

FOR LEASE

WASHTENAW SHOPPES

3360-3378 WASHTENAW AVE, ANN ARBOR, MI 48104



PROPERTY DETAILS

LOCATION: 3360-3378 Washtenaw Ave,
Ann Arbor, MI 48104

PROPERTY TYPE: Shopping Center

DATE AVAILABLE: Immediately

RENT: \$24.00/SF NNN

NNN EXPENSES: \$9.00/SF

BUILDING SIZE: 9,275 SF

AVAILABLE SPACE: 1,000 SF

ZONING: C-3, Commercial

TRAFFIC COUNT: Washtenaw Ave (29,538 CPD)
S Huron Parkway (13,537 CPD)

EXCLUSIVELY LISTED BY:



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\$24.00/SF NNN

\$9.00/SF

RENT

NNN

TENANT ROSTER



HIGHLIGHTS

- Second Floor Retail Space Available
 - 1,000 SF in Size
- Dedicated Parking Lot in the Rear, as well as City Parking Directly in front.
- Excellent Visibility from the Heavily Trafficked Washtenaw Ave.
- Close Proximity to Downtown Ann Arbor, University of Michigan, and dozens of National Retailers.

MACRO AERIAL



PLAT



SOUTHWEST VIEW



WEST VIEW



NORTHEAST VIEW



EAST VIEW



Kroger **NORDSTROM rack**
Marshalls **DSW**
Michaels **petco**
five BELOW **ULTA**
OfficeMax **OLD NAVY**
J.P.S. A. BANK
Bath & Body Works

US-23
(80,296 CPD)

Starbucks
FIVE GUYS
 BURGERS and FRIES
noodles
 & COMPANY
COLD STONE
 CREAMERY
Firestone

BEYOND **DXL**
 MENS APPAREL
DOLLAR TREE
SportClips
 HAIRCUTS
FIREHOUSE
 SUBS
T-Mobile
ATI
 PHYSICAL THERAPY
Visionworks

THE VITAMIN SHOPPE
Citizens Bank
Hungry Howie's
verizon
DWC
JJ

paesano
restaurant - wine bar

snipes
SHERWIN WILLIAMS
tropical CAFE

SITE

WASHTENAW AVE
(29,538 CPD)

gerber
 COLLISION & GLASS

CHIPOTLE
 MEXICAN GRILL
FedEx
tcby

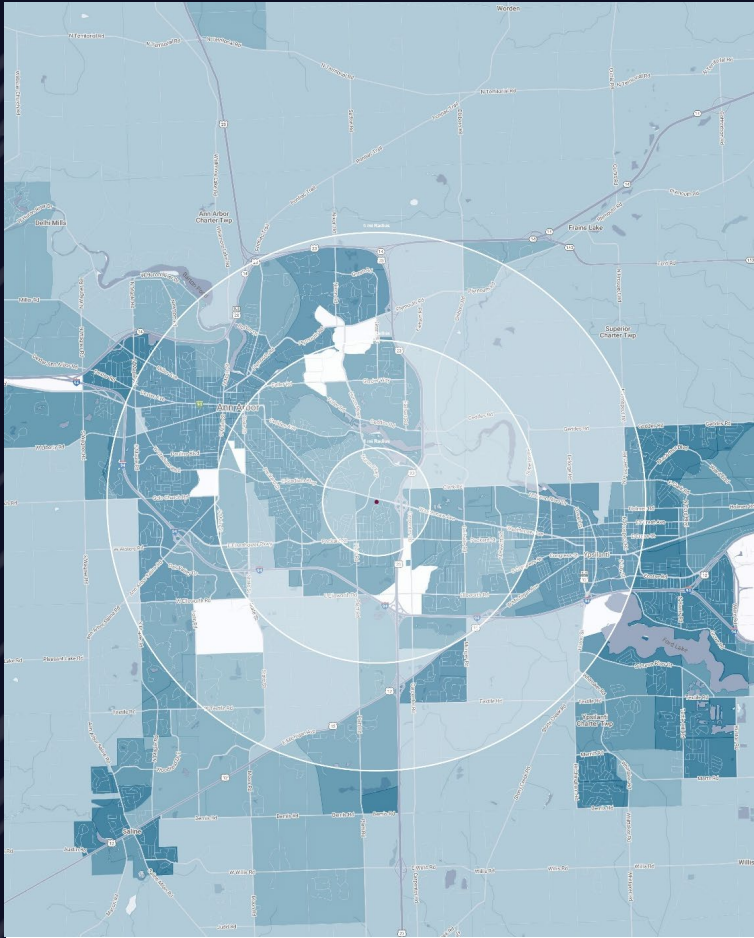
McDonald's

ACE Hardware

SOUTH VIEW



DEMOGRAPHICS



WASHTENAW SHOPPES

3360-3378 Washtenaw Shoppes,
Ann Arbor, MI 48104

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimated Population	7,265	84,275	190,891
2029 Projected Population	7,300	83,293	189,693
2020 Census Population	7,234	86,613	195,193
2010 Census Population	7,475	80,381	179,335
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	-0.2%	0.3%	0.5%
HOUSEHOLDS			
2024 Estimated Households	3,270	34,013	80,847
2029 Projected Households	3,401	34,610	83,044
2020 Census Households	3,191	34,049	80,150
2010 Census Households	3,212	31,977	74,217
Projected Annual Growth 2024 to 2029	0.8%	0.4%	0.5%
Historical Annual Growth 2010 to 2024	0.1%	0.5%	0.6%
RACE			
2024 Est. White	69.5%	65.6%	65.8%
2024 Est. Black	11.6%	12.7%	12.6%
2024 Est. Asian or Pacific Islander	10.8%	13.7%	13.9%
2024 Est. American Indian or Alaska Native	0.4%	0.2%	0.2%
2024 Est. Other Races	7.7%	7.8%	7.5%
INCOME			
2024 Est. Average Household Income	\$129,667	\$103,497	\$111,589
2024 Est. Median Household Income	\$77,852	\$73,807	\$79,330
2024 Est. Per Capita Income	\$58,411	\$43,394	\$48,443
BUSINESS			
2024 Est. Total Businesses	503	3,757	8,415
2024 Est. Total Employees	4,599	52,353	108,958

CONTACT US



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