

Retail | Available

CBRE

# Freestanding Retail Building

2,462 SF Grade Level Available

2000 West Stadium Boulevard  
Ann Arbor, Michigan 48103

0.69 Acre Lot at Signalized Intersection





## Freestanding Retail Building

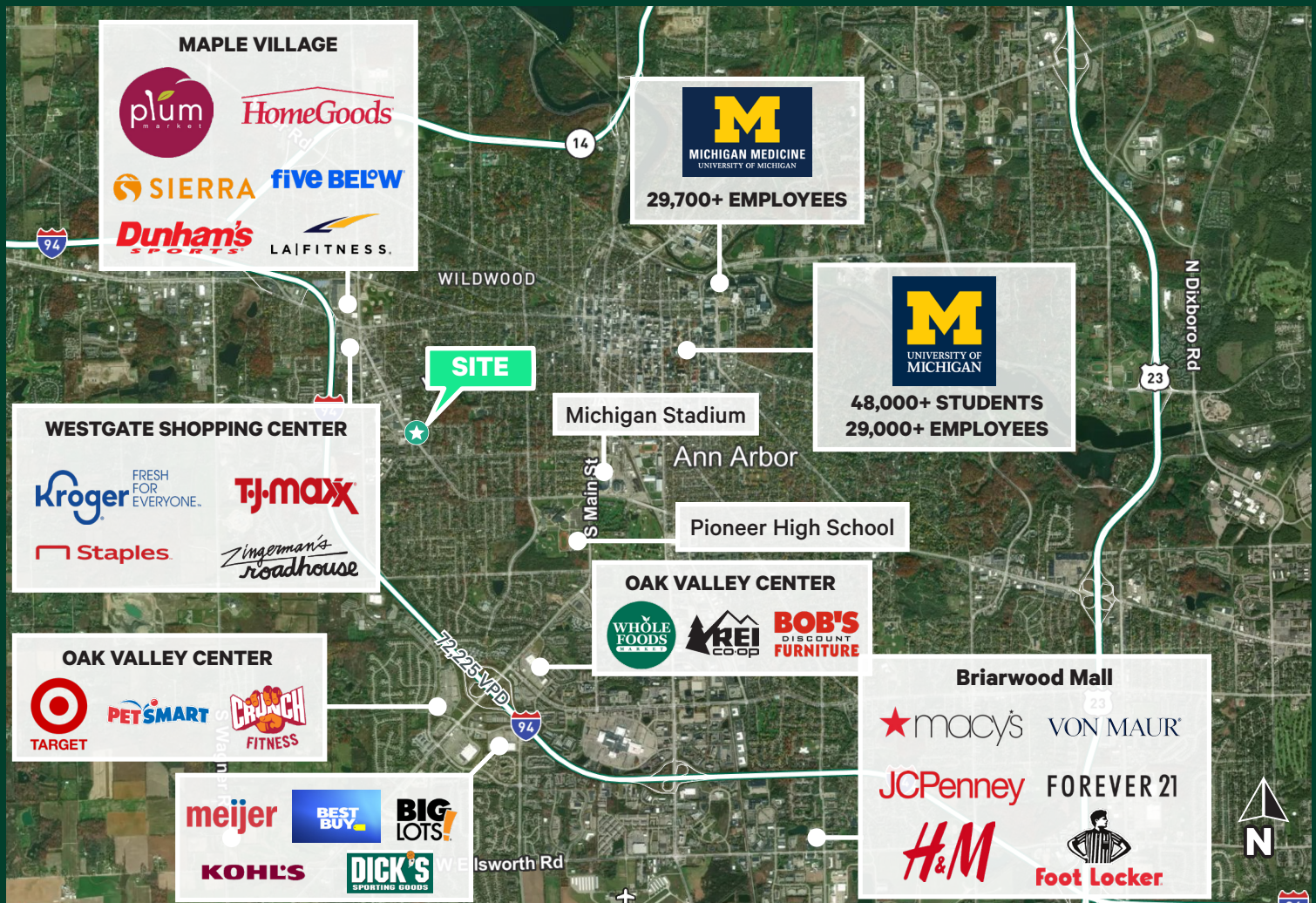
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# Property Highlights

- + 2,462 SF freestanding retail building with +/- 600 SF partial basement
- + 0.69 acre lot at signalized intersection
- + 40 surface parking spaces
- + Built in 1958
- + Pylon signage available
- + Zoned TC1, Transit Corridor, permitting a variety of uses
- + Excellent visibility with traffic counts exceeding 17,600 vehicles per day on West Stadium Boulevard
- + Nearby retailers include Kroger, Plum Market, T.J. Maxx, Staples, Planet Fitness, Dunham's Sports, HomeGoods, Sierra, Five Below and more
- + **Lease Rate: \$40 PSF NNN**
- + ~~**Sale Price: \$2,500,000**~~  
**Reduced Price: \$1,500,000**

## Macro Aerial





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# Micro Aerial



2022 Demographics	1 Mile	3 Miles	5 Miles
Population	14,566	93,344	150,572
Number of Households	6,837	37,441	60,912
Average Household Size	2.13	2.20	2.25
Average Household Income	\$117,366	\$112,710	\$118,606
Median Household Income	\$86,257	\$77,546	\$79,617
Daytime Population	12,964	135,996	198,860



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# Conceptual Renovation



Aerial View



Entry Perspective



Canopy Perspective



Entry Perspective



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# Property Photos



## Contact Us

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