

FOR LEASE

PITTSFIELD CROSSING
850 SF Former Nail Salon – Ann Arbor

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



Pittsfield Crossing
4860 Washtenaw Ave.
Ann Arbor, MI 48108

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PROPERTY INFORMATION

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LOCATION INFORMATION

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PROPERTY OVERVIEW

Governed by Pittsfield Township, this small shop space for lease is located on Washtenaw Ave., between Carpenter Rd. and Golfside Rd. in Ann Arbor. This 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.

OFFERING SUMMARY

Lease Rate:	\$2,200/mo. + Utilities
Building Size:	12,655 SF
Available Space:	850 SF
Parking:	65+ parking spaces

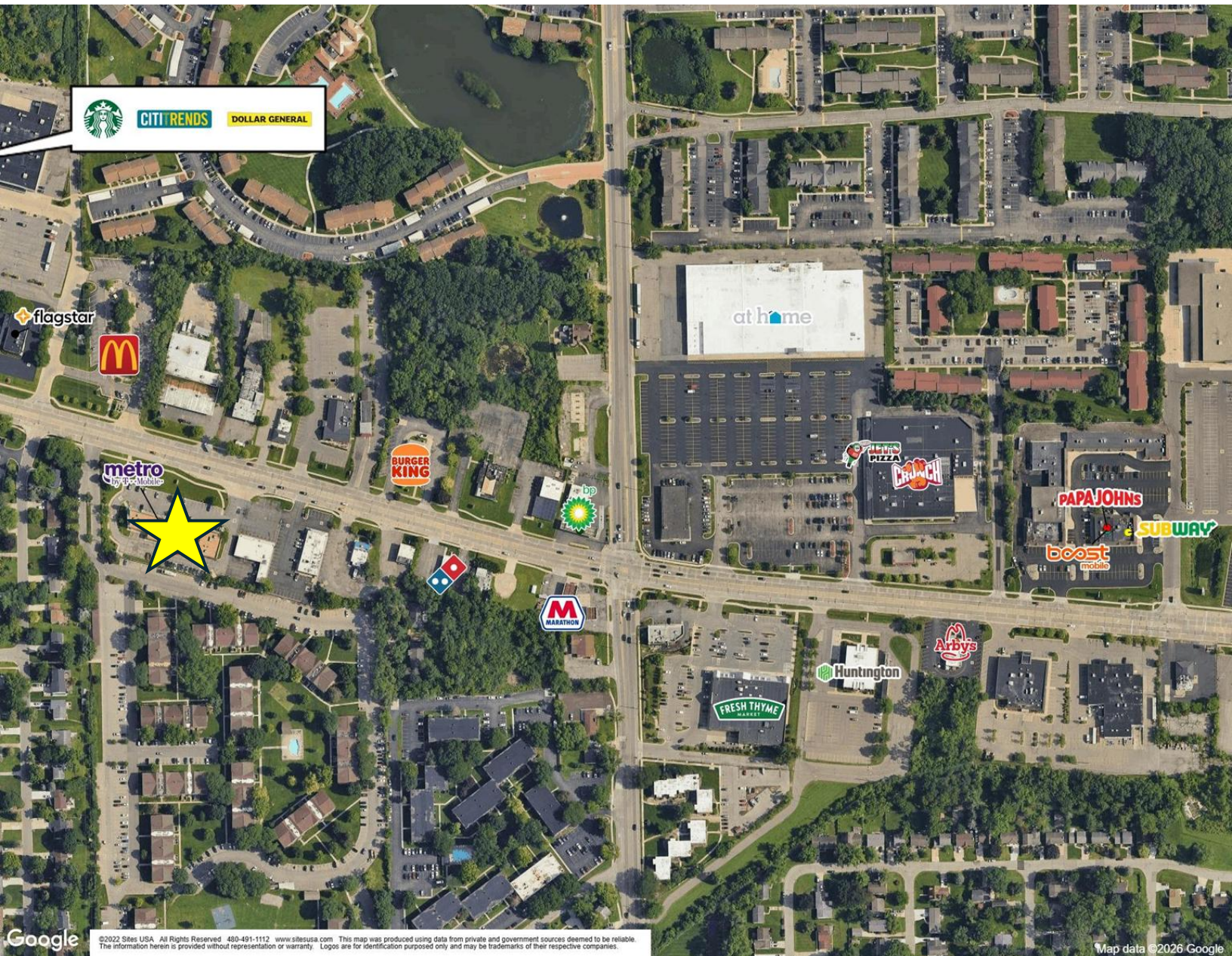
DEMOGRAPHICS (5-Mile Radius)

