

RETAIL BUILDING FOR SALE



**616 W. Michigan Avenue
Ypsilanti, MI 48197**



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Ypsilanti, MI 48197**

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PROPERTY SUMMARY

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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Location: 616 W. Michigan Avenue
Ypsilanti, MI 48197

Total Building Size: 2,072 SF

Lot Size: 0.529 Acres (23,043 SF)

Sale Price: \$225,000.00

Property Taxes: \$4,512.14 (2024)

Parcel ID: 11-11-40-463-044

Zoning: NC - Neighborhood Corridor

**Demographics within
5 Mile Radius:**

Population:	131,916 people
Households:	56,002 homes
Avg. HH Income:	\$100,232 USD
Traffic Count:	8,610 VPD

Comments:

- Located just west of Downtown Ypsilanti
- 214 ft of frontage on W. Michigan Ave.
- Building has been taken down to the studs, with brand new roof
- Large monument signage
- Zoning allows for Retail, Medical/Dental, Restaurant, or Daycare
- Current zoning also allows for Multi-Family redevelopment

For Information Contact:

Mo Abubars

248-359-9000



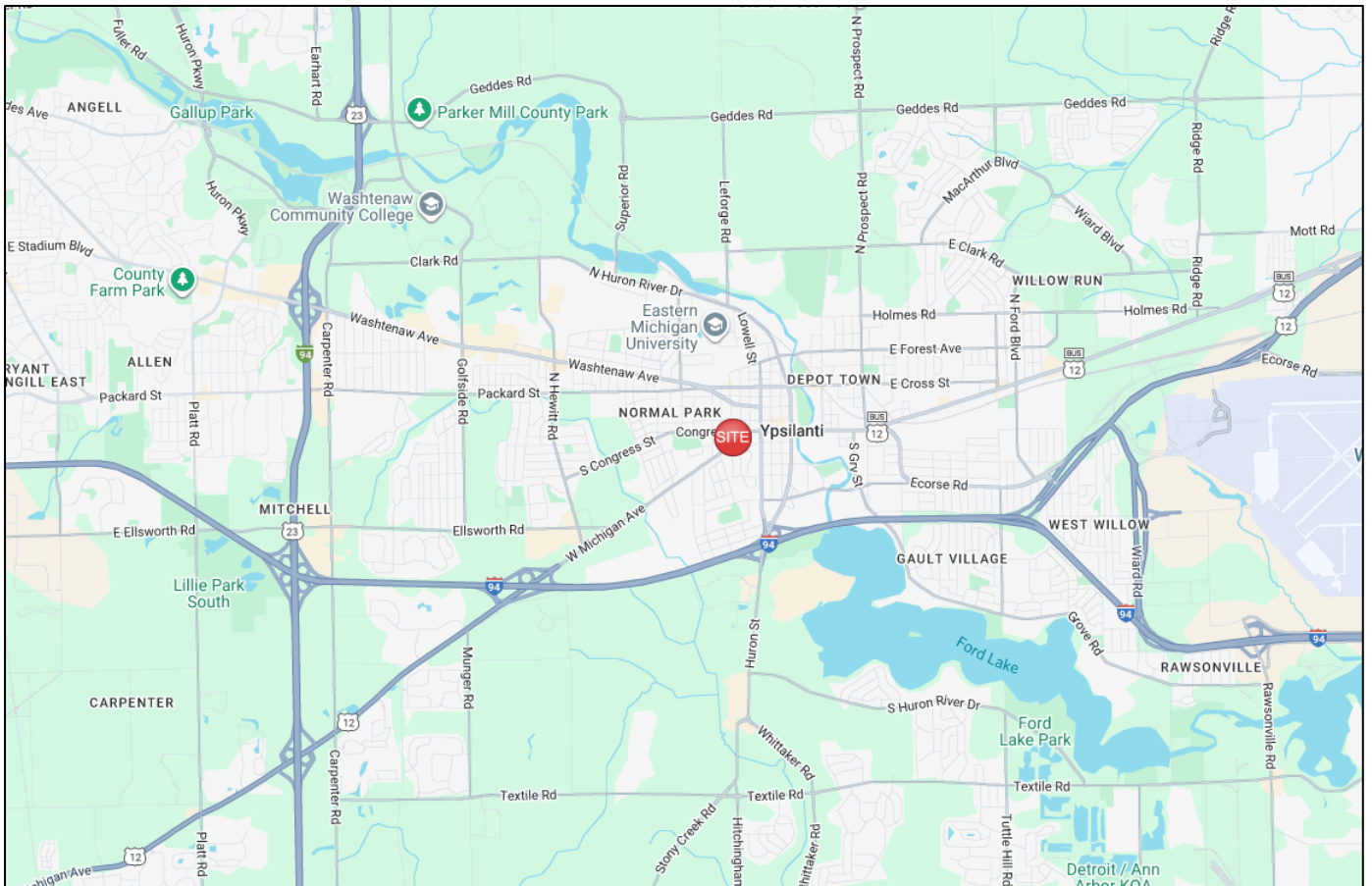
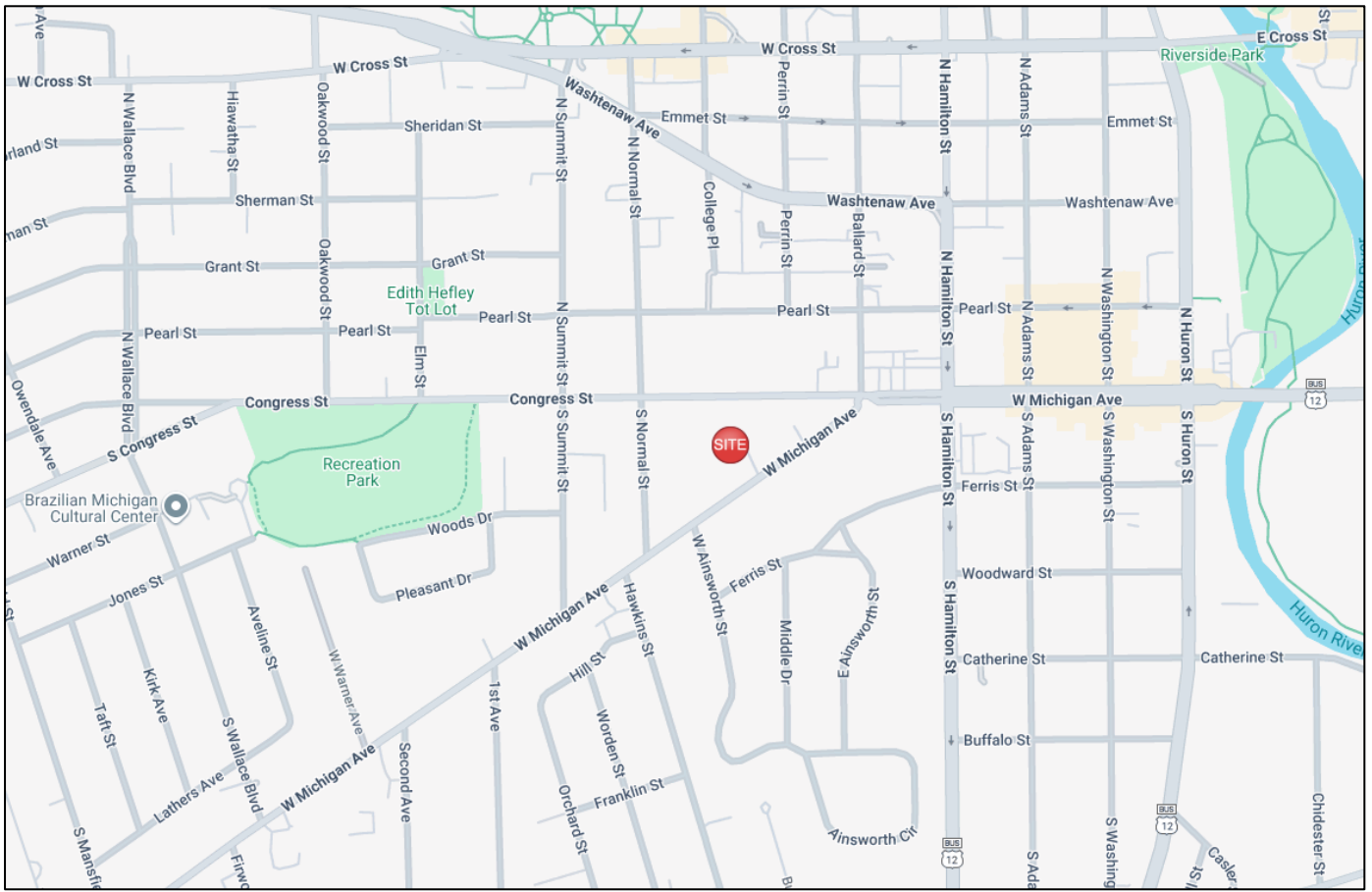
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60.0'	14.0'
1 STY HT=11'	1 STY HT=9'
28.0'	





Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2404/-83.6215

616 W Michigan Ave Ypsilanti, MI 48197	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	15,558	74,352	131,916
2030 Projected Population	14,707	69,966	125,319
2020 Census Population	15,564	74,824	131,559
2010 Census Population	15,152	72,070	125,347
Projected Annual Growth 2025 to 2030	-1.1%	-1.2%	-1.0%
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.3%
Households			
2025 Estimated Households	6,813	32,370	56,002
2030 Projected Households	6,650	31,605	55,244
2020 Census Households	6,625	31,985	55,007
2010 Census Households	6,258	30,288	51,680
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2025	0.6%	0.5%	0.6%
Age			
2025 Est. Population Under 10 Years	9.1%	10.4%	10.5%
2025 Est. Population 10 to 19 Years	14.0%	13.7%	13.6%
2025 Est. Population 20 to 29 Years	27.6%	20.5%	17.8%
2025 Est. Population 30 to 44 Years	20.2%	20.9%	21.2%
2025 Est. Population 45 to 59 Years	13.3%	15.7%	16.9%
2025 Est. Population 60 to 74 Years	11.1%	13.5%	14.2%
2025 Est. Population 75 Years or Over	4.7%	5.2%	5.8%
2025 Est. Median Age	31.2	33.9	35.4
Marital Status & Gender			
2025 Est. Male Population	54.8%	50.8%	50.1%
2025 Est. Female Population	45.2%	49.2%	49.9%
2025 Est. Never Married	63.4%	50.4%	44.7%
2025 Est. Now Married	19.8%	31.6%	37.6%
2025 Est. Separated or Divorced	13.4%	13.9%	13.4%
2025 Est. Widowed	3.4%	4.2%	4.3%
Income			
2025 Est. HH Income \$200,000 or More	6.3%	7.0%	9.8%
2025 Est. HH Income \$150,000 to \$199,999	5.2%	7.1%	8.5%
2025 Est. HH Income \$100,000 to \$149,999	11.4%	15.7%	17.5%
2025 Est. HH Income \$75,000 to \$99,999	9.1%	11.2%	12.0%
2025 Est. HH Income \$50,000 to \$74,999	17.6%	17.7%	17.5%
2025 Est. HH Income \$35,000 to \$49,999	13.2%	12.1%	10.9%
2025 Est. HH Income \$25,000 to \$34,999	9.1%	9.0%	7.3%
2025 Est. HH Income \$15,000 to \$24,999	10.7%	7.2%	6.6%
2025 Est. HH Income Under \$15,000	17.2%	13.0%	10.0%
2025 Est. Average Household Income	\$67,015	\$84,268	\$100,232
2025 Est. Median Household Income	\$55,029	\$68,173	\$79,629
2025 Est. Per Capita Income	\$30,871	\$37,239	\$42,926
2025 Est. Total Businesses	613	2,175	3,882
2025 Est. Total Employees	4,162	16,163	32,983

