

FOR LEASE  
**FORMER GORDON FOOD SERVICE (GFS)**

2151 W. LIBERTY ST, ANN ARBOR, MI



# PROPERTY DETAILS

<b>LOCATION:</b>	2151 W. Liberty, Ann Arbor, MI
<b>PROPERTY TYPE:</b>	Shopping Center
<b>DATE AVAILABLE:</b>	November 1 <sup>st</sup> , 2023
<b>RENT:</b>	Contact Broker
<b>NNN EXPENSE:</b>	TBD
<b>BUILDING SIZE:</b>	14,519 SF
<b>BUILDING DIMENSIONS:</b>	TBD
<b>LOT SIZE:</b>	1.89 AC
<b>LOT DIMENSIONS:</b>	See Survey
<b>AVAILABLE SPACE:</b>	14,519 SF
<b>ZONING:</b>	C2 B (Business Service)
<b>IMPROVEMENTS:</b>	Land and Building – “AS-IS”
<b>TRAFFIC COUNT:</b>	Liberty St (7,907 CPD) Stadium Blvd (19,737 CPD)

## CONTACT BROKER

**RENT**

### HIGHLIGHTS

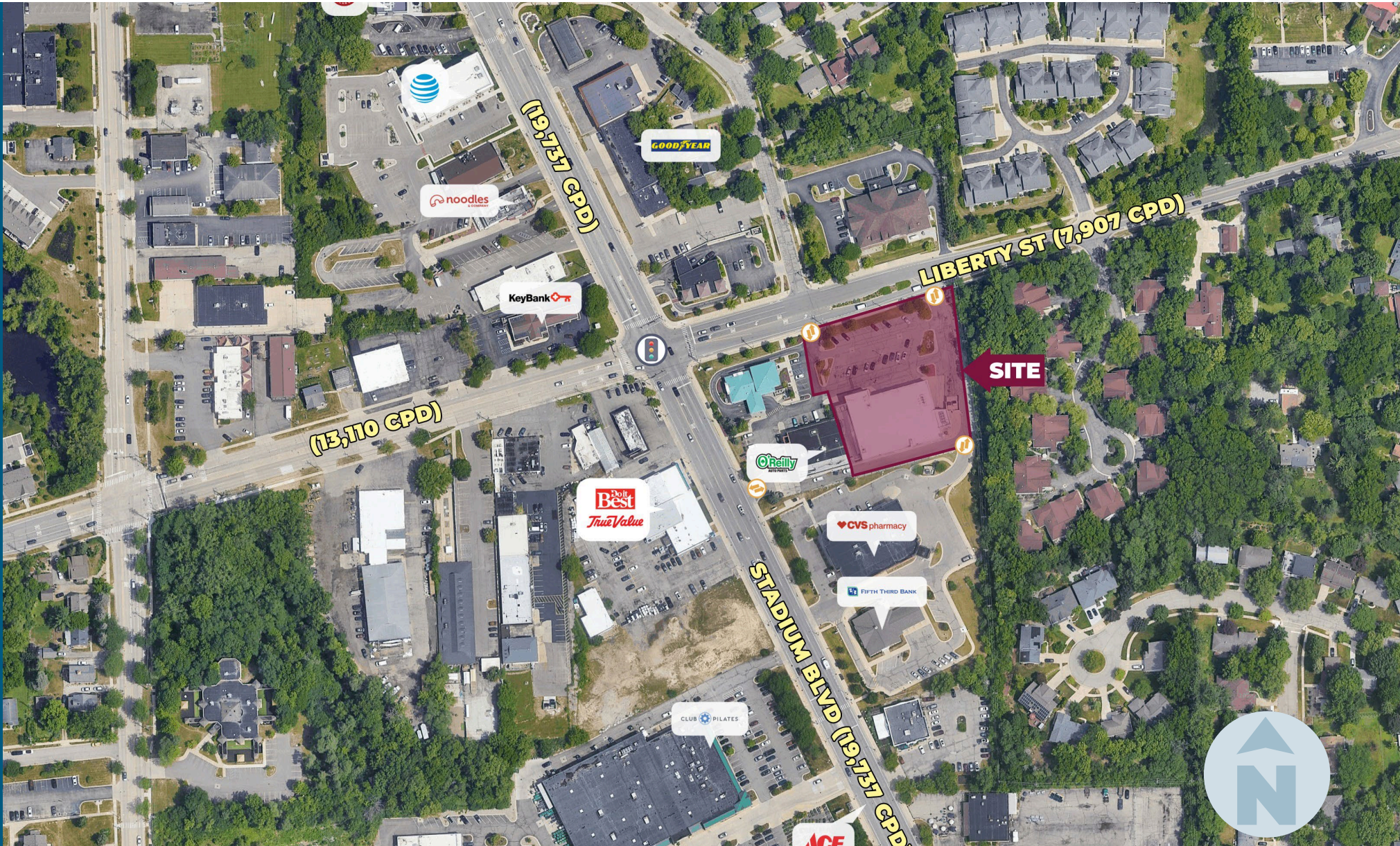
- Former Gordon Food Service
- Existing Building- Very Well Maintained
- Over 60 Parking Spaces (Very Rare to find in Ann Arbor)
- High Traffic Location in Densely Populated Area with Tremendous Commercial Business Activity.
- Over 90,000 Person Population within 3 Mile Radius of the Site.
- Trade Area Retailers Include Plum Market, Ulta, Burlington, LA Fitness, Five Below, Dunham's, Home Goods, Kroger, TJ Maxx, Staples, Starbucks, Zingerman's, Road House, Chipotle, and others.

