

HOMETOWN-OFFICE 2353-2355 E STADIUM

2353 E Stadium, Ann Arbor, MI 48104



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JAMES PORTH

Partner

jporth@thomasduke.com

MICHAEL PERALES

Associate

mperales@thomasduke.com

OFFERING SUMMARY: 2353 E Stadium | Ann Arbor, MI 48104



PROPERTY OVERVIEW

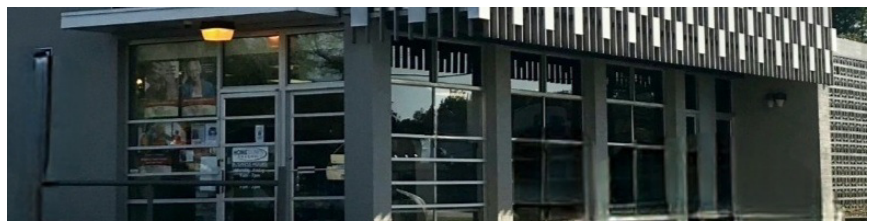
A 8,115 SF office/retail property, consisting of two attached buildings with multiple suites, located off of Stadium Blvd. just west of Stadium & Washtenaw Avenue intersection split in Ann Arbor, Michigan.

OFFERING SUMMARY

Lease Rate: \$1,000 per month (Gross)
Building Size: 8,115 SF
Available SF: 500 SF
Zoning: C-1
Parcel: 09-09-34-309-047
Parking: 30 Spaces
Traffic Counts: E. Stadium = 17,091 VPD

PROPERTY HIGHLIGHTS

- Ideally suited to smaller users. Great for accountants, attorneys, medical and small entrepreneurs.
- Great location with plenty of windows, private entry, and elevator service
- Abundant parking: 30 free surface spaces
- Good visibility
- High-traffic area. Close to shopping and restaurants



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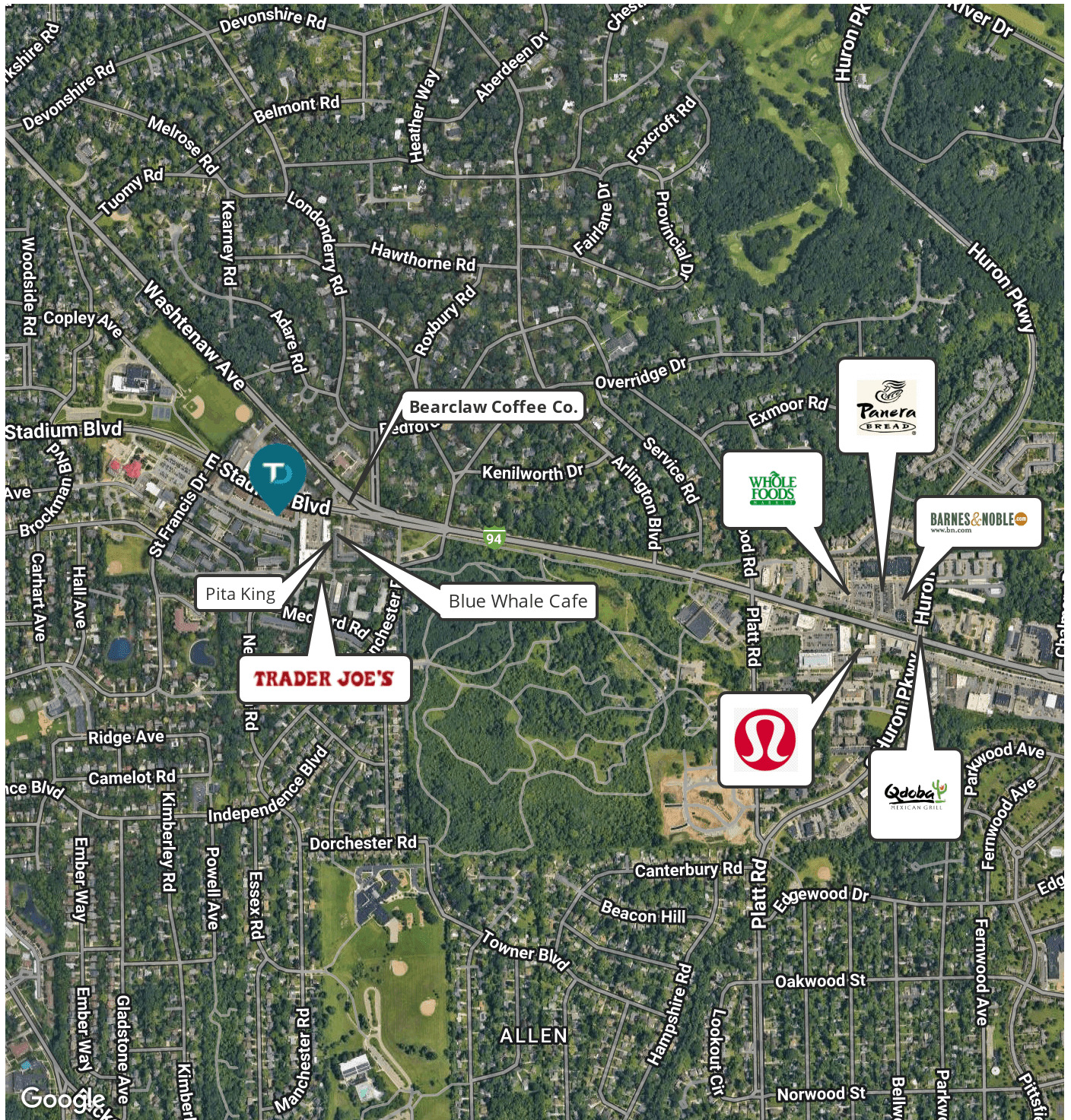
LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	500 SF	Lease Rate:	\$1,000 per month

