

SPACE FOR LEASE



**PITTSFIELD CROSSING
4860 WASHTENAW AVENUE
ANN ARBOR, MI 48108**


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DISCLAIMER/DISCLOSURE	page 1
SUMMARY	page 2
PHOTOGRAPHS	page 3
AERIAL	page 4
RETAIL MAPS	page 5
DEMOGRAPHICS	pages 6-8
TRAFFIC COUNTS	page 9



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Location: Pittsfield Crossing
4860 Washtenaw Ave.
Ann Arbor, MI 48108
(Governed by Pittsfield Twp.)

Total Building Size: 12,655 SF

Space Available: 850 SF – Former nail salon

Lease Price: \$2,200 per month + utilities

Parking: 65+ marked spaces

**Demographics with
5 Mile Radius 2022:**

Population:	185,927 persons
Households:	77,694 Homes
Avg. HH Income:	\$107,100 USD
Traffic Count:	18,328 VPD

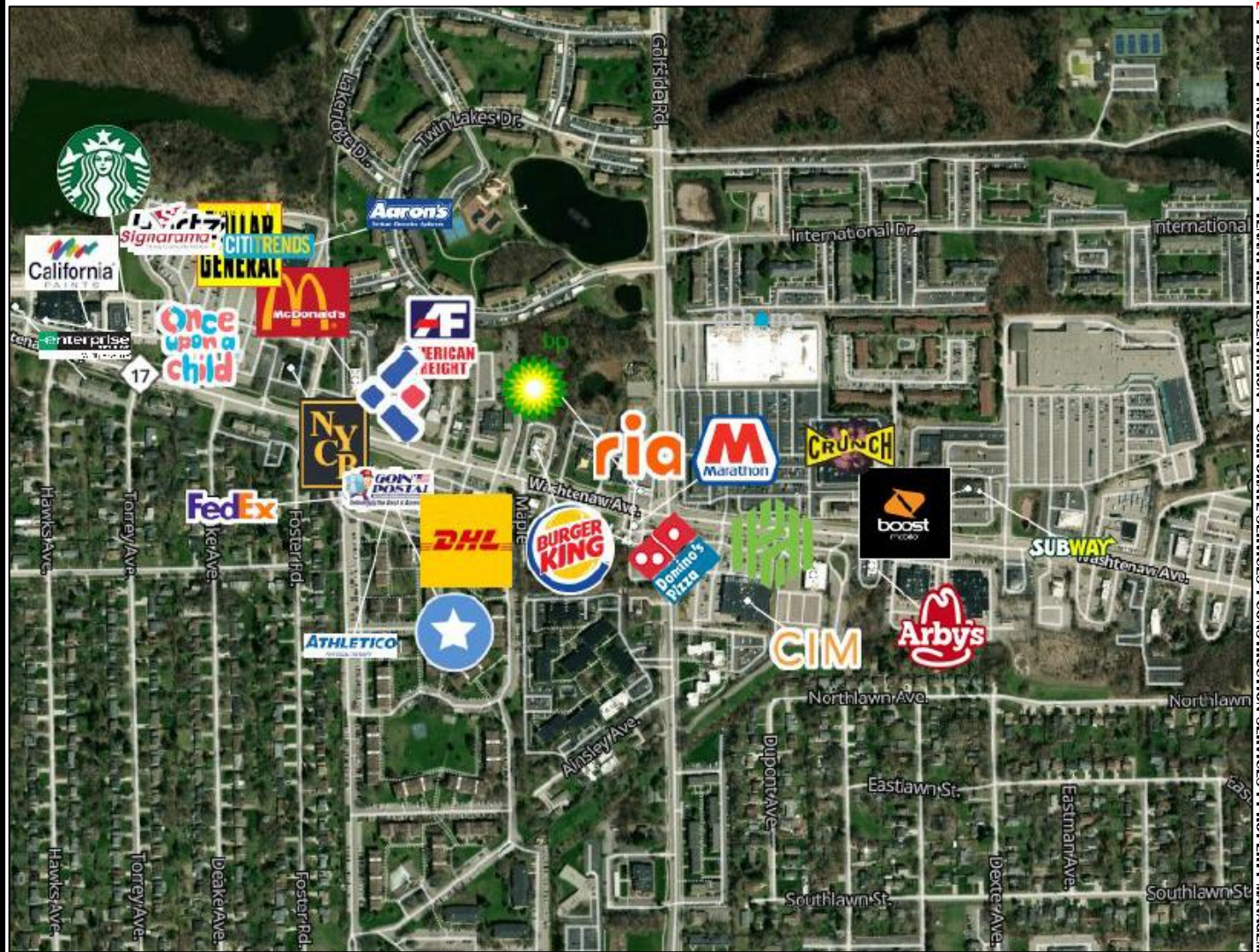
Comments: Small shop space for lease located on Washtenaw Ave, between Carpenter Rd, and Golfside Rd in Ann Arbor, MI. Space is ideal for a salon, retail, office, medical or QSR concept. Strong tenant mix includes: Dental House, Athletico, Workbox Staffing, Metro by T-Mobile, Ole, and Goin' Postal. Contact Broker for Additional Information.