EXCLUSIVELY LISTED BY:

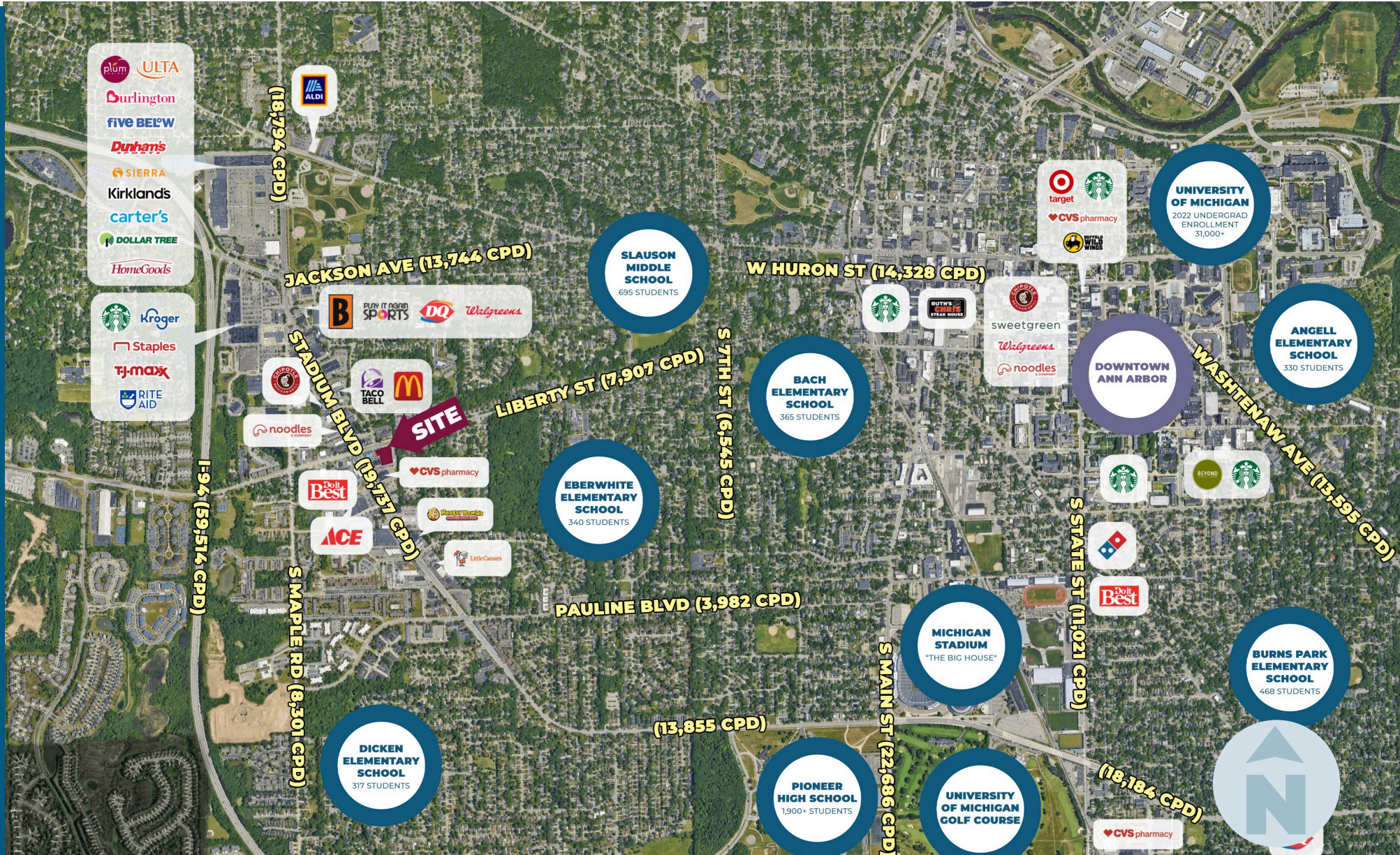