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Race			
2025 Est. White	61.2%	58.1%	60.0%
2025 Est. Black	25.3%	26.0%	22.8%
2025 Est. Asian or Pacific Islander	4.7%	7.0%	8.2%
2025 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
2025 Est. Other Races	8.5%	8.6%	8.6%
Hispanic			
2025 Est. Hispanic Population	984	4,835	8,705
2025 Est. Hispanic Population	6.3%	6.5%	6.6%
2030 Proj. Hispanic Population	6.5%	6.8%	6.9%
2020 Hispanic Population	6.3%	6.9%	7.2%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	9,200	47,755	87,315
2025 Est. Elementary (Grade Level 0 to 8)	2.9%	2.2%	2.1%
2025 Est. Some High School (Grade Level 9 to 11)	4.0%	4.6%	3.9%
2025 Est. High School Graduate	15.3%	18.5%	17.6%
2025 Est. Some College	23.8%	22.2%	20.2%
2025 Est. Associate Degree Only	7.1%	7.7%	7.4%
2025 Est. Bachelor Degree Only	23.0%	24.3%	25.4%
2025 Est. Graduate Degree	24.0%	20.6%	23.4%
Housing			
2025 Est. Total Housing Units	7,240	34,333	59,369
2025 Est. Owner-Occupied	28.6%	41.7%	50.3%
2025 Est. Renter-Occupied	65.5%	52.6%	44.0%
2025 Est. Vacant Housing	5.9%	5.7%	5.7%
Homes Built by Year			
2025 Homes Built 2010 or later	4.1%	5.8%	7.7%
2025 Homes Built 2000 to 2009	6.3%	8.6%	13.2%
2025 Homes Built 1990 to 1999	5.0%	9.4%	11.7%
2025 Homes Built 1980 to 1989	6.7%	9.4%	9.5%
2025 Homes Built 1970 to 1979	15.6%	21.0%	18.4%
2025 Homes Built 1960 to 1969	13.0%	13.7%	12.2%
2025 Homes Built 1950 to 1959	7.5%	11.4%	9.8%
2025 Homes Built Before 1949	35.9%	15.0%	11.8%
Home Values			
2025 Home Value \$1,000,000 or More	1.0%	2.3%	2.7%
2025 Home Value \$500,000 to \$999,999	8.0%	7.1%	9.9%
2025 Home Value \$400,000 to \$499,999	6.1%	7.7%	8.6%
2025 Home Value \$300,000 to \$399,999	14.4%	19.1%	23.0%
2025 Home Value \$200,000 to \$299,999	28.9%	28.7%	27.2%
2025 Home Value \$150,000 to \$199,999	25.7%	19.6%	13.3%
2025 Home Value \$100,000 to \$149,999	8.7%	6.9%	5.0%
2025 Home Value \$50,000 to \$99,999	3.4%	4.4%	3.9%
2025 Home Value \$25,000 to \$49,999	2.1%	1.9%	2.6%
2025 Home Value Under \$25,000	1.6%	2.4%	3.8%
2025 Median Home Value	\$237,526	\$257,835	\$291,262
2025 Median Rent	\$1,202	\$1,236	\$1,263

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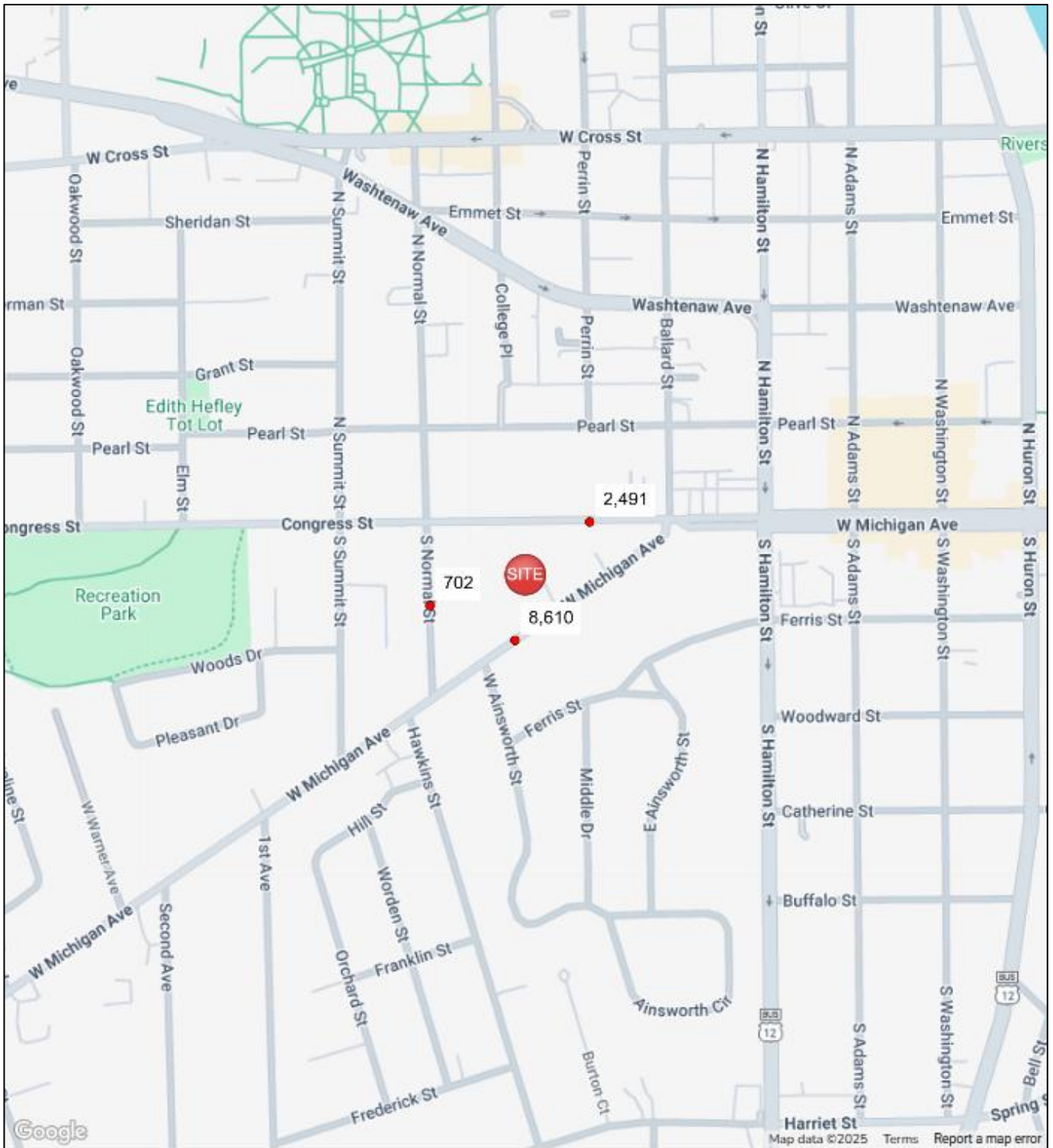


