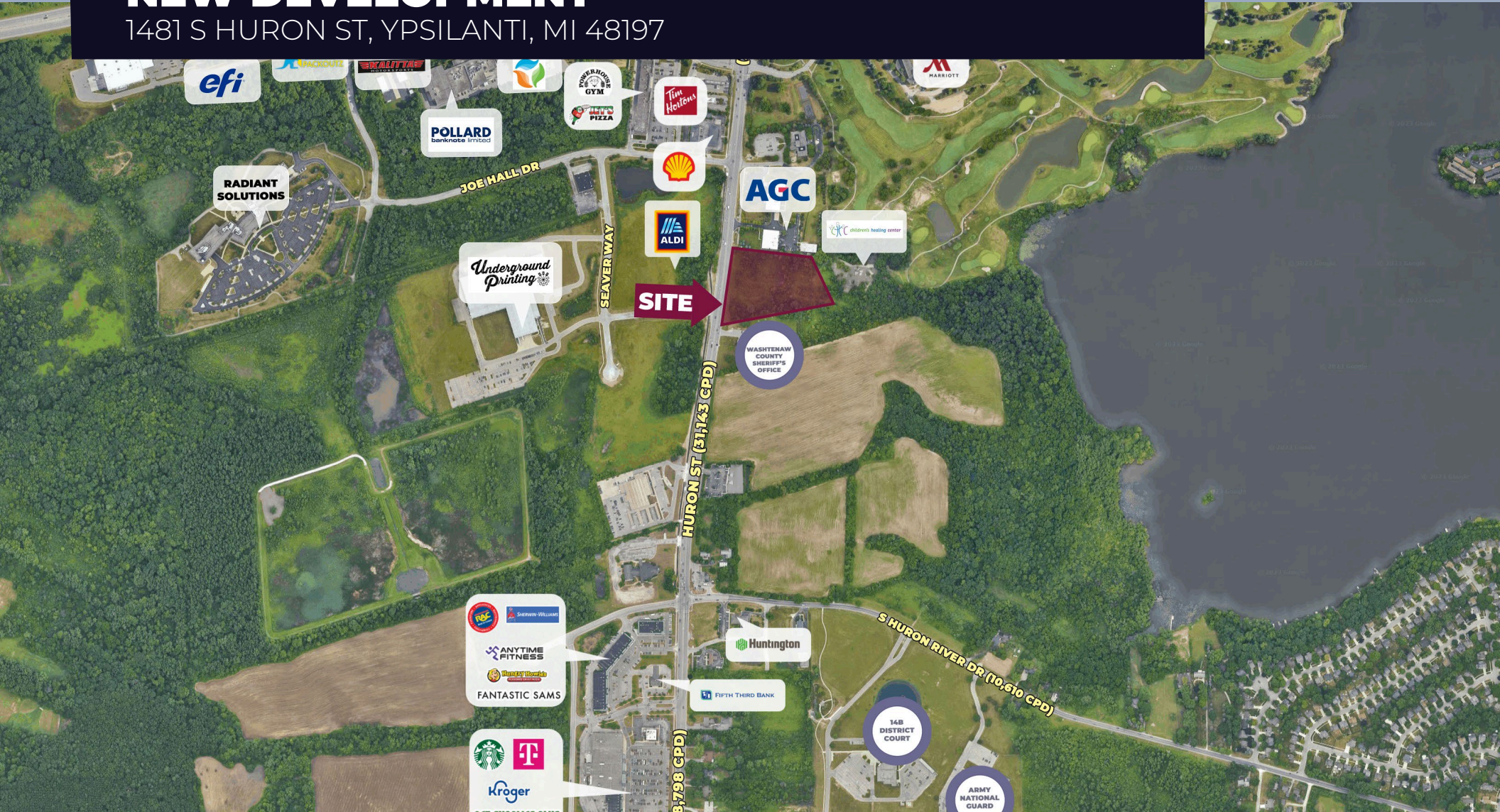


FOR LEASE NEW DEVELOPMENT

1481 S HURON ST, YPSILANTI, MI 48197



PROPERTY DETAILS

LOCATION:	1481 S Huron St Ypsilanti, MI 48197
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Q2 (2024)
RENT:	\$35.00/SF NNN
NNN EXPENSE:	\$5.00/SF
AVAILABLE SPACE:	6,750 SF
	2.5 AC
TRAFFIC COUNT:	S Huron St (31,143 CPD)

