

# FOR LEASE RETAIL SUITE

ARLINGTON SQUARE 3250 – 3300 WASHTENAW AVE ANN ARBOR, MI

# ARLINGTON SQUARE

## LISTING AGENTS

#### **Kyle Passage**

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#### **Tony Avendt**

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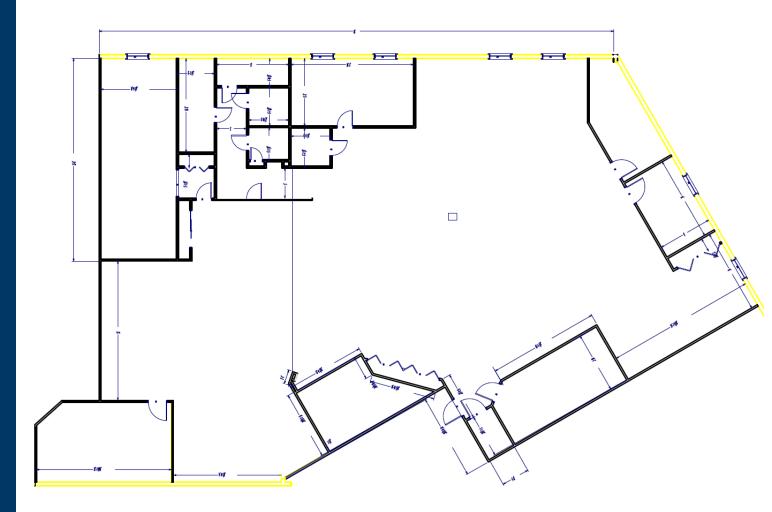


# ABOUT THE BUILDING

- Retail 3270: 2,377 SF available
- Across the street from multiple retailers, restaurants, banks, and apartment complexes
- Store front and underground parking available
- High visibility at the corner of Washtenaw Ave and Huron Parkway
- Signalized intersection on high traffic Washtenaw Avenue
- 1.5 miles from US-23







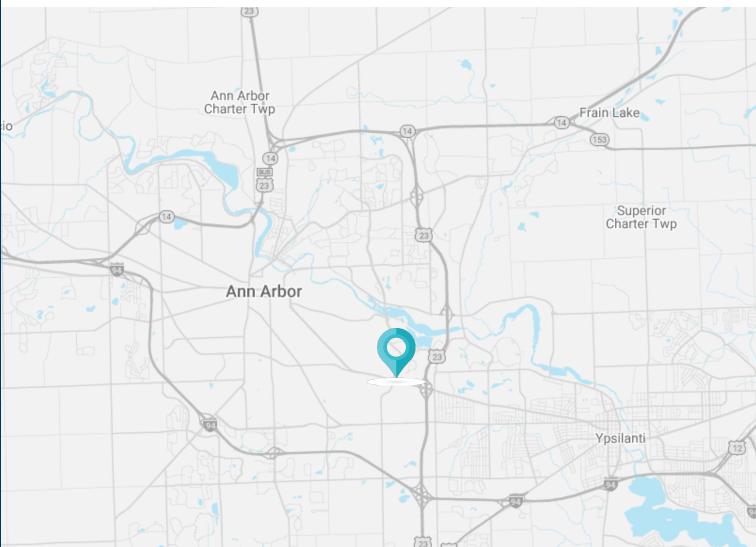




## **RETAIL 3270**

- 2,377 SF For Lease
- Lease rate:
  \$19.50/SF NNN
- Current office or retail space
- Executive office and conference room
- Common and retail
  area access

# **ANN ARBOR**



## DEMOGRAPHICS

**121,536** Population

\$69,456 Median Household Income

27 Median Age



Places to live for families Fortune.com (2022)



Most educated city in U.S Wallethub.com (2022)



**City to live in Michigan** U.S News & World Report (2022)



Best places to live in America Studyfinds.com (2023)

## ARLINGTON SQUARE 3250 – 3300 WASHTENAW AVE ANN ARBOR, MI

## **GENERAL INFORMATION**

Address	3250-3300 Washtenaw Ave Ann Arbor, MI 48104
Total Building Area	51,285 SF
Divisible To	NA
Primary Use	Office / Retail
Year Renovated	1993
Year Built	1990
Stories	2

## PRICING

Retail 3270 Est. NNN

\$19.50/SF NNN \$6.50/SF

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## DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
1 Mile	8,374	\$106,705	9,132
3 Miles	92,151	\$89,954	128,032
5 Miles	193,587	\$97,053	232,440

## SITE DETAILS

Total Land Area	1.36 Acres
Zoning	PUD
Parcel ID	12-02-209-012
Parking Available	Store front and underground parking
Frontage	+/- 380' on S. Huron Parkway +/- 169' on Washtenaw Avenue
Major Crossroads	Washtenaw Avenue and S. Huron Parkway
Traffic Count	+/- 30,000 cars per day
Neighboring Businesses	Gardner White Furniture KinderCare Learning Center Chipotle Qdoba Bigalora Wood Whole Foods Kendra Scott Panera Hot Yoga Barnes & Noble Anthropologie Tropical Smoothie Starbucks Nordstrom Rack J.Crew Ulta Beauty Old Navy Shake Shack Love Sac Kroger Marshalls

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