

High Visibility Retail - Pittsfield Twp

4837 Washtenaw Ave, Ann Arbor, MI 48108



Swisher
COMMERCIAL

FOR SALE



OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	1,982 SF
Lot Size:	0.609 Acres
Zoning:	FB (Form Based - Washtenaw Ave Mixed Use District)
APN:	L-12-01-401-005
Taxes:	\$12,955/YR

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,764	30,118	70,382
Total Population	14,038	68,094	172,557
Average HH Income	\$78,755	\$99,823	\$101,400

PROPERTY HIGHLIGHTS

- 1,982 SF stand-alone commercial building on 0.6262 acres
- Located in a federally designated Opportunity Zone
- 20,000 VPD along Washtenaw Avenue
- Zoned FB – Form Based (Washtenaw Ave Mixed Use) allowing diverse commercial + redevelopment uses
- Existing tenant could provide income while planning for future use
- Excellent regional access — 1 mile to US-23 with quick connections to I-94 and M-14
- Strong visibility, signage potential, and proximity to dense retail/residential corridor

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PROPERTY DESCRIPTION

This 1,982 SF stand-alone commercial building is positioned along the high-traffic Washtenaw Avenue corridor in Pittsfield Township, offering outstanding visibility to more than 20,000 vehicles per day. Situated on 0.609 acres, the property provides a rare opportunity for owner-occupiers, investors, and redevelopment users seeking a flexible footprint in one of the area's most active mixed-use commercial districts.

The building is currently leased through May 2027, providing stable income for investors. The tenant holds a renewal option, with extension rate to be determined. The listing price is based on an 8.7% CAP rate, making this a compelling income-producing asset with future upside through redevelopment, repositioning, or lease renegotiation.

The site is located within a federally designated Opportunity Zone, offering potential tax advantages for qualifying investors. Zoned FB - Form Based (Washtenaw Avenue Mixed Use District), the property supports a wide range of commercial, service, retail, and mixed-use redevelopment possibilities consistent with the township corridor plan.

With prominent frontage on Washtenaw Avenue just one mile east of US-23, the location provides seamless access to I-94, M-14, and the broader Ann Arbor-Ypsilanti regional market. Strong surrounding retail, residential density, and consistently high traffic volumes support diverse commercial uses, from restaurant and service retail to medical office or future mixed-use redevelopment.