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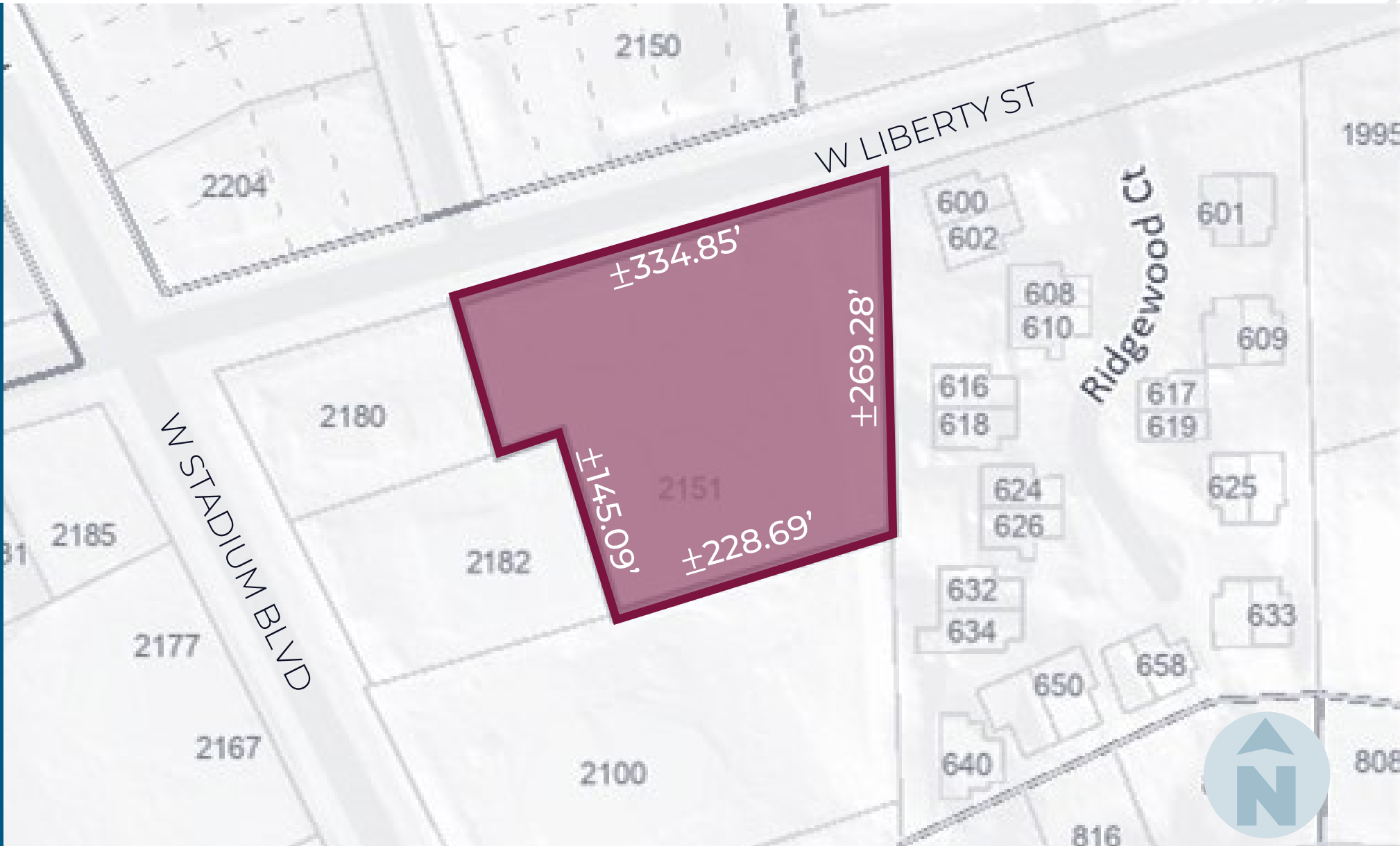
# MICRO AERIAL