For Information Contact:
ZAK SHEPLER OR KYLE NELSON
248-359-9000











Full Profile

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

Lat/Lon: 42.2504/-83.6651

4860 Washtenaw Ave Ann Arbor, MI 48108	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	13,815	68,018	185,927
2030 Projected Population	12,958	64,673	180,038
2020 Census Population	14,201	67,895	184,174
2010 Census Population	13,438	64,714	171,256
Projected Annual Growth 2025 to 2030	-1.2%	-1.0%	-0.6%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.6%
Households			
2025 Estimated Households	6,808	30,132	77,694
2030 Projected Households	6,628	29,695	78,126
2020 Census Households	6,967	29,707	74,906
2010 Census Households	6,379	28,173	69,946
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	0.1%
Historical Annual Growth 2010 to 2025	0.4%	0.5%	0.7%
Age			
2025 Est. Population Under 10 Years	10.2%	9.7%	8.8%
2025 Est. Population 10 to 19 Years	11.8%	13.3%	13.5%
2025 Est. Population 20 to 29 Years	24.9%	21.2%	28.2%
2025 Est. Population 30 to 44 Years	23.6%	20.8%	18.4%
2025 Est. Population 45 to 59 Years	13.8%	15.2%	13.3%
2025 Est. Population 60 to 74 Years	11.4%	13.5%	12.0%
2025 Est. Population 75 Years or Over	4.4%	6.3%	5.7%
2025 Est. Median Age	31.3	34.4	32.7
Marital Status & Gender			
2025 Est. Male Population	50.9%	51.3%	53.9%
2025 Est. Female Population	49.1%	48.7%	46.1%
2025 Est. Never Married	52.5%	48.5%	54.8%
2025 Est. Now Married	32.1%	35.3%	31.2%
2025 Est. Separated or Divorced	12.4%	12.6%	10.9%
2025 Est. Widowed	3.0%	3.6%	3.1%
Income			
2025 Est. HH Income \$200,000 or More	7.4%	12.1%	12.3%
2025 Est. HH Income \$150,000 to \$199,999	5.8%	7.6%	8.1%
2025 Est. HH Income \$100,000 to \$149,999	13.4%	14.6%	15.4%
2025 Est. HH Income \$75,000 to \$99,999	9.9%	10.7%	10.9%
2025 Est. HH Income \$50,000 to \$74,999	20.5%	17.0%	15.9%
2025 Est. HH Income \$35,000 to \$49,999	13.0%	11.5%	9.8%
2025 Est. HH Income \$25,000 to \$34,999	9.9%	8.0%	7.1%
2025 Est. HH Income \$15,000 to \$24,999	6.6%	6.7%	6.1%
2025 Est. HH Income Under \$15,000	13.4%	11.8%	14.2%
2025 Est. Average Household Income	\$77,487	\$104,025	\$107,100
2025 Est. Median Household Income	\$63,072	\$78,457	\$78,708
2025 Est. Per Capita Income	\$38,285	\$46,777	\$46,044
2025 Est. Total Businesses	539	2,777	8,014
2025 Est. Total Employees	5,068	23,704	102,606

