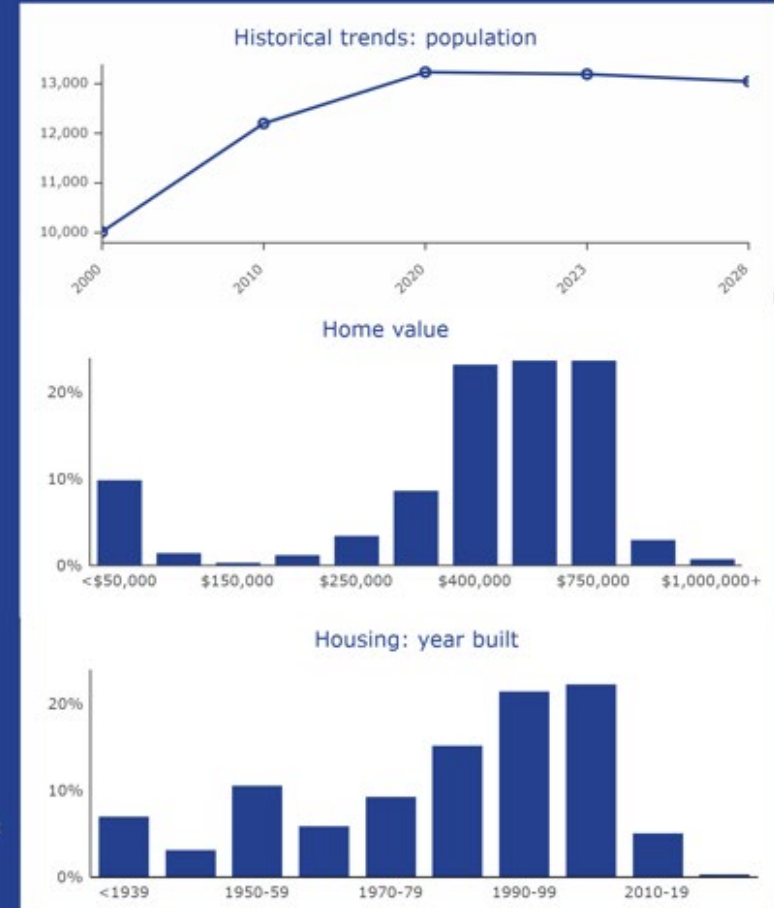
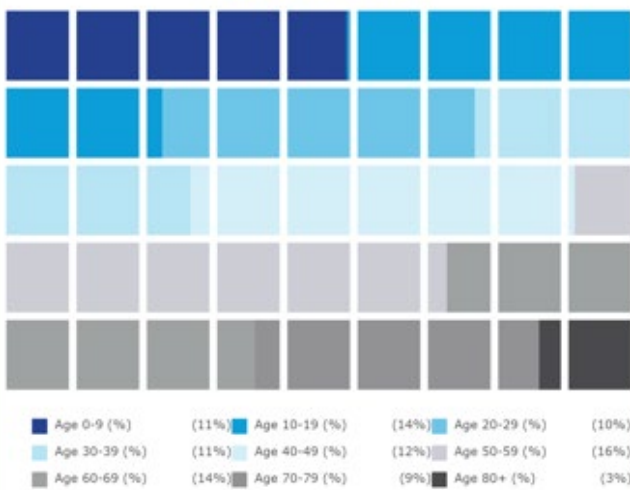
## Mortgage indicators