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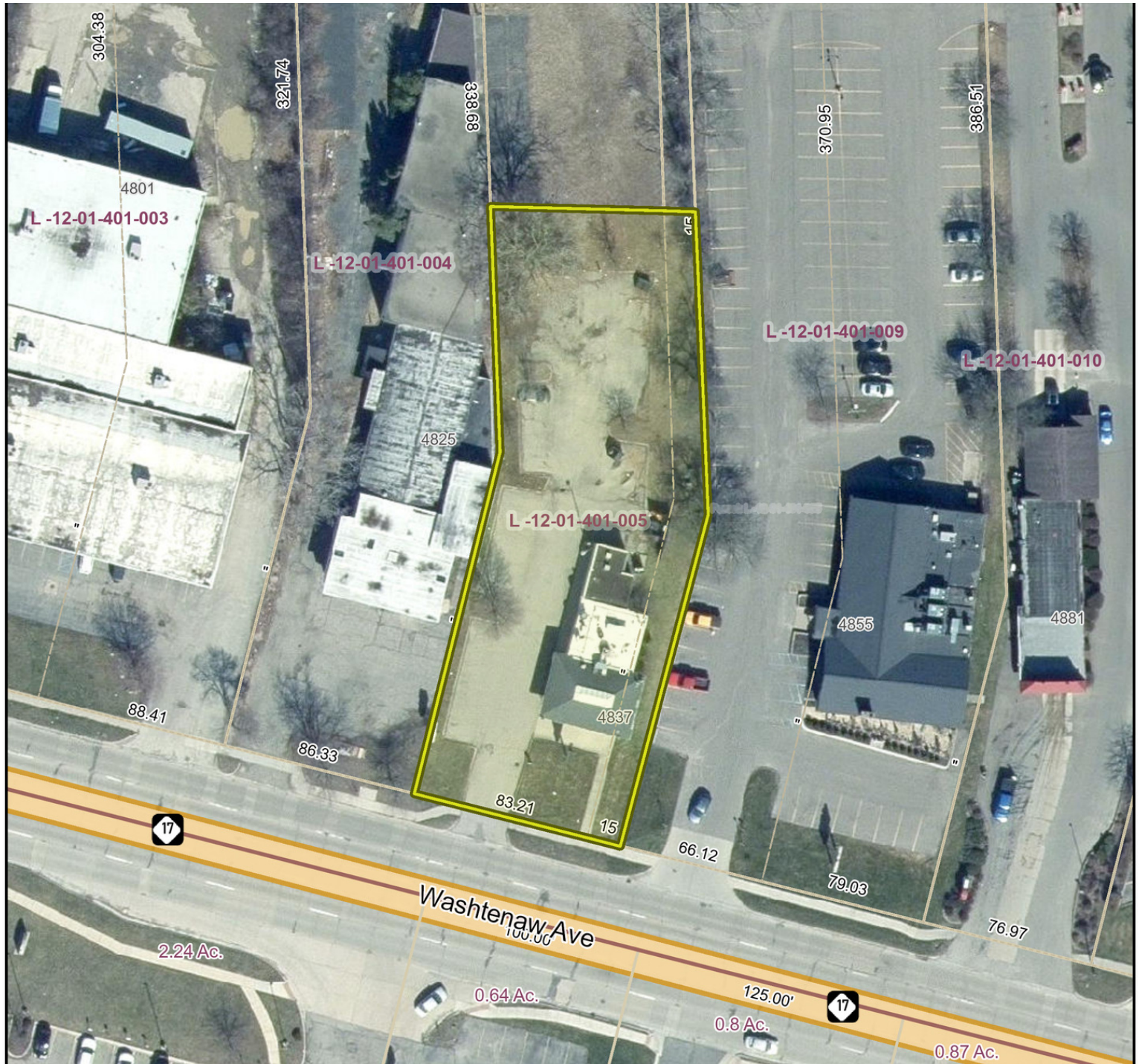
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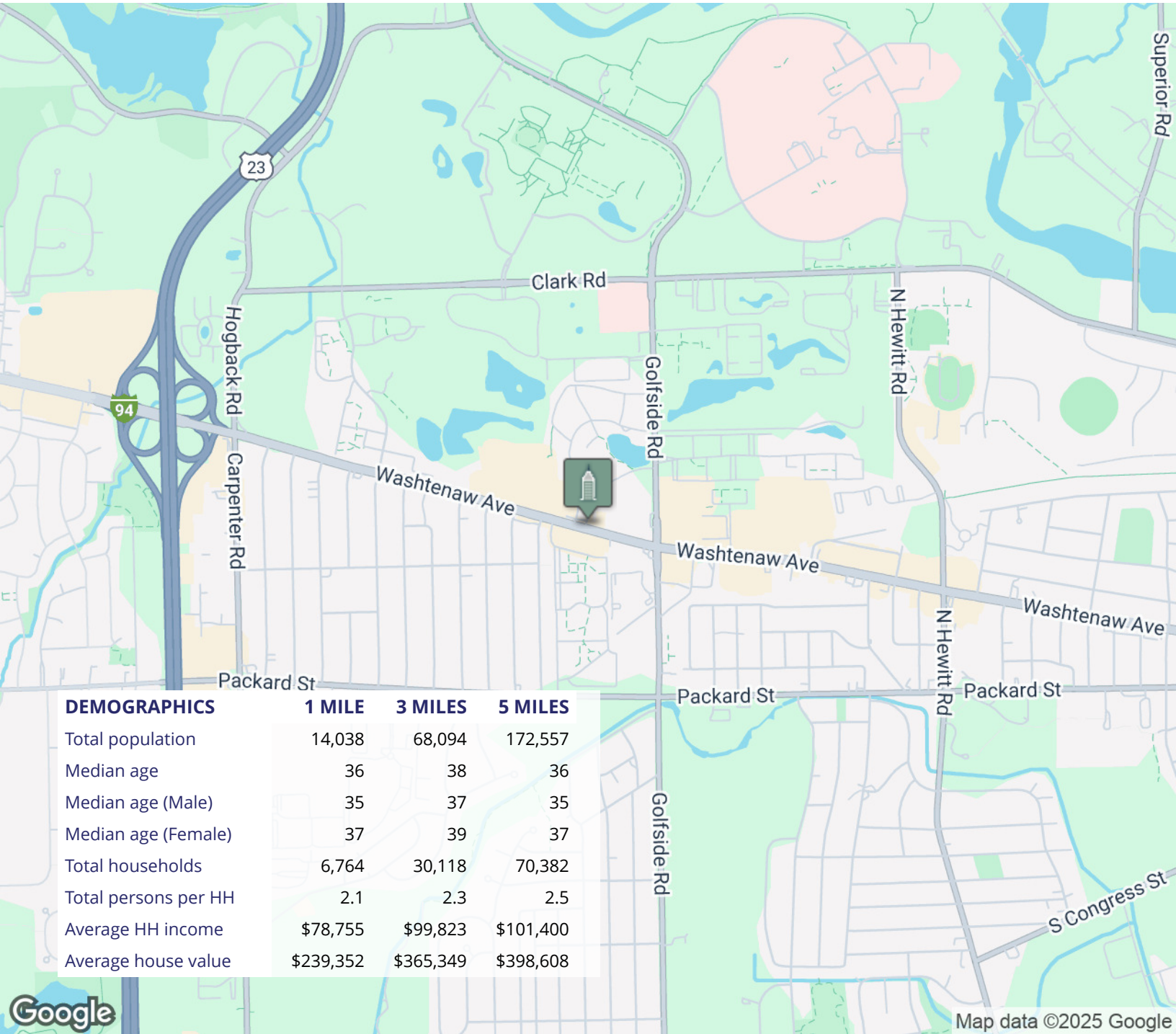
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