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Race			
2025 Est. White	53.7%	60.8%	63.6%
2025 Est. Black	22.2%	19.0%	15.6%
2025 Est. Asian or Pacific Islander	13.8%	11.3%	12.4%
2025 Est. American Indian or Alaska Native	0.4%	0.3%	0.2%
2025 Est. Other Races	9.8%	8.6%	8.2%
Hispanic			
2025 Est. Hispanic Population	1,215	4,583	11,911
2025 Est. Hispanic Population	8.8%	6.7%	6.4%
2030 Proj. Hispanic Population	8.8%	7.0%	6.7%
2020 Hispanic Population	10.9%	7.5%	7.0%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	8,992	44,011	109,157
2025 Est. Elementary (Grade Level 0 to 8)	3.2%	2.0%	1.5%
2025 Est. Some High School (Grade Level 9 to 11)	4.6%	3.0%	3.0%
2025 Est. High School Graduate	14.7%	12.7%	12.6%
2025 Est. Some College	18.4%	17.1%	15.3%
2025 Est. Associate Degree Only	8.1%	6.6%	5.9%
2025 Est. Bachelor Degree Only	25.6%	26.9%	27.8%
2025 Est. Graduate Degree	25.5%	31.7%	33.8%
Housing			
2025 Est. Total Housing Units	7,217	32,006	82,561
2025 Est. Owner-Occupied	20.2%	40.1%	39.9%
2025 Est. Renter-Occupied	74.2%	54.1%	54.2%
2025 Est. Vacant Housing	5.7%	5.9%	5.9%
Homes Built by Year			
2025 Homes Built 2010 or later	5.8%	6.3%	8.1%
2025 Homes Built 2000 to 2009	11.2%	9.6%	10.3%
2025 Homes Built 1990 to 1999	9.9%	10.1%	11.5%
2025 Homes Built 1980 to 1989	15.7%	11.1%	9.9%
2025 Homes Built 1970 to 1979	28.6%	21.0%	17.5%
2025 Homes Built 1960 to 1969	11.5%	13.6%	13.4%
2025 Homes Built 1950 to 1959	5.3%	7.7%	8.3%
2025 Homes Built Before 1949	6.1%	14.7%	15.1%
Home Values			
2025 Home Value \$1,000,000 or More	1.0%	4.8%	4.6%
2025 Home Value \$500,000 to \$999,999	3.5%	13.9%	17.5%
2025 Home Value \$400,000 to \$499,999	11.8%	11.6%	13.3%
2025 Home Value \$300,000 to \$399,999	34.7%	26.5%	21.3%
2025 Home Value \$200,000 to \$299,999	28.9%	23.8%	22.0%
2025 Home Value \$150,000 to \$199,999	7.1%	10.1%	10.7%
2025 Home Value \$100,000 to \$149,999	1.5%	2.9%	3.6%
2025 Home Value \$50,000 to \$99,999	5.5%	3.2%	3.0%
2025 Home Value \$25,000 to \$49,999	1.5%	1.4%	1.7%
2025 Home Value Under \$25,000	4.5%	1.8%	2.2%
2025 Median Home Value	\$295,736	\$361,329	\$361,081
2025 Median Rent	\$1,243	\$1,274	\$1,335

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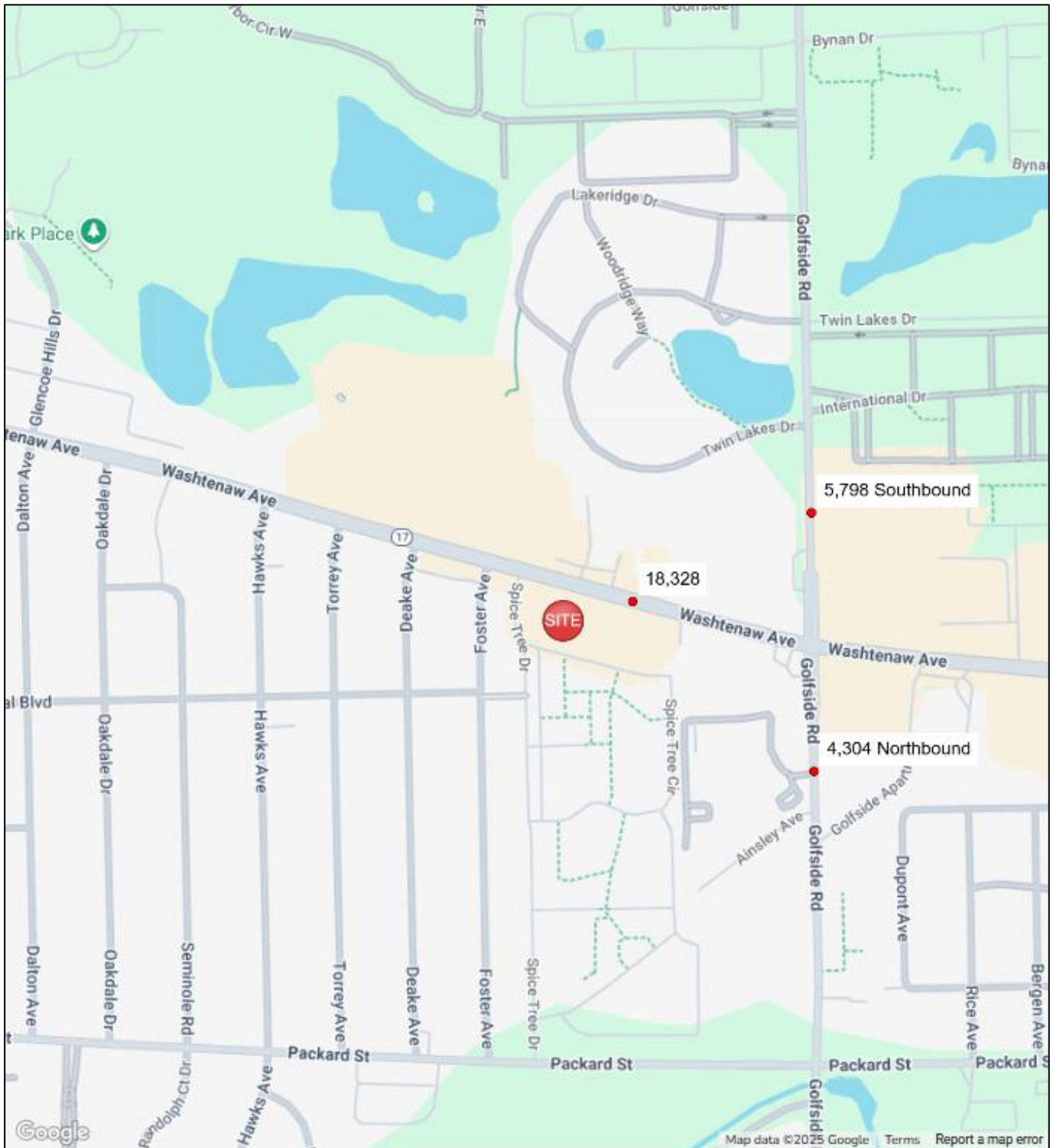


