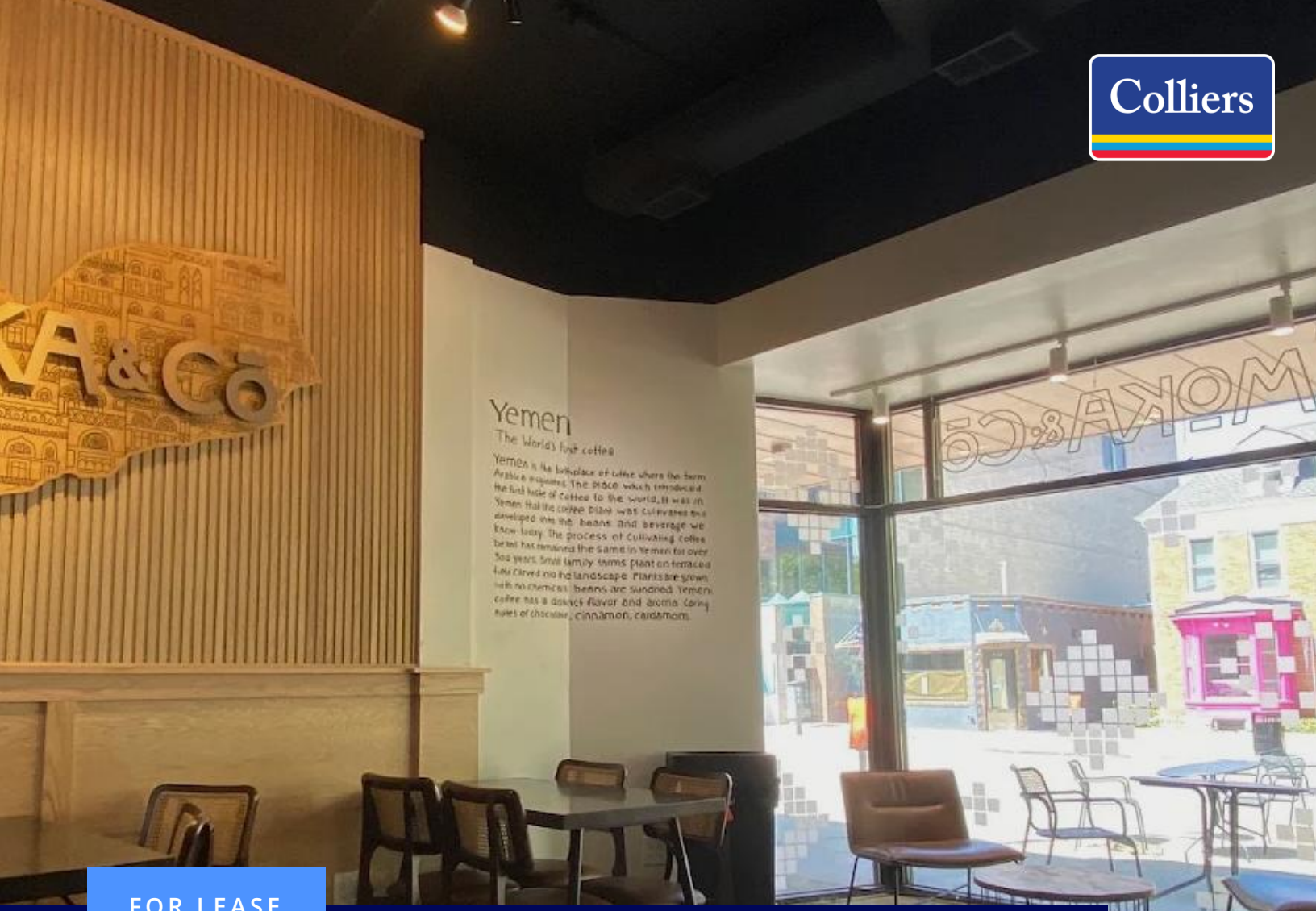


FOR LEASE

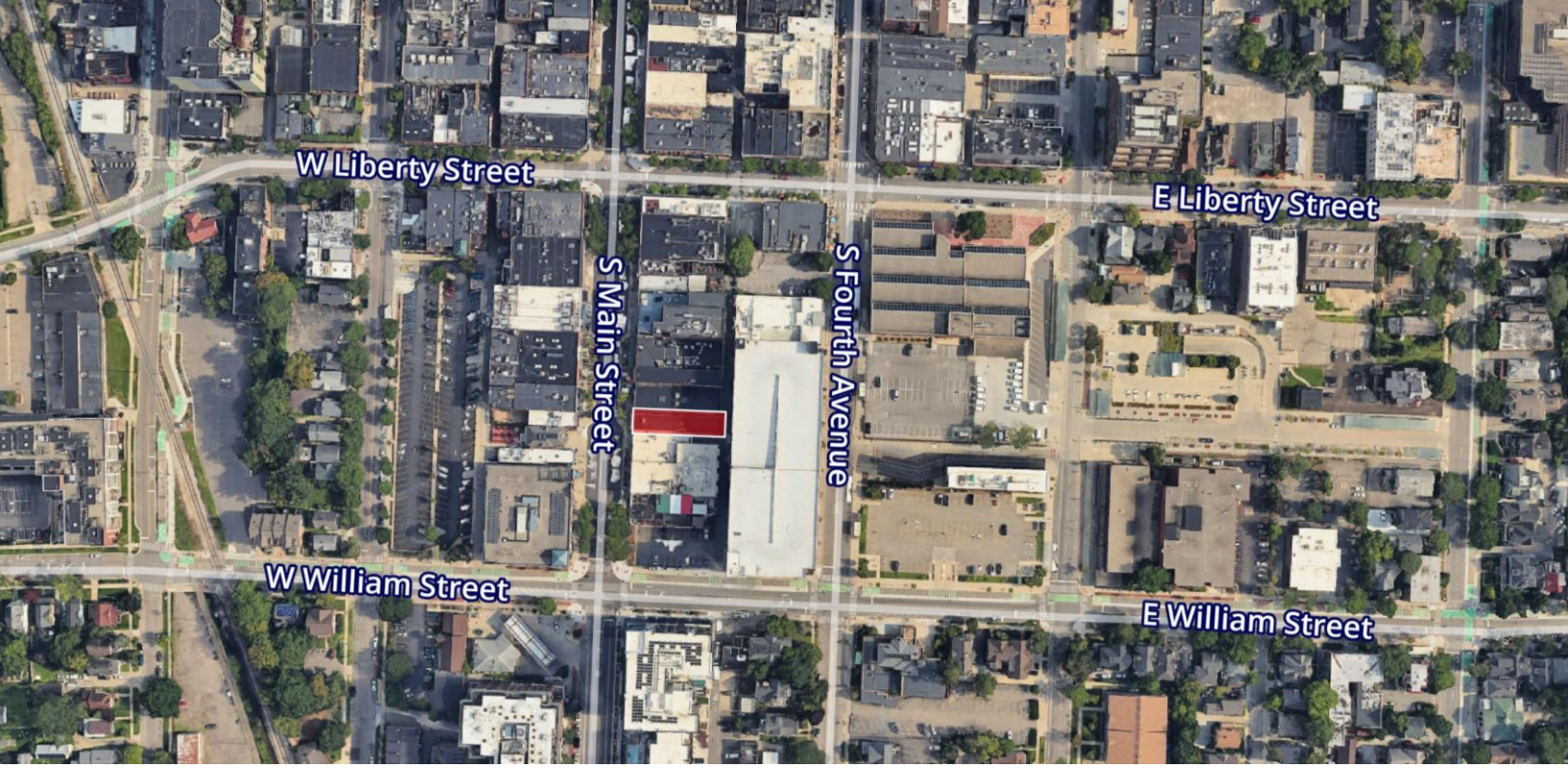
Prime retail space in the heart of Ann Arbor

333 S Main Street, Ann Arbor

View online at colliersannarbor.com

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333 S Main Street
Ann Arbor, MI

Asking:

$40.00 PSF

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.

