

LEASE

320 SOUTH STATE STREET
320 South State Street Ann Arbor, MI 48104



LEASING SUMMARY

Lease Rate:	\$60 SF/yr (NNN)
Building Size:	4,253 SF
Available SF:	4,253 SF
Market:	Ann Arbor
Traffic Count:	9,609

PROPERTY OVERVIEW

320 South State Street offers a premier street-level retail space in downtown Ann Arbor, designed for food service concepts. With full-width storefront exposure, flexible interior layout, and direct pedestrian access, it presents an opportunity for a flagship food establishment or experiential dining concept. The location's walkable commercial corridor draws consistent activity, making it an ideal setting for a high-impact culinary experience. Additionally, the property offers the potential for prominent signage, providing excellent visibility for food businesses seeking a high-traffic, high-impact retail environment.

PROPERTY HIGHLIGHTS

- Street-level retail space with full-width exposure
- Flexible interior layout simplifies design and merchandising plans
- Expansive glazing invites natural light and enhances product visibility
- Direct pedestrian access from South State Street sidewalk
- Opportunity for prominent signage along prime retail frontage

James Iodice
(248) 225-7180



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COMMERCIAL
PREMIER

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LOCATION DESCRIPTION

320 S. State Street offers exceptional visibility and consistent traffic in downtown Ann Arbor. It's surrounded by University of Michigan activity and the downtown retail core, making it well suited for retail or restaurant concepts seeking a high-energy, walkable setting.

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