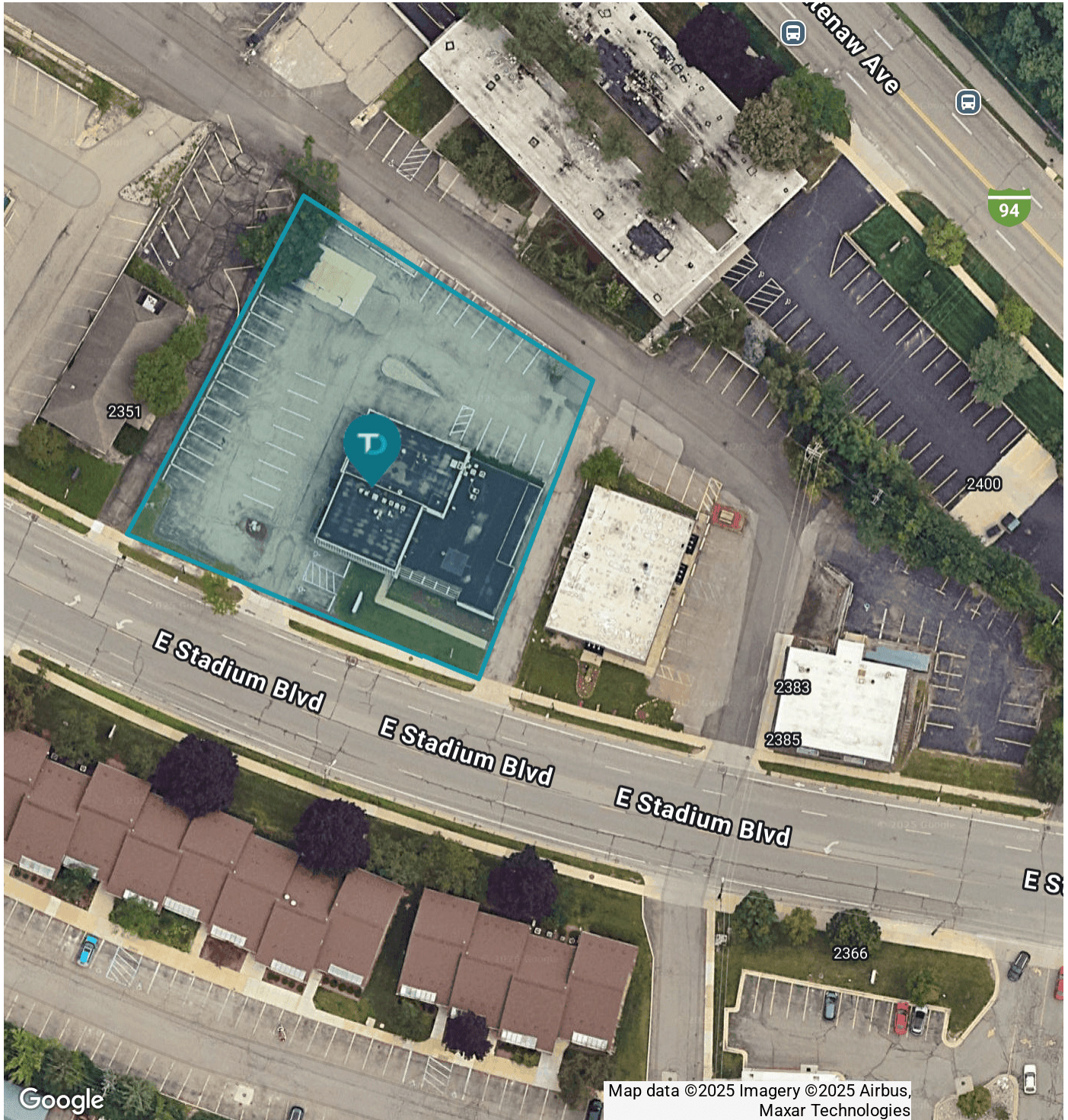
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 4	500 SF	\$1,000 per month	Recently renovated office space. Includes 2 work areas and conference room.

