



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Retail For Sale or Lease

Property Name:

Location: 4801 Washtenaw Avenue
City, State: Ann Arbor, MI
Cross Streets: East of US-23
County: Washtenaw
Zoning: C-2/FB
Year Built: 1973

Total Building Sq. Ft.:	19,550	Property Type:	Mixed-Use
Available Sq. Ft.:	19,550	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	19,550	Total Acreage:	1.80
Max Cont. Sq. Ft.:	19,550	Land Dimensions:	N/A
Ceiling Height:	13' - 19'	Parking:	See Comments
Overhead Door(s) / Height:	1: 10 x 12	Curb Cuts:	1
Exterior Construction:	Block/Glass	Power:	N/A
Structural System:	Steel	Restrooms:	Men & Women
Heating:	Gas Forced Air	Sprinklers:	No
Air-Conditioning:	100%	Signage:	Yes
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	Concrete
Condition:	N/A	Delivery Area:	1 Truck dock, 1 Grade Level O/H door

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 27,169	Washtenaw Ave. E. of Hogback Rd. 2-Way
1 Mile: 13,530	1 Mile: \$63,144	Yr: 2025	Count: 37,747		Washtenaw Ave. W. of Hogback Rd. 2-Way
3 Miles: 68,220	3 Miles: \$78,954	Yr: 2025	Count: 14,750		Hogback Rd. N. of Washtenaw Ave. 2-Way
5 Miles: 186,742	5 Miles: \$78,882	Yr: 2025	Count: 26,795		Carpenter Rd. S. of Washtenaw Ave. 2-Way
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$10.75	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	\$17,514/mo	Taxes:	\$39,421.36 (2025)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	L -12-01-401-003
Sale Price:	Contact Broker	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Front retail area clear heights range from 12'10" to 18'6". Warehouse clear heights range from 17'3" under main truss to 18'6" under joists. There are currently 31 striped parking spaces on site. There are up to 20 land banked spaces that can be added for future parking.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Drake Filippis, (248) 799-3161, dfilippis@signatureassociates.com
Jay Chavey, (248) 948-4196, jchavey@signatureassociates.com