- **Population:** 185,303 people
- **Households:** 77,278 homes
- **Avg. HH Income:** \$107,901 USD
- **Traffic Counts:** 18,414 VPD



LOCATION INFORMATION

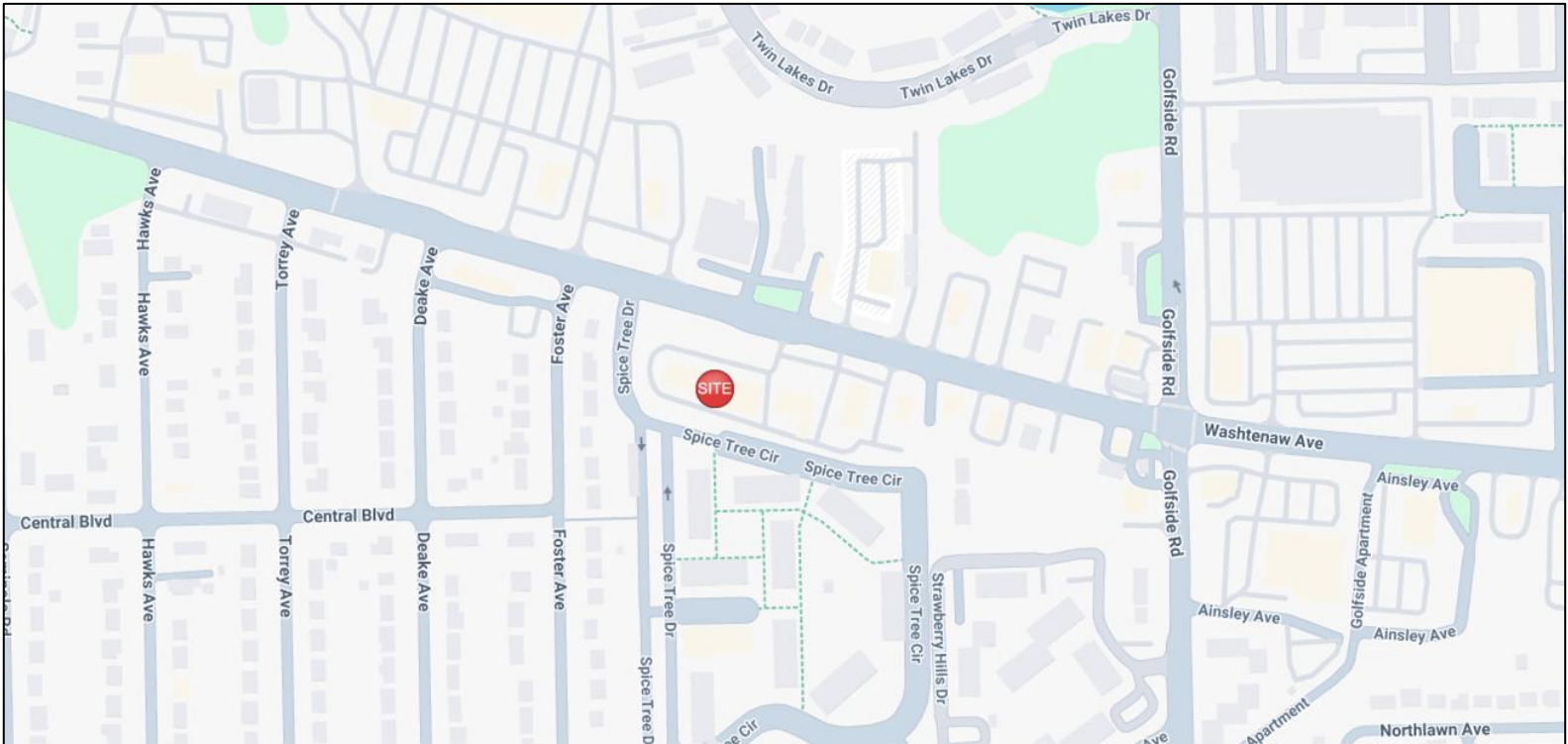
Retailer Map



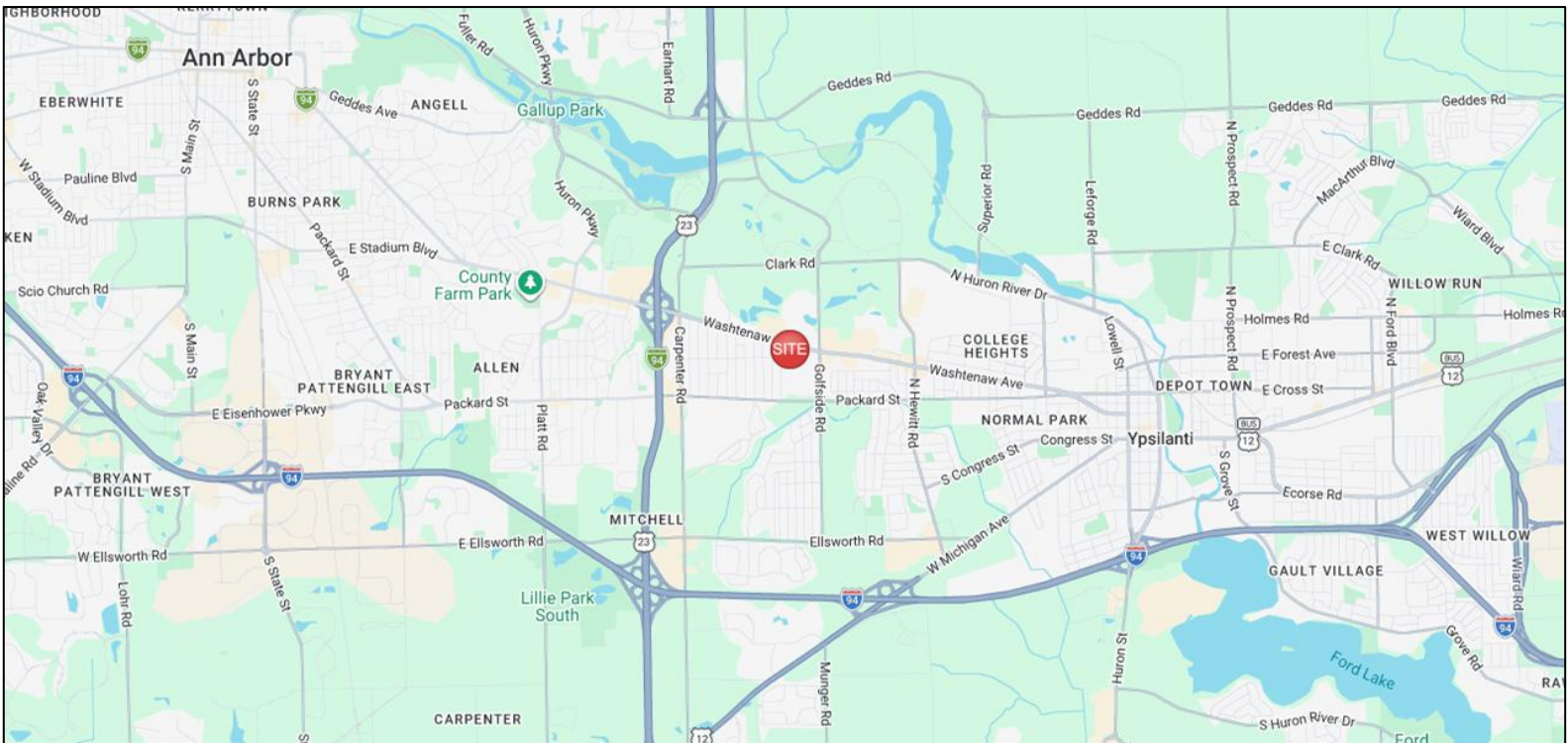