## Population by generation



## Population by age

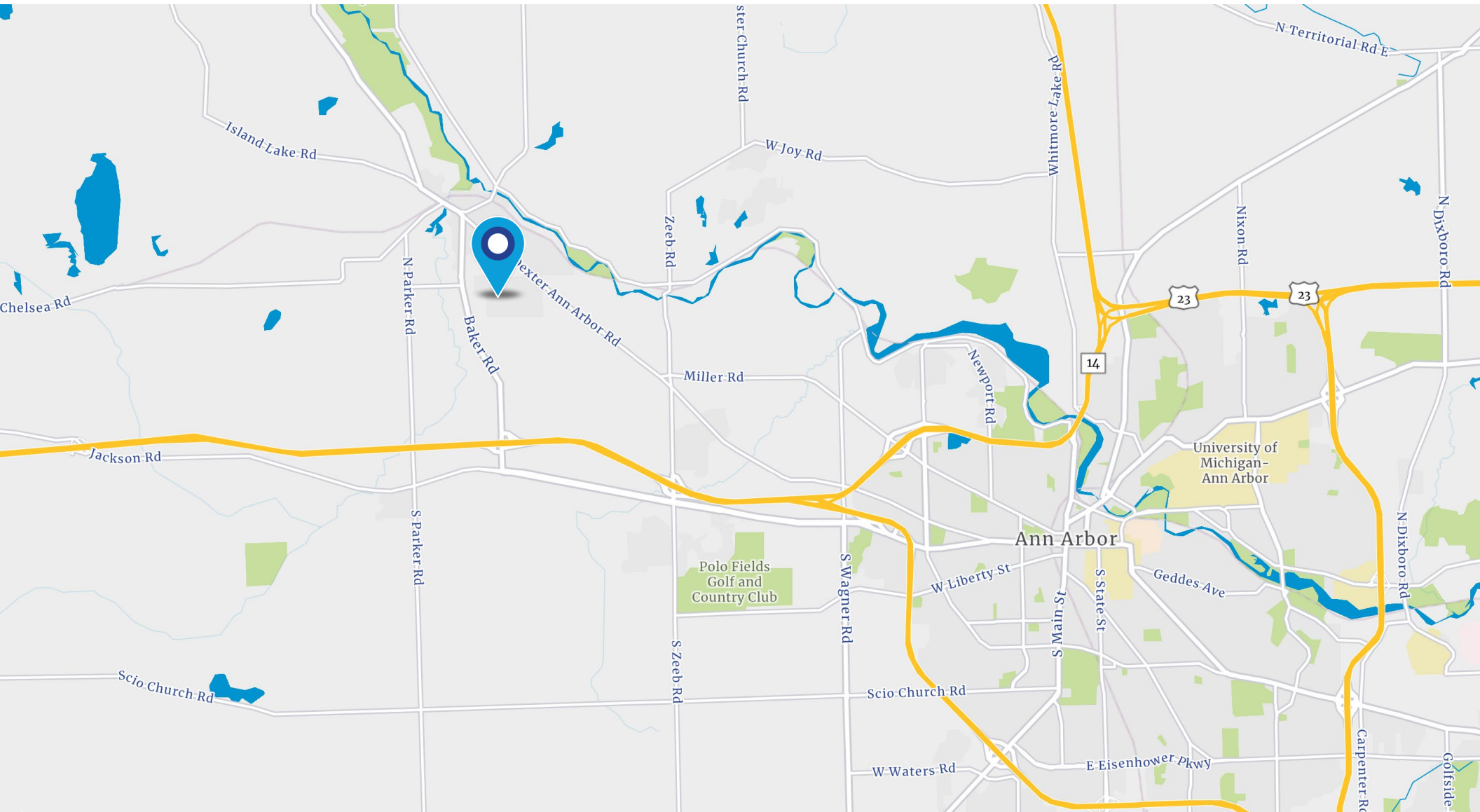


### Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

# Location Overview

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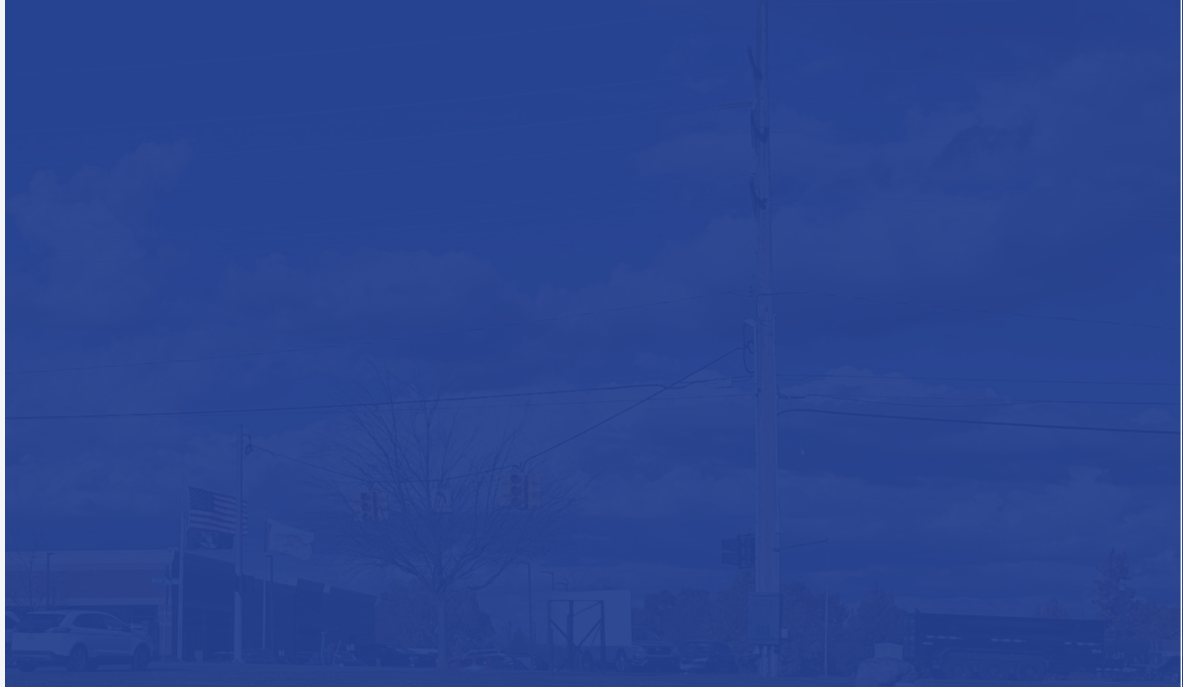
**For Sale or Lease**

**Jim Chaconas, CCIM**

Executive Vice President Ann Arbor

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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.*

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