

Freestanding Commercial Building

2470 W Stadium Blvd, Ann Arbor, MI 48103



FOR LEASE



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,800 SF
Zoning:	TC1 (Transit Corridor District)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,876	19,319	33,790
Total Population	12,097	42,610	83,657
Average HH Income	\$126,995	\$127,663	\$128,579

PROPERTY HIGHLIGHTS

- Freestanding commercial building
- Prime West Stadium Boulevard location
- Near Maple Road intersection
- 500 SF office / waiting area
- Two 20' x 10' overhead doors and two 10' x 12' overhead doors
- 15' clear ceiling height
- Two private restrooms
- 21 dedicated on-site parking spaces
- Additional overflow and street parking
- Rate negotiable based on use and additional terms

Jeff Evans
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PROPERTY DESCRIPTION

Freestanding commercial building available for lease along West Stadium Boulevard, one of Ann Arbor's most established retail and commercial corridors. Positioned near the signalized intersection of West Stadium Boulevard and Maple Road, the property offers outstanding visibility, convenient access, and strong daily traffic counts, making it well suited for automotive, service, contractor, showroom, warehouse, or other commercial users.

The building includes a 500 SF office and waiting area, four overhead doors consisting of two 20' x 10' doors and two 10' x 12' doors, 15-foot clear ceiling height, two private restrooms, and 21 dedicated on-site parking spaces with additional overflow and street parking available.

LOCATION DESCRIPTION

Situated on W. Stadium Boulevard near the signalized intersection of Maple Road, the property offers convenient access to I-94, M-14, US-23, and downtown Ann Arbor. Its central location provides excellent regional connectivity while remaining easily accessible for customers, employees, and service vehicles.

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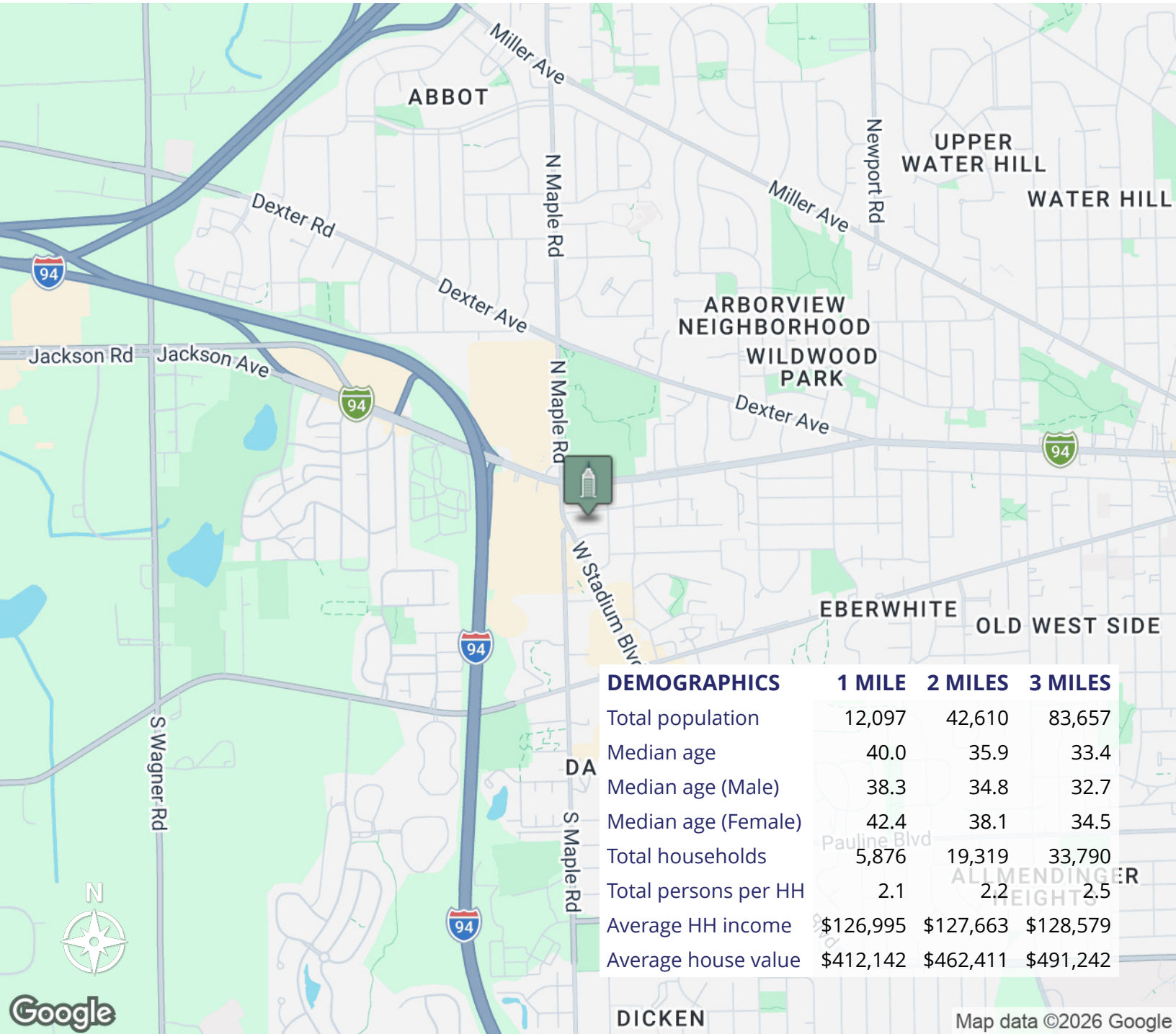
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