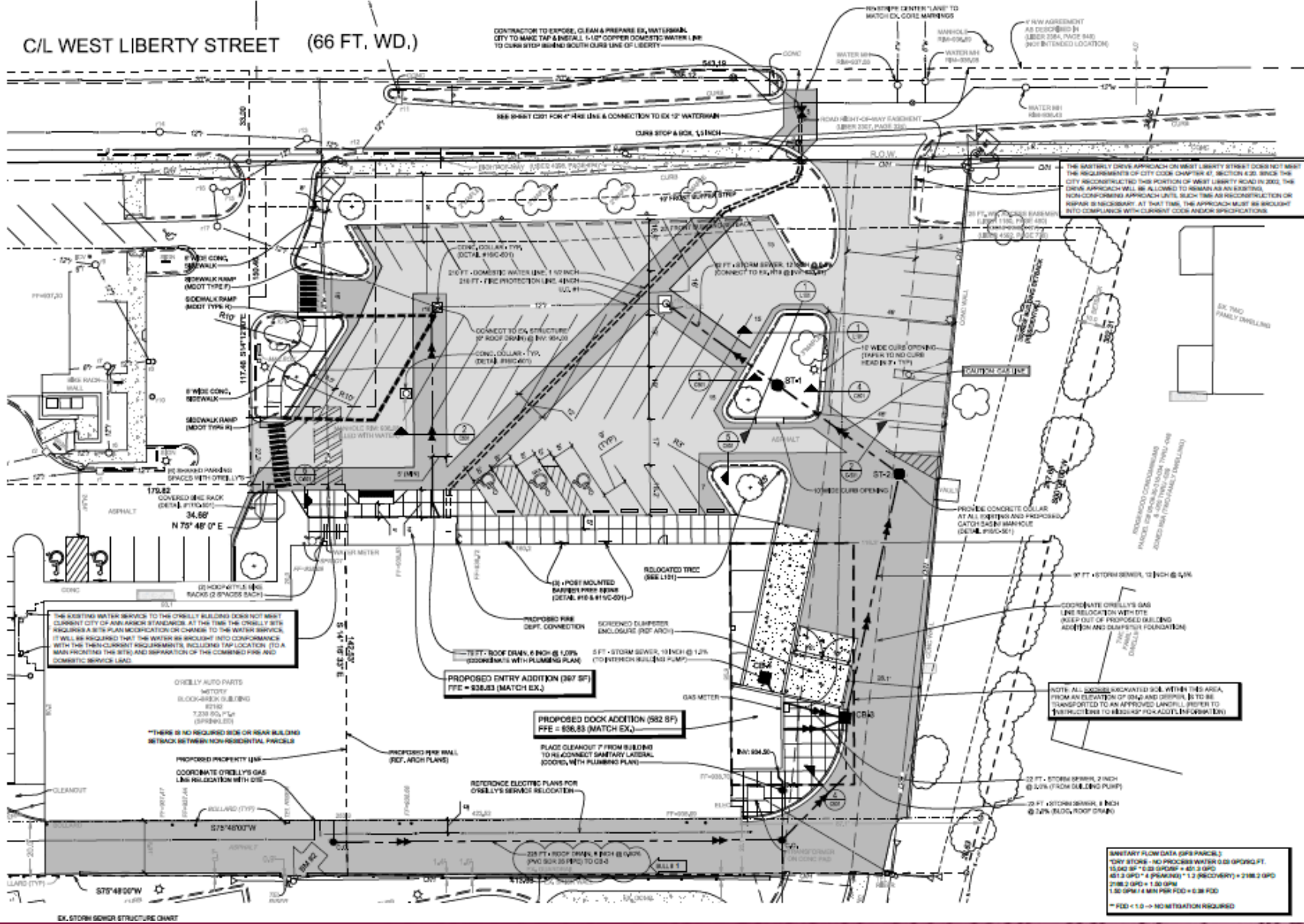
# MACRO AERIAL



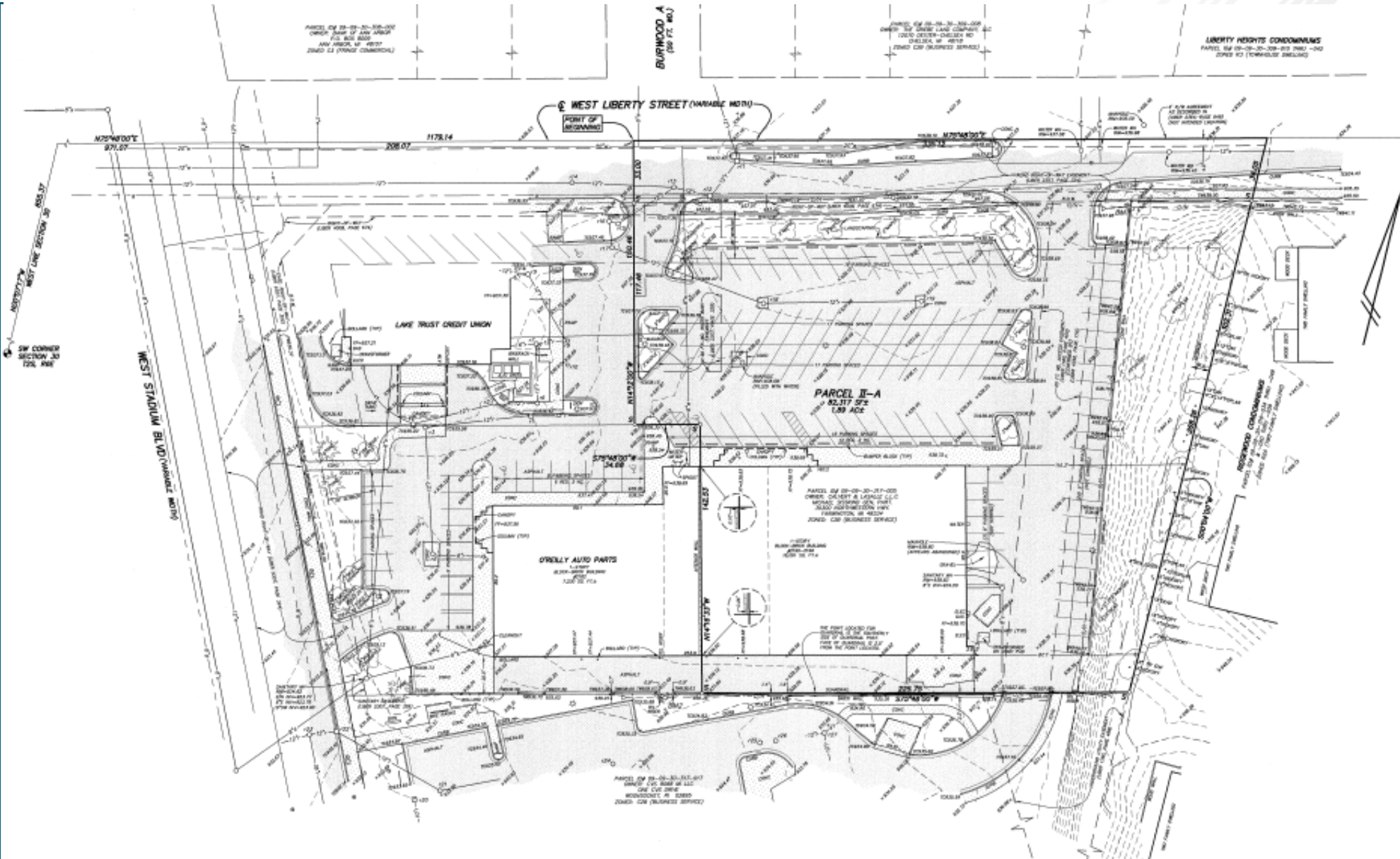