HIGHLIGHTS

- Exciting New Development
- New Aldi Across the Street
- Located on Heavily Traveled Huron Street
- New Access Road & Signalized Intersection Created
Prime Ingress & Egress (Huron St & Brinker Way)
- Shadow-Anchored by Proposed Hotel & Children's
Healing Center

EXCLUSIVELY LISTED BY:



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MICRO AERIAL



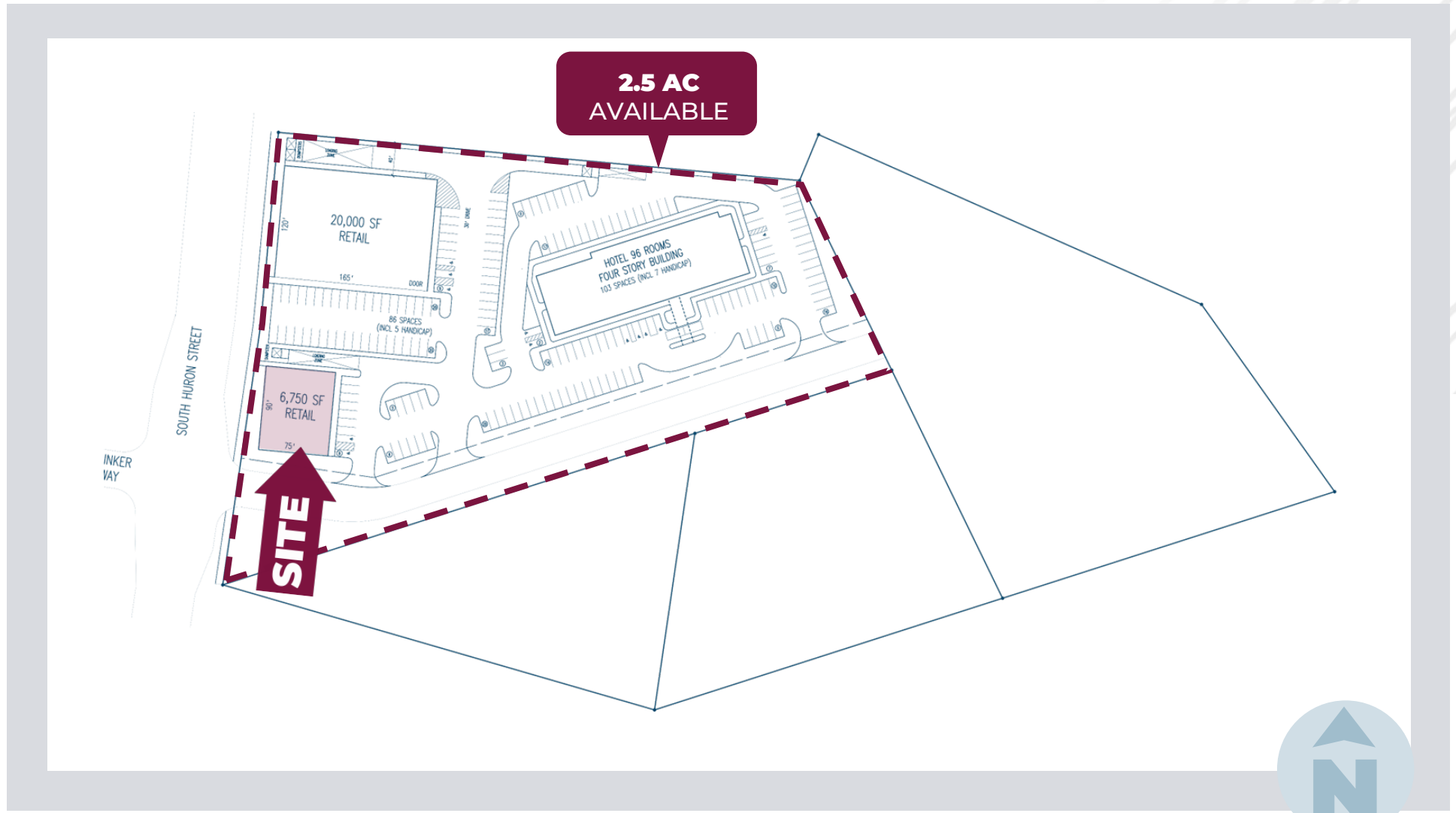
Google

MACRO AERIAL



Google

CONCEPT PLAN



CONCEPT PLAN

FOR
 PARCEL K-11-16-360-00
 YPSILANTI TOWNSHIP, MICHIGAN

**2.5 AC
 AVAILABLE**



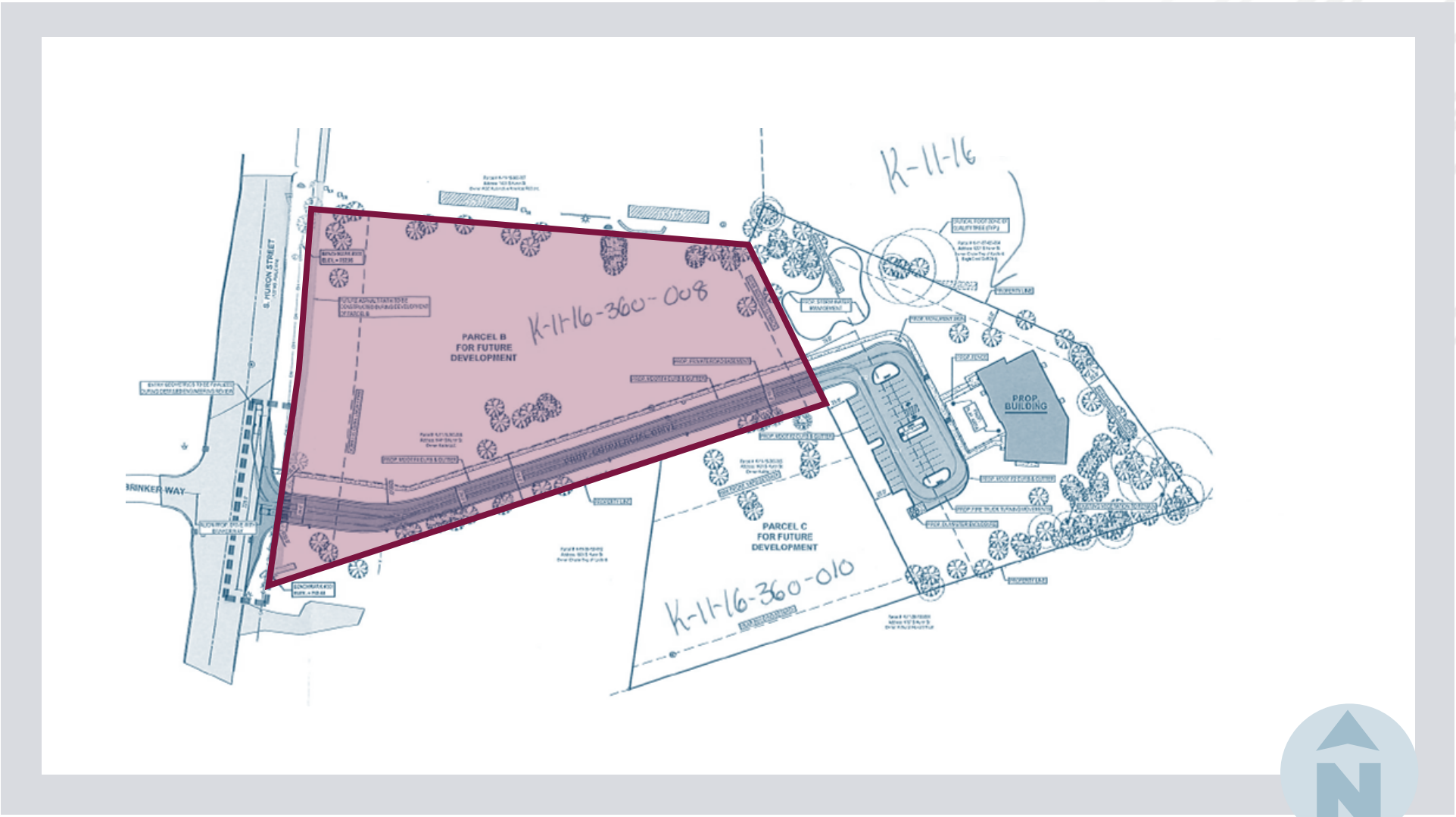
SITE

SITE DATA

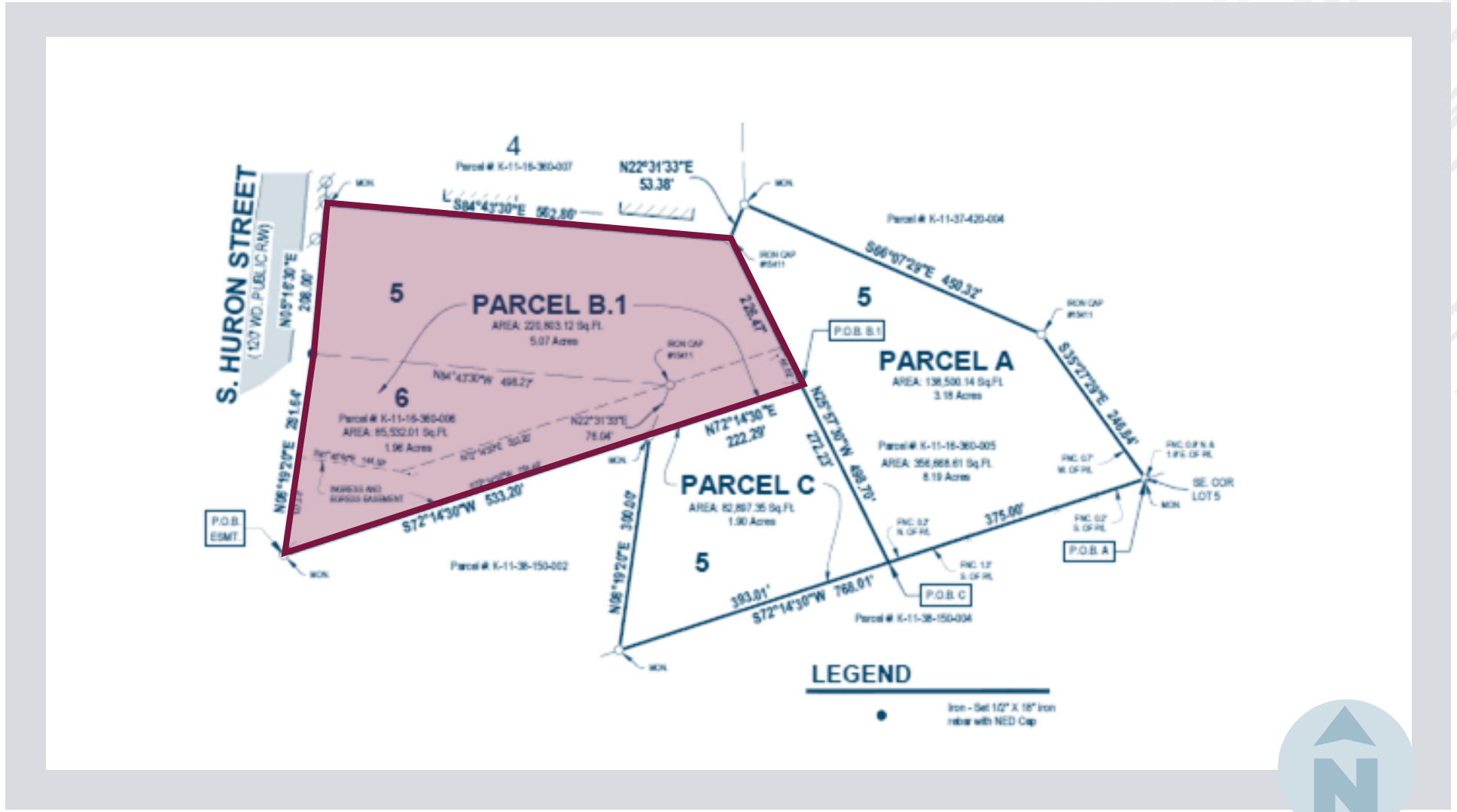
- SITE AREA - 5.07+/- ACRES
- 3.96+/- ACRES EXCLUDING ACCESS DRIVE
- BUILDINGS - RETAIL - 20,000 SF + 6,750 SF = 26,750 SF
- HOTEL - 96 ROOMS, 6 EMPLOYEES
- PARKING REQUIRED - RETAIL - ONE SPACE/325 GROSS FLOOR AREA
- HOTEL - ONE SPACE/ROOM, ONE SPACE/EMPLOYEE
- PARKING REQUIRED: RETAIL - $26,750 \times 1/325 = 82$
- HOTEL - $(96 \times 1) + (7 \times 1) = 103$