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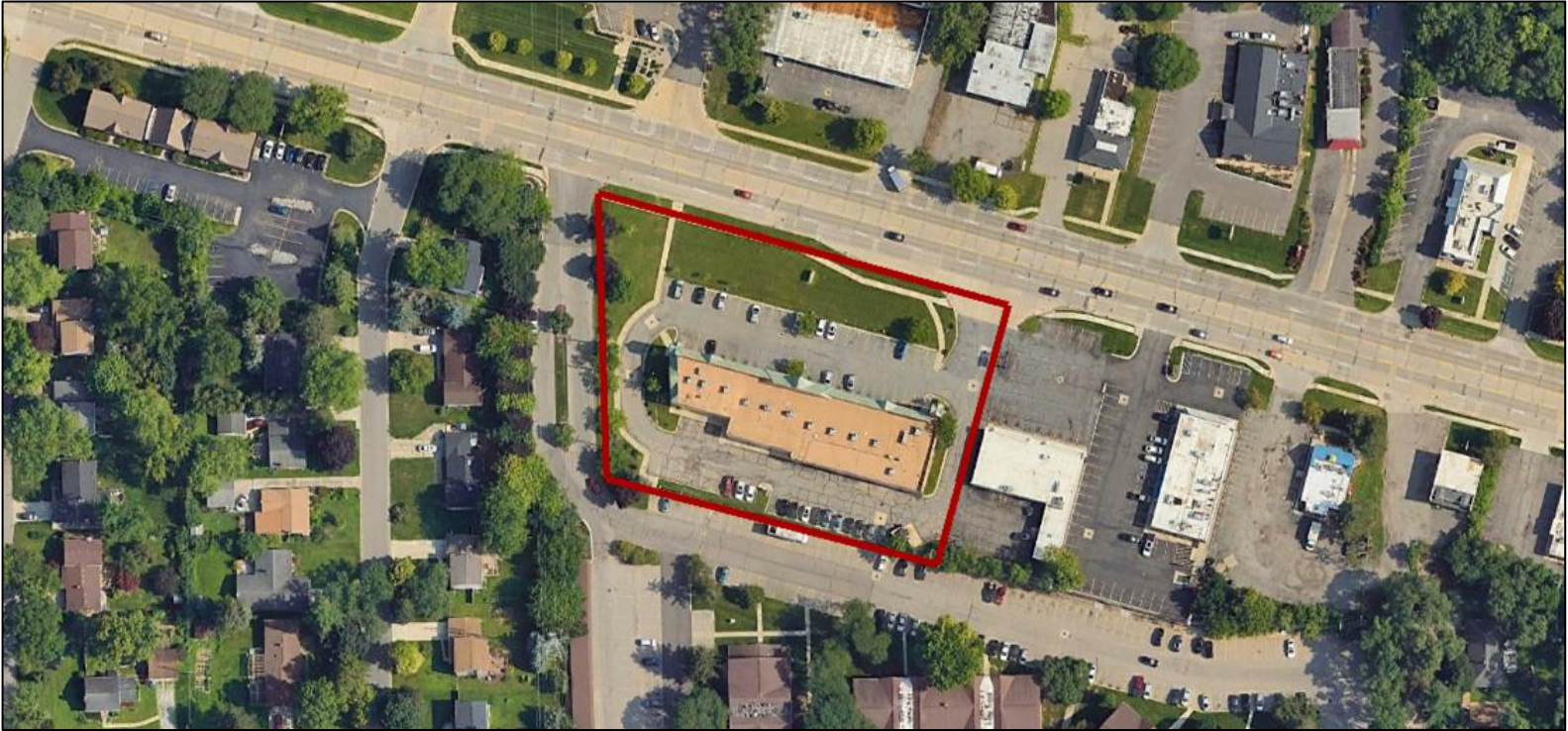
LOCAL