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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	13,374	61,826	108,985
2025 Est. Civilian Employed	60.9%	64.9%	65.3%
2025 Est. Civilian Unemployed	4.9%	5.2%	4.7%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	34.2%	29.9%	30.0%
2025 Labor Force Males	55.5%	50.7%	49.9%
2025 Labor Force Females	44.5%	49.3%	50.1%
Occupation			
2025 Occupation: Population Age 16 Years or Over	8,142	40,098	71,124
2025 Mgmt, Business, & Financial Operations	12.1%	14.4%	16.3%
2025 Professional, Related	32.5%	33.3%	35.4%
2025 Service	21.3%	19.3%	17.1%
2025 Sales, Office	18.9%	16.9%	16.1%
2025 Farming, Fishing, Forestry	-	0.1%	0.1%
2025 Construction, Extraction, Maintenance	5.1%	4.7%	4.4%
2025 Production, Transport, Material Moving	10.1%	11.2%	10.6%
2025 White Collar Workers	63.5%	64.6%	67.8%
2025 Blue Collar Workers	36.5%	35.4%	32.2%
Transportation to Work			
2025 Drive to Work Alone	61.4%	65.4%	66.5%
2025 Drive to Work in Carpool	10.2%	10.6%	9.4%
2025 Travel to Work by Public Transportation	7.3%	5.2%	4.2%
2025 Drive to Work on Motorcycle	0.2%	-	0.1%
2025 Walk or Bicycle to Work	6.2%	4.3%	3.7%
2025 Other Means	0.9%	1.2%	1.0%
2025 Work at Home	13.8%	13.4%	15.0%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	23.2%	20.9%	22.1%
2025 Travel to Work in 15 to 29 Minutes	46.6%	48.0%	46.4%
2025 Travel to Work in 30 to 59 Minutes	26.2%	26.5%	26.8%
2025 Travel to Work in 60 Minutes or More	4.0%	4.5%	4.7%
2025 Average Travel Time to Work	21.6	21.7	21.4
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$535.15 M	\$2.84 B	\$5.39 B
2025 Est. Apparel	\$9.97 M	\$53.07 M	\$100.4 M
2025 Est. Contributions, Tax and Retirement	\$130.41 M	\$722.75 M	\$1.46 B
2025 Est. Education	\$11.8 M	\$63.73 M	\$122.95 M
2025 Est. Entertainment	\$31.04 M	\$164.89 M	\$311.25 M
2025 Est. Food, Beverages, Tobacco	\$68.07 M	\$356.17 M	\$658.07 M
2025 Est. Health Care	\$40.02 M	\$196.66 M	\$347.84 M
2025 Est. Household Furnishings and Equipment	\$14.19 M	\$75.84 M	\$144.22 M
2025 Est. Household Operations, Shelter, Utilities	\$135.17 M	\$686.76 M	\$1.25 B
2025 Est. Miscellaneous Expenses	\$9.19 M	\$49.04 M	\$92.97 M
2025 Est. Personal Care	\$7.31 M	\$38.18 M	\$70.25 M
2025 Est. Transportation	\$77.98 M	\$430.67 M	\$827.22 M

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September 2025