Restaurant & Café Ready
Formerly a coffee and tea café, the space is ideal for a restaurant or café concept. A kitchen hood vent is permitted. Infrastructure includes 200-amp three-phase electric, 2 PSI gas service supporting up to 2 million BTU, and a 1-inch water line. 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.


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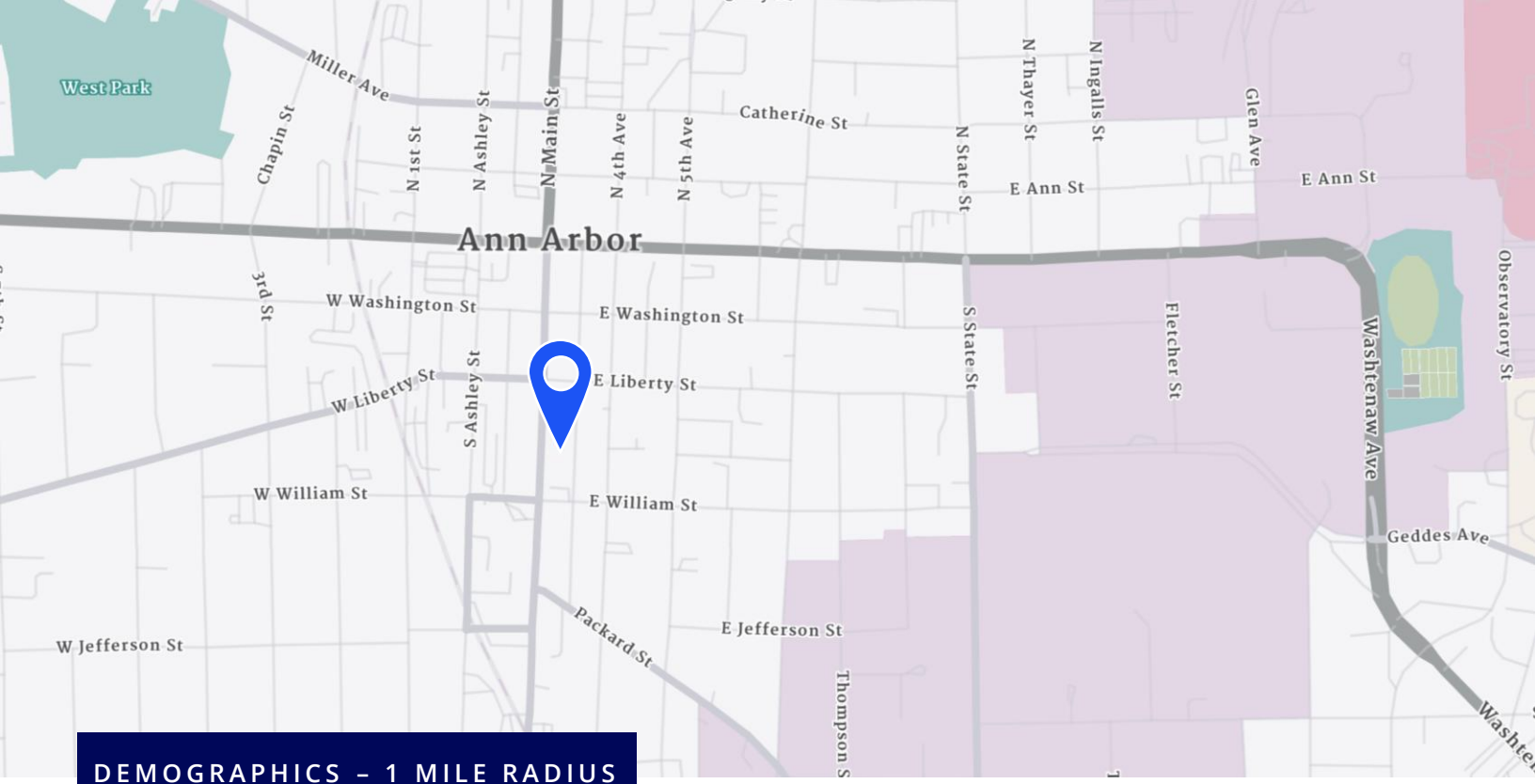



COFFEE


MOKA&CŌ
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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 cafe 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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