



FOR LEASE

RETAIL SUITE

ARLINGTON SQUARE

3250 – 3300

WASHTENAW AVE

ANN ARBOR, MI



LISTING AGENTS

Kyle Passage

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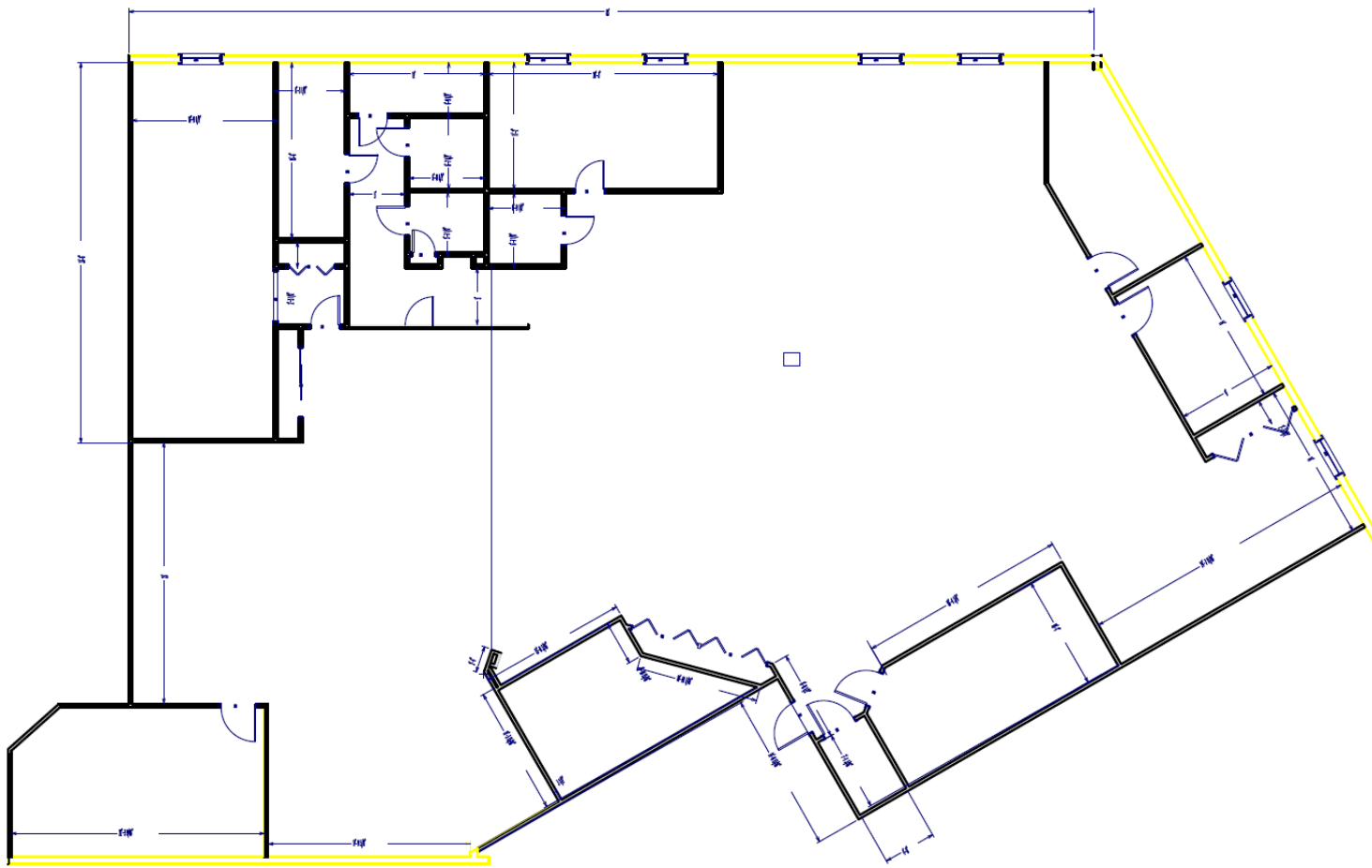