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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	11,600	57,259	159,620
2025 Est. Civilian Employed	66.8%	64.5%	61.9%
2025 Est. Civilian Unemployed	4.5%	4.3%	3.5%
2025 Est. in Armed Forces	-	-	0.1%
2025 Est. not in Labor Force	28.7%	31.2%	34.5%
2025 Labor Force Males	50.7%	51.4%	54.4%
2025 Labor Force Females	49.3%	48.6%	45.6%
Occupation			
2025 Occupation: Population Age 16 Years or Over	7,749	36,929	98,797
2025 Mgmt, Business, & Financial Operations	15.3%	15.9%	15.6%
2025 Professional, Related	37.1%	39.4%	42.5%
2025 Service	20.2%	17.4%	15.3%
2025 Sales, Office	14.2%	15.1%	14.7%
2025 Farming, Fishing, Forestry	-	0.1%	0.1%
2025 Construction, Extraction, Maintenance	3.2%	3.7%	3.9%
2025 Production, Transport, Material Moving	9.9%	8.4%	7.9%
2025 White Collar Workers	66.6%	70.4%	72.8%
2025 Blue Collar Workers	33.4%	29.6%	27.2%
Transportation to Work			
2025 Drive to Work Alone	63.0%	62.5%	56.6%
2025 Drive to Work in Carpool	11.1%	8.7%	8.2%
2025 Travel to Work by Public Transportation	5.7%	5.5%	5.8%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	3.4%	4.4%	8.7%
2025 Other Means	1.3%	0.9%	0.7%
2025 Work at Home	15.4%	17.9%	19.8%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	29.8%	27.7%	27.5%
2025 Travel to Work in 15 to 29 Minutes	44.2%	45.2%	44.9%
2025 Travel to Work in 30 to 59 Minutes	22.8%	23.4%	23.6%
2025 Travel to Work in 60 Minutes or More	3.2%	3.7%	3.9%
2025 Average Travel Time to Work	19.1	19.3	19.5
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$574.54 M	\$2.88 B	\$7.47 B
2025 Est. Apparel	\$10.65 M	\$53.15 M	\$138.33 M
2025 Est. Contributions, Tax and Retirement	\$149.1 M	\$808.63 M	\$2.11 B
2025 Est. Education	\$12.93 M	\$65.87 M	\$171.19 M
2025 Est. Entertainment	\$33.06 M	\$164.67 M	\$429 M
2025 Est. Food, Beverages, Tobacco	\$70.55 M	\$343.23 M	\$894.89 M
2025 Est. Health Care	\$38.93 M	\$183.61 M	\$465.2 M
2025 Est. Household Furnishings and Equipment	\$15.26 M	\$76.59 M	\$199.23 M
2025 Est. Household Operations, Shelter, Utilities	\$143.53 M	\$671.5 M	\$1.75 B
2025 Est. Miscellaneous Expenses	\$9.87 M	\$49.28 M	\$128.25 M
2025 Est. Personal Care	\$7.54 M	\$36.5 M	\$95.2 M
2025 Est. Transportation	\$83.12 M	\$424.21 M	\$1.09 B

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Ann Arbor, MI 48108

August 2025