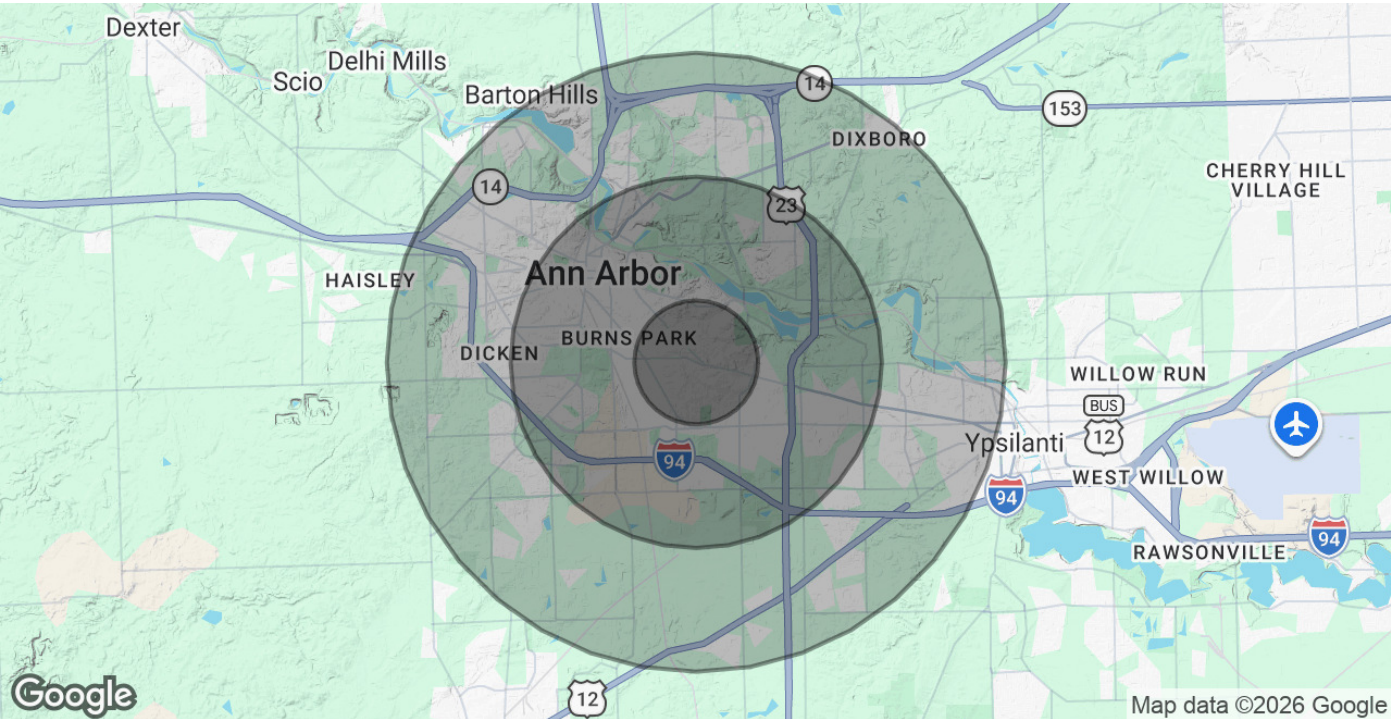
RETAILER MAP: 2353 E Stadium | Ann Arbor, MI 48104