ABOUT THE BUILDING

- 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

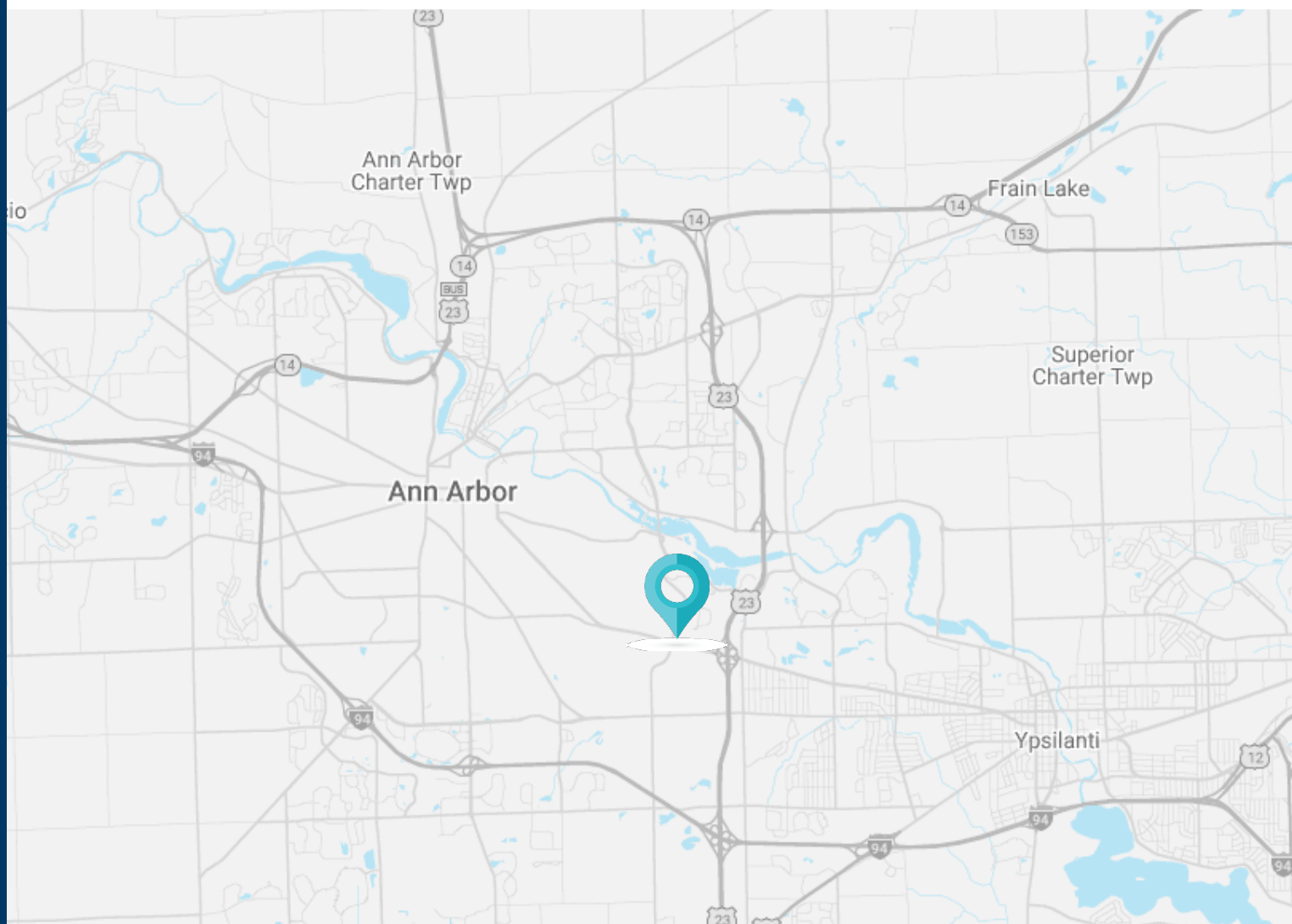




RETAIL 3270

- 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

#1

Places to live for families
Fortune.com (2022)

#1

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

#1

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

#1

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	\$19.50/SF NNN
Est. 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