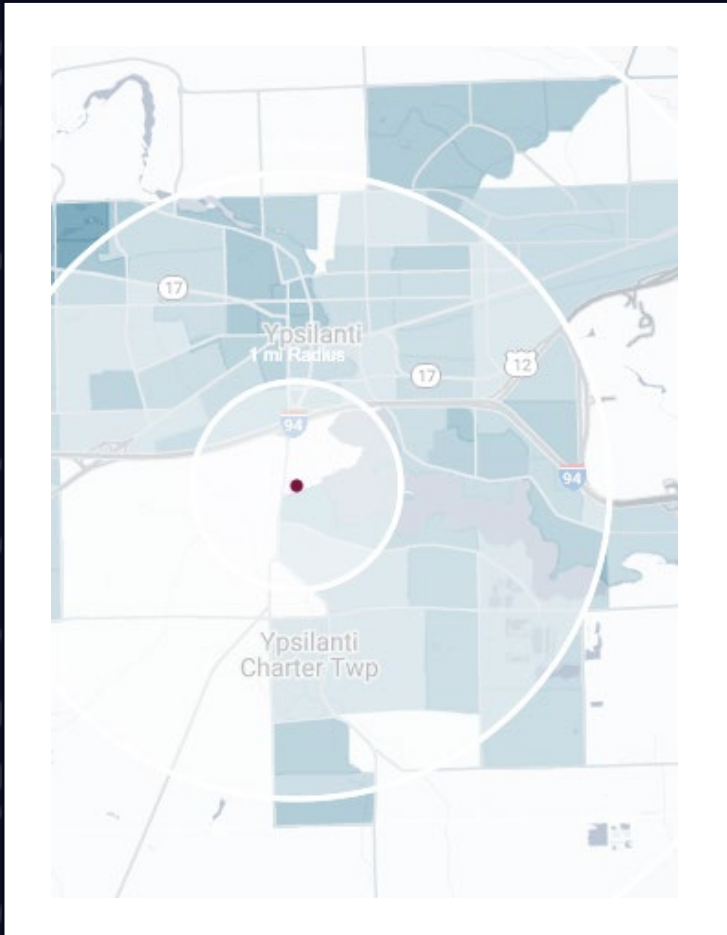
SITE PLAN



SURVEY



DEMOGRAPHICS



NEW DEVELOPMENT
1481 S Huron St, Ypsilanti, MI 48197

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	2,177	71,163	126,684
2028 Projected Population	2,163	71,142	126,875
2020 Census Population	2,081	71,582	127,309
2010 Census Population	2,030	69,022	120,963
Projected Annual Growth 2022 to 2028	-0.1%	-	-
Historical Annual Growth 2010 to 2023	0.6%	0.2%	0.4%
HOUSEHOLDS			
2023 Estimated Households	929	29,209	53,211
2028 Projected Households	940	29,829	54,347
2020 Census Households	889	29,017	52,841
2010 Census Households	873	27,534	49,365
Projected Annual Growth 2023 to 2028	0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.6%
RACE			
2023 Est. White	42.3%	56.7%	58.2%
2023 Est. Black	48.0%	26.6%	24.5%
2023 Est. Asian or Pacific Islander	2.1%	8.7%	8.7%
2023 Est. American Indian or Alaska Native	0.4%	0.2%	0.3%
2023 Est. Other Races	7.2%	7.7%	8.2%
INCOME			
2023 Est. Average Household Income	\$57,565	\$92,636	\$100,905
2023 Est. Median Household Income	\$38,743	\$72,630	\$74,871
2023 Est. Per Capita Income	\$24,605	\$38,627	\$42,800
BUSINESS			
2023 Est. Total Businesses	144	1,804	3,618
2023 Est. Total Employees	1,523	14,054	32,139

CONTACT US



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