AERIAL MAP: 2353 E Stadium | Ann Arbor, MI 48104



DEMOGRAPHICS MAP & REPORT: 2353 E Stadium | Ann Arbor, MI 48104



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,819	109,922	199,671
Average Age	37.7	29.5	32.2
Average Age (Male)	38.3	29.4	32.0
Average Age (Female)	37.5	29.7	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,183	40,673	80,111
# of Persons per HH	2.3	2.7	2.5
Average HH Income	\$113,739	\$71,050	\$75,582
Average House Value	\$366,975	\$356,614	\$308,452
2020 American Community Survey (ACS)			

ADVISOR BIO 1: 2353 E Stadium | Ann Arbor, MI 48104

**JAMES PORTH****Partner**

jporth@thomasduke.com

Direct: **248.760.5805****PROFESSIONAL BACKGROUND**

A Partner, Jim heads up our Washtenaw County team. He's developed specialized expertise in the sale of student-housing apartments near the University of Michigan. Representing some of the most prestigious student-housing management companies, Jim is unmatched by any other broker in the area, leading the market in sales and investment acquisitions of these properties. His versatility and extensive knowledge of the local market enable him also to excel in the brokerage of commercial, office, industrial, and retail properties, as well as residential and commercial land for development.

James has led his team to \$100's of millions in closed transactions. Foundational to this accomplishment is his commitment to strong working relationships with all players, including government officials, in the growing Ann Arbor market. Jim is an incomparable asset to anyone looking to buy or sell commercial property in Washtenaw County.

Thomas Duke Company

37000 Grand River Ste. 360

Farmington Hills, MI 48335

248.476.3700

ADVISOR BIO 2: 2353 E Stadium | Ann Arbor, MI 48104

**MICHAEL PERALES****Associate**

mperales@thomasduke.com

Direct: 248.907.0439 x1153 | Cell: 734.725.9018

PROFESSIONAL BACKGROUND

For Thomas Duke Company associate Michael Perales, every problem is just an opportunity to learn and improve.

Michael's zest for problem solving began in the retail industry. After winning top sales honors at a distribution and brokerage firm for several consecutive years, he became the company's operations manager. In that role Michael developed and established policies, procedures, and marketing campaigns firmly rooted in data analytics to move the company forward. While guiding team members through all aspects of the company's projects, he also built relationships with hundreds of clients nationwide. His statistical analysis presentations helped the company cut expenses and increase revenue.

Michael brings this knowledge of business—out front and behind the scenes—to real estate brokerage. He sees clearly a commercial client's perspective. Focused on client care, he develops YouTube walkthroughs and well-researched marketing campaigns that address clients' needs and enhance their experience.

Looking for more opportunities to help clients solve problems, Michael created Real Estate in Ten. A website and podcast, Real Estate in Ten provides real estate research, news, and statistics for metro Detroit.

At the Thomas Duke Company, Michael contributes his considerable energy to the Jim Porth Team, working in the Washtenaw County area.

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