# PLAT



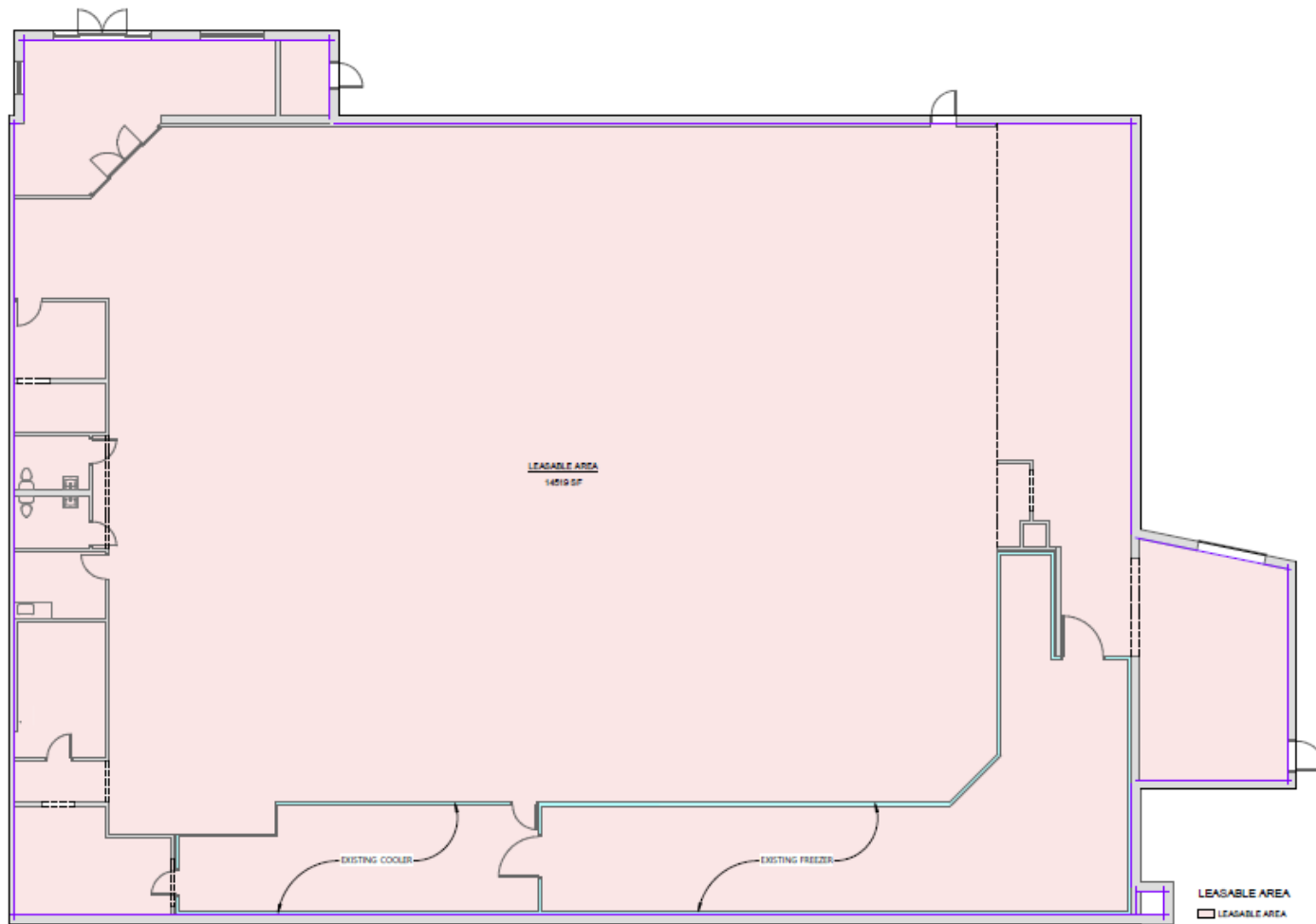
# SURVEY



# SURVEY



# LEASE PLAN

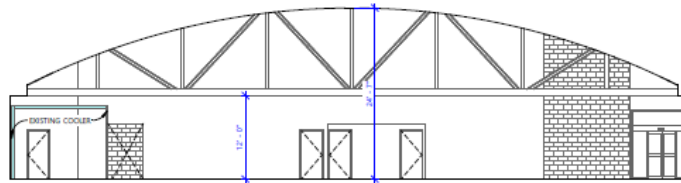


① LEASABLE AREA PLAN  
1/8" = 1'-0"

