



FOR LEASE

Prime retail space in the heart of Ann Arbor

333 S Main Street, Ann Arbor

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Jim Chaconas

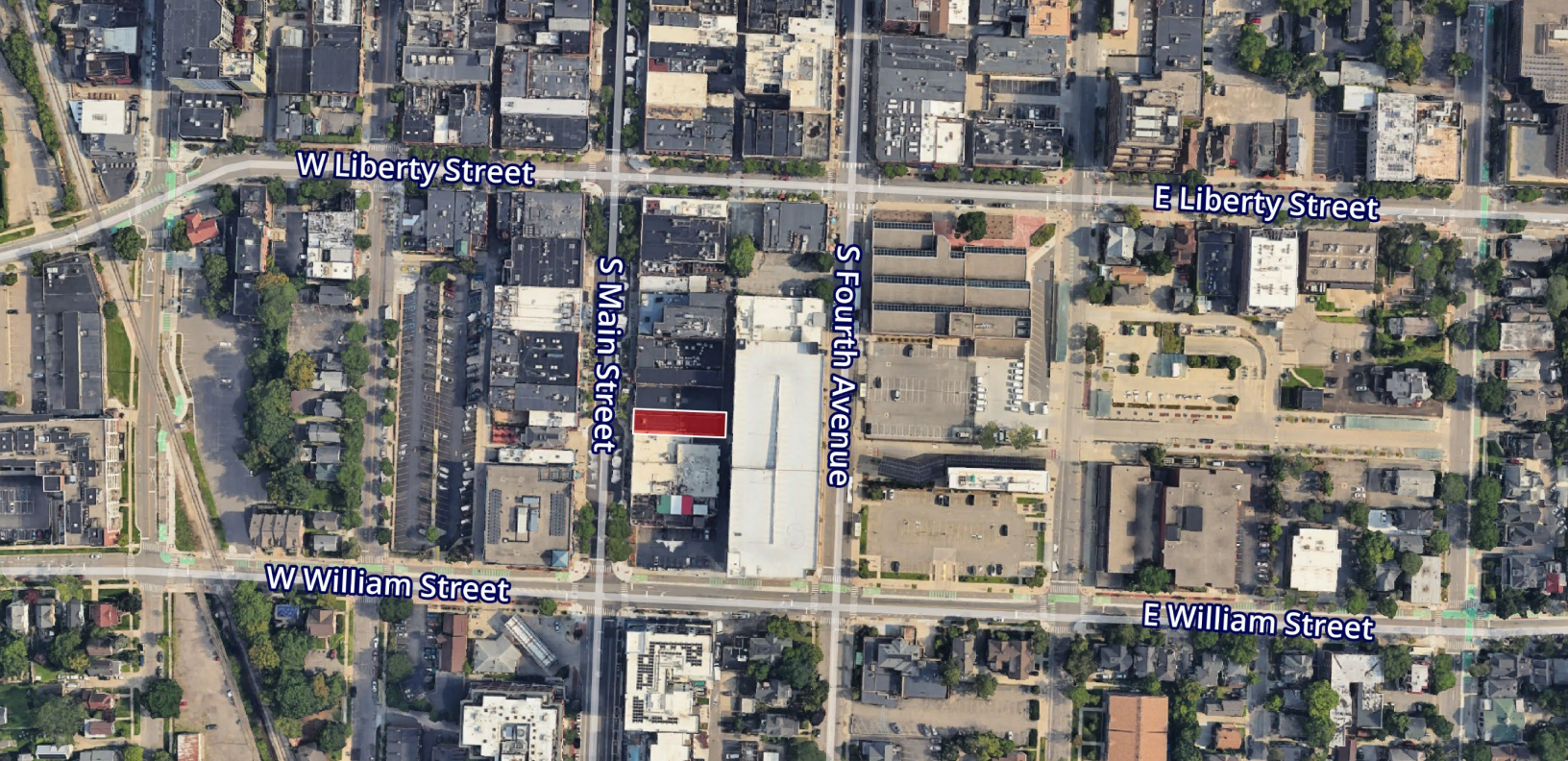
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333 S Main Street Ann Arbor, MI

Prime Location

Located on Main Street in Downtown Ann Arbor, this 2,350 SF retail space is near the University of Michigan campus, public parking, established businesses, restaurants, and retail.

Café Ready

Previously occupied by Moka & Co., a Yemeni coffee and tea café, the space is well suited for a similar use or small restaurant concept that does not require a hood. Ice cream, gelato users and hair salons are not permitted.

Layout

The available space is located in a modernized building with excellent street presence and large storefront windows. The open interior features high ceilings, a large service bar, seating area, and restrooms.

Location

Prime location in the heart of Downtown Ann Arbor, surrounded by established restaurants, businesses, and retailers. The property benefits from pedestrian and vehicular traffic and includes one parking space for lessee's use.