REGIONAL



LOCAL



REGIONAL



4860 Washtenaw Ave	1 mi radius	3 mi radius	5 mi radius
Ann Arbor, MI 48108			
Population			
2025 Estimated Population	13,641	67,850	185,303
2030 Projected Population	12,682	64,570	179,120
2020 Census Population	14,201	67,843	184,291
2010 Census Population	13,438	64,664	171,362
Projected Annual Growth 2025 to 2030	-1.4%	-1.0%	-0.7%
Historical Annual Growth 2010 to 2025	0.1%	0.3%	0.5%
Households			
2025 Estimated Households	6,715	30,030	77,278
2030 Projected Households	6,499	29,691	77,718
2020 Census Households	6,967	29,685	74,955
2010 Census Households	6,379	28,148	69,990
Projected Annual Growth 2025 to 2030	-0.6%	-0.2%	0.1%
Historical Annual Growth 2010 to 2025	0.4%	0.4%	0.7%
Age			
2025 Est. Population Under 10 Years	10.4%	9.8%	8.9%
2025 Est. Population 10 to 19 Years	12.0%	13.4%	13.6%
2025 Est. Population 20 to 29 Years	25.1%	21.5%	28.5%
2025 Est. Population 30 to 44 Years	23.5%	20.9%	18.5%
2025 Est. Population 45 to 59 Years	13.2%	14.6%	12.8%
2025 Est. Population 60 to 74 Years	11.2%	13.3%	11.8%
2025 Est. Population 75 Years or Over	4.6%	6.5%	5.8%
2025 Est. Median Age	31.1	34.0	32.5
Marital Status & Gender			
2025 Est. Male Population	51.0%	51.2%	53.9%
2025 Est. Female Population	49.0%	48.8%	46.1%
2025 Est. Never Married	49.3%	47.1%	53.9%
2025 Est. Now Married	35.6%	37.4%	32.5%
2025 Est. Separated or Divorced	11.8%	11.8%	10.4%
2025 Est. Widowed	3.4%	3.8%	3.2%
Income			
2025 Est. HH Income \$200,000 or More	7.2%	12.2%	12.4%
2025 Est. HH Income \$150,000 to \$199,999	5.9%	7.9%	8.4%
2025 Est. HH Income \$100,000 to \$149,999	13.3%	14.4%	15.2%
2025 Est. HH Income \$75,000 to \$99,999	10.4%	11.2%	11.4%
2025 Est. HH Income \$50,000 to \$74,999	19.9%	16.4%	15.3%
2025 Est. HH Income \$35,000 to \$49,999	13.2%	11.5%	9.9%
2025 Est. HH Income \$25,000 to \$34,999	9.9%	8.0%	7.2%
2025 Est. HH Income \$15,000 to \$24,999	6.9%	6.8%	6.2%
2025 Est. HH Income Under \$15,000	13.3%	11.5%	14.1%
2025 Est. Average Household Income	\$78,010	\$105,159	\$107,901
2025 Est. Median Household Income	\$63,303	\$79,535	\$79,465
2025 Est. Per Capita Income	\$38,507	\$47,243	\$46,304
2025 Est. Total Businesses	539	2,784	8,013
2025 Est. Total Employees	5,068	23,760	102,636