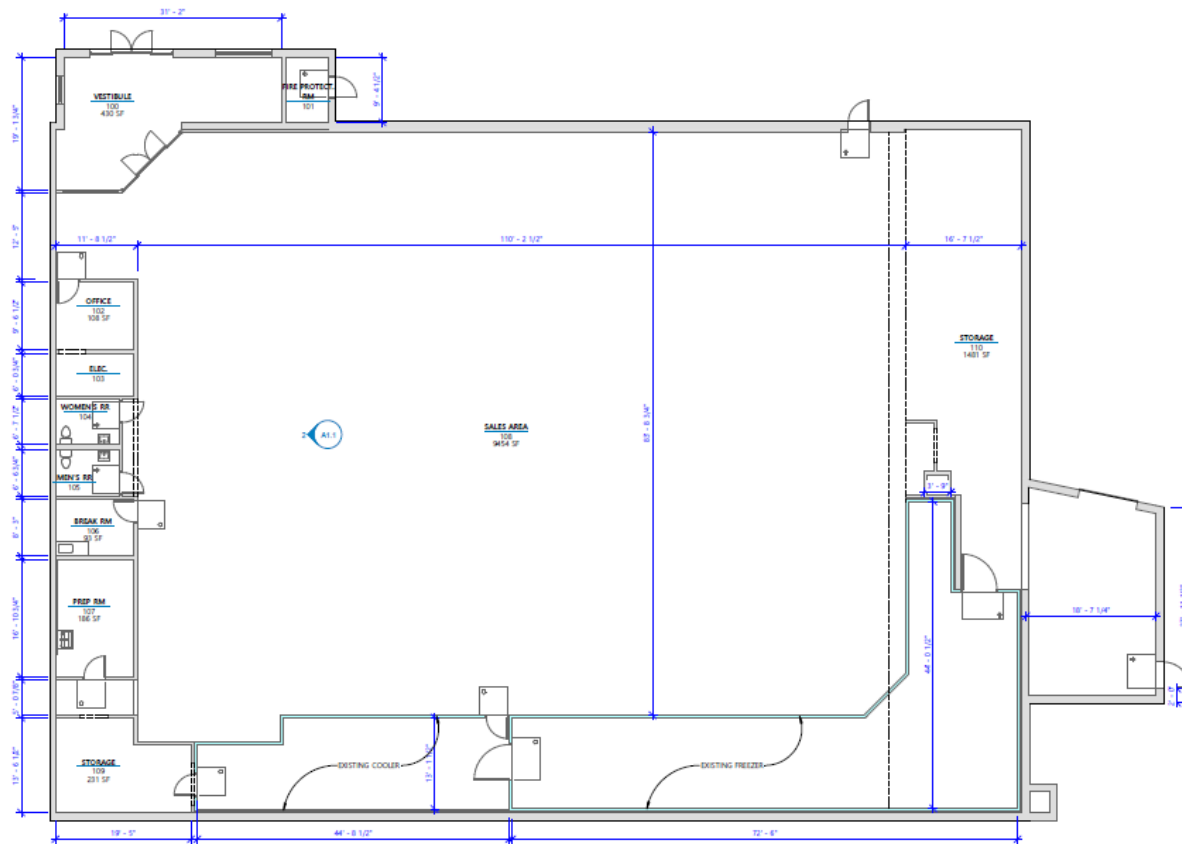




# FIRST FLOOR PLAN



2 RETAIL INTERIOR ELEVATION  
1/8" = 1'-0"



1 FIRST FLOOR PLAN  
1/8" = 1'-0"

## 3D SCAN



[\\*Click Here for Virtual Tour](#)

# DEMOGRAPHICS



## FORMER GFS

2151 W. Liberty St, Ann Arbor, MI

# DEMOGRAPHICS

POPULATION	1 MILE	2 MILE	3 MILE	4 MILE
2023 Estimated Population	15,115	50,663	90,085	120,673
2028 Projected Population	15,068	51,912	92,540	123,308
2020 Census Population	15,091	50,909	90,067	120,800
2010 Census Population	14,745	46,521	84,008	111,165
Projected Annual Growth 2023 to 2028	-	0.5%	0.5%	0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.7%	0.6%	0.7%
<b>HOUSEHOLDS</b>				
2023 Estimated Households	7,130	22,190	37,042	48,943
2028 Projected Households	7,251	23,134	38,919	51,202
2020 Census Households	7,043	21,929	36,578	48,354
2010 Census Households	6,933	20,066	33,703	44,837
Projected Annual Growth 2023 to 2028	0.3%	0.9%	1.0%	0.9%
Historical Annual Growth 2010 to 2023	0.2%	0.8%	0.8%	0.7%
<b>RACE</b>				
2023 Est. White	76.6%	71.1%	65.4%	63.0%
2023 Est. Black	7.7%	6.1%	5.9%	6.3%
2023 Est. Asian or Pacific Islander	8.1%	16.1%	22.3%	24.2%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%	0.1%
2023 Est. Other Races	7.4%	6.5%	6.3%	6.4%
<b>INCOME</b>				
2023 Est. Average Household Income	\$137,519	\$126,442	\$136,913	\$141,271
2023 Est. Median Household Income	\$109,877	\$99,345	\$101,007	\$104,182
2023 Est. Per Capita Income	\$64,923	\$56,169	\$57,783	\$58,876
<b>BUSINESS</b>				
2023 Est. Total Businesses	562	2,639	4,360	5,703
2023 Est. Total Employees	4,711	27,960	54,531	74,668

## CONTACT US



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