

3003 WASHTENAW

3003 Washtenaw Ave, Ann Arbor, MI 48104



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
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OFFERING SUMMARY: 3003 Washtenaw Ave | Ann Arbor, MI 48104

**PROPERTY OVERVIEW**

Small Office Building with Rare Availability along Washtenaw Avenue

OFFERING SUMMARY

Lease Rate: Negotiable
Building Size: 8,616 SF
Available SF: 1,050-2,070 SF
Zoning: Commercial

PROPERTY HIGHLIGHTS

- Visible office building along Washtenaw and Ann Arbor
- Rare vacancy
- Rent includes carpet paint and repairs to space
- Low rental rate because site is zoned for development



LEASE SPACES: 3003 Washtenaw Ave | Ann Arbor, MI 48104



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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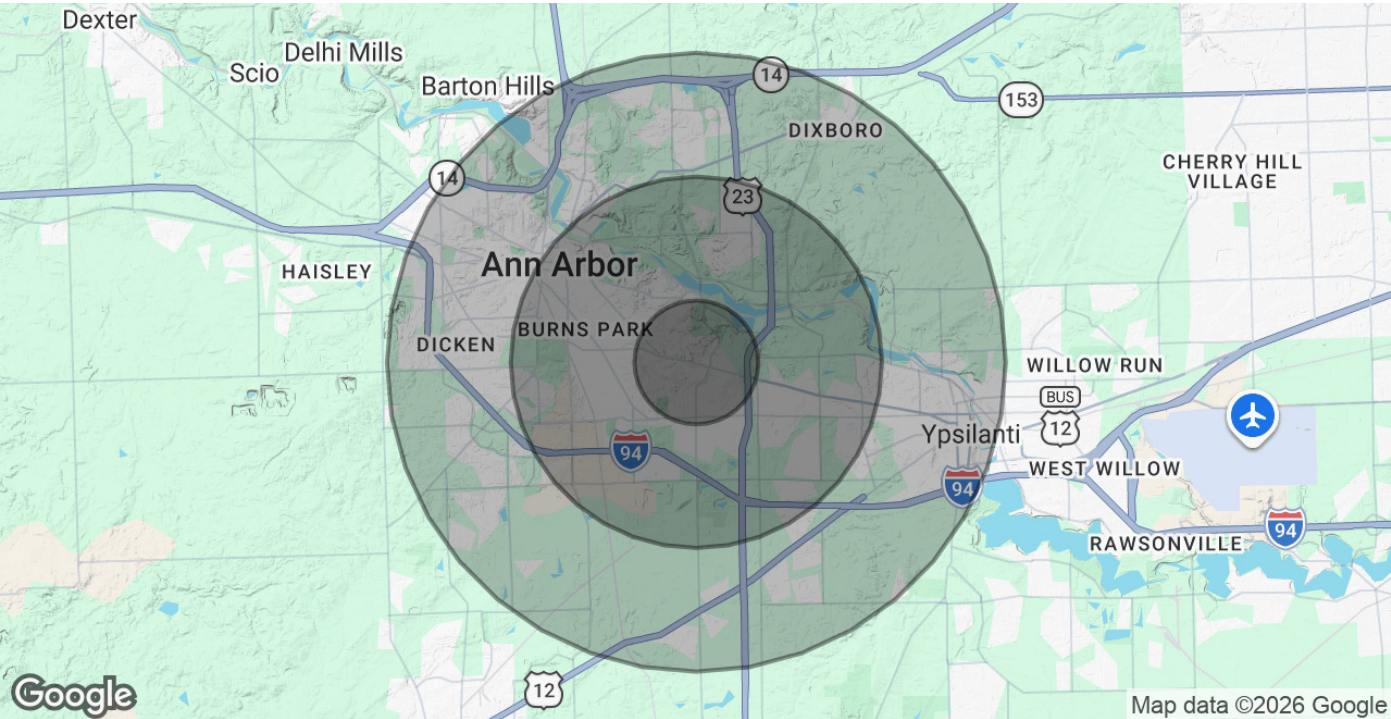
Suite 3&4: 3003 Washtenaw Ave | Ann Arbor, MI 48104



RETAILER MAP: 3003 Washtenaw Ave | Ann Arbor, MI 48104



DEMOGRAPHICS MAP & REPORT: 3003 Washtenaw Ave | Ann Arbor, MI 48104



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,414	93,775	191,952
Average Age	39.3	30.6	31.6
Average Age (Male)	40.0	30.5	31.4
Average Age (Female)	38.7	30.8	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,741	33,682	76,389
# of Persons per HH	2.2	2.8	2.5
Average HH Income	\$109,713	\$76,063	\$72,229
Average House Value	\$400,239	\$358,170	\$300,030
2020 American Community Survey (ACS)			