Management

Locally owned and managed, providing lessees with accessible and responsive property management.

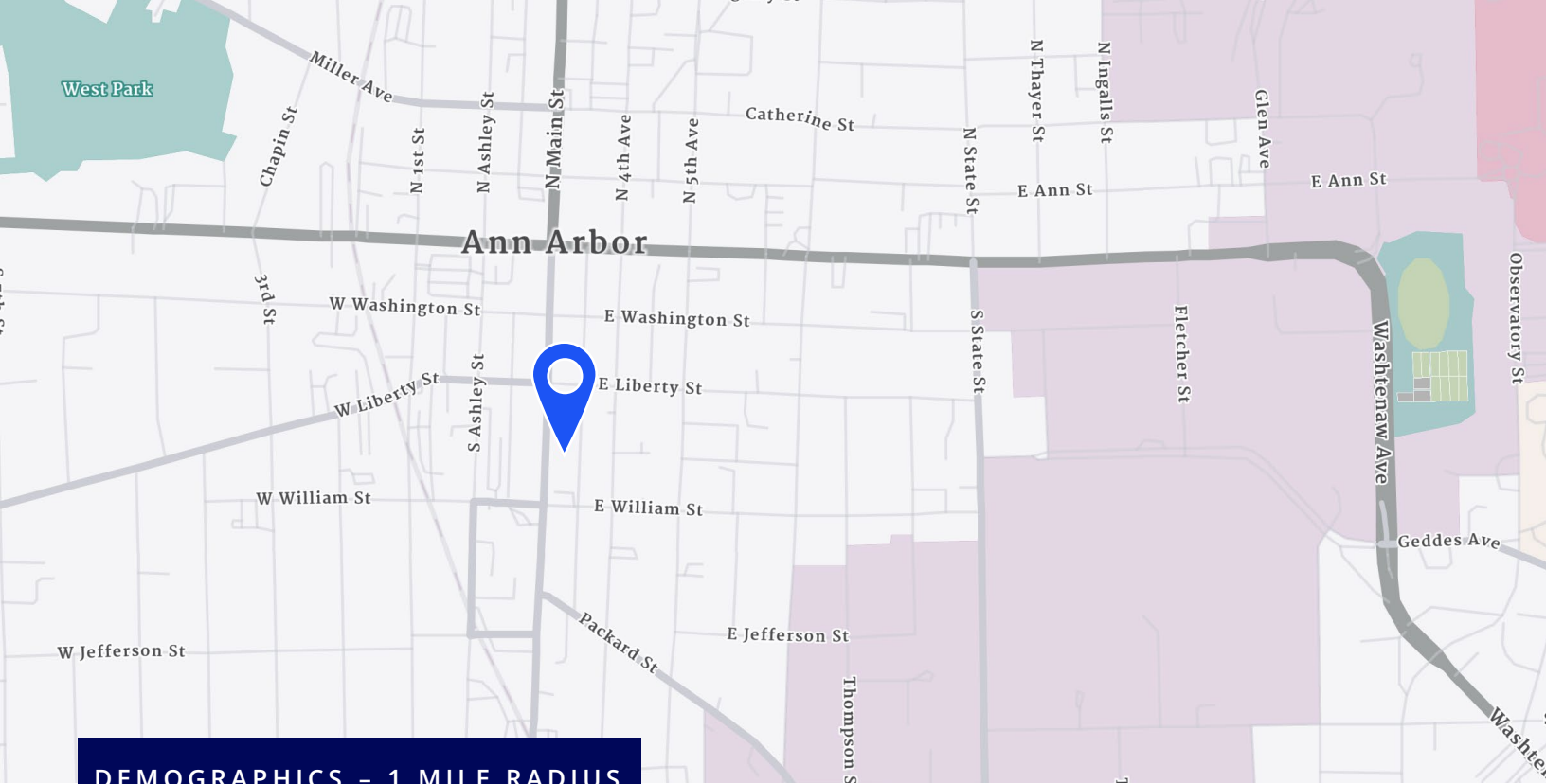
Lease Terms

The lease rate is \$40.00 PSF NNN, with estimated NNN expenses of \$10.00 PSF. The Lessor requires a minimum five-year lease term and a personal guarantee.

Asking:

\$40.00 PSF





DEMOGRAPHICS - 1 MILE RADIUS

Population 34,295

Number of households 12,971

Median household income \$58,261

Median age 23.7

Walk score 98

Bike score 80

Situated in one of Michigan's most dynamic downtown districts, the Property draws from a strong mix of residents, students, office users, and visitors, providing activity throughout the day and evening.

- Access to a broad labor pool supported by the University of Michigan and the surrounding Ann Arbor community.
- 54% of area residents are ages 20-29, creating a strong customer base for food and beverage concepts.
- Generation Z represents more than 64% of the surrounding population.
- Households spend an average of \$11,063 annually on food, including \$4,147 dining away from home.

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