4860 Washtenaw Ave Ann Arbor, MI 48108	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	53.8%	60.2%	62.7%
2025 Est. Black	20.9%	18.1%	15.2%
2025 Est. Asian or Pacific Islander	15.4%	12.8%	13.6%
2025 Est. American Indian or Alaska Native	0.4%	0.3%	0.2%
2025 Est. Other Races	9.6%	8.6%	8.3%
Hispanic			
2025 Est. Hispanic Population	1,163	4,603	12,051
2025 Est. Hispanic Population	8.5%	6.8%	6.5%
2030 Proj. Hispanic Population	8.6%	7.0%	6.8%
2020 Hispanic Population	10.9%	7.5%	7.0%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	8,764	43,534	107,757
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	14.6%	12.7%	12.6%
2025 Est. Some College	18.3%	17.0%	15.4%
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	25.6%	31.8%	33.8%
Housing			
2025 Est. Total Housing Units	7,277	32,628	83,991
2025 Est. Owner-Occupied	18.7%	38.5%	38.3%
2025 Est. Renter-Occupied	73.6%	53.6%	53.7%
2025 Est. Vacant Housing	7.7%	8.0%	8.0%
Homes Built by Year			
2025 Homes Built 2010 or later	5.6%	6.1%	7.9%
2025 Homes Built 2000 to 2009	11.0%	9.4%	10.0%
2025 Homes Built 1990 to 1999	9.7%	9.9%	11.2%
2025 Homes Built 1980 to 1989	15.3%	10.9%	9.7%
2025 Homes Built 1970 to 1979	28.1%	20.8%	17.2%
2025 Homes Built 1960 to 1969	11.4%	13.3%	13.2%
2025 Homes Built 1950 to 1959	5.1%	7.4%	8.1%
2025 Homes Built Before 1949	6.0%	14.3%	14.7%
Home Values			
2025 Home Value \$1,000,000 or More	1.1%	4.9%	4.6%
2025 Home Value \$500,000 to \$999,999	3.6%	14.1%	17.4%
2025 Home Value \$400,000 to \$499,999	12.0%	11.5%	13.2%
2025 Home Value \$300,000 to \$399,999	34.7%	26.5%	21.4%
2025 Home Value \$200,000 to \$299,999	29.8%	23.7%	22.1%
2025 Home Value \$150,000 to \$199,999	7.5%	10.2%	10.7%
2025 Home Value \$100,000 to \$149,999	1.2%	2.9%	3.5%
2025 Home Value \$50,000 to \$99,999	4.4%	3.1%	3.0%
2025 Home Value \$25,000 to \$49,999	1.5%	1.5%	1.7%
2025 Home Value Under \$25,000	4.2%	1.7%	2.2%
2025 Median Home Value	\$298,856	\$363,456	\$361,282
2025 Median Rent	\$1,244	\$1,277	\$1,337

4860 Washtenaw Ave	1 mi radius	3 mi radius	5 mi radius
Ann Arbor, MI 48108			
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	11,403	57,003	158,813
2025 Est. Civilian Employed	64.1%	61.8%	59.2%
2025 Est. Civilian Unemployed	5.2%	5.0%	4.0%
2025 Est. in Armed Forces	-	-	0.1%
2025 Est. not in Labor Force	30.7%	33.2%	36.7%
2025 Labor Force Males	50.8%	51.4%	54.4%
2025 Labor Force Females	49.2%	48.6%	45.6%
Occupation			
2025 Occupation: Population Age 16 Years or Over	7,314	35,253	93,931
2025 Mgmt, Business, & Financial Operations	15.2%	15.7%	15.5%
2025 Professional, Related	37.2%	39.5%	42.7%
2025 Service	20.3%	17.5%	15.3%
2025 Sales, Office	14.2%	15.2%	14.6%
2025 Farming, Fishing, Forestry	-	-	0.1%
2025 Construction, Extraction, Maintenance	3.1%	3.7%	3.9%
2025 Production, Transport, Material Moving	10.0%	8.4%	7.9%
2025 White Collar Workers	66.6%	70.4%	72.9%
2025 Blue Collar Workers	33.4%	29.6%	27.1%
Transportation to Work			
2025 Drive to Work Alone	62.8%	62.5%	56.3%
2025 Drive to Work in Carpool	11.5%	8.9%	8.3%
2025 Travel to Work by Public Transportation	5.7%	5.6%	5.9%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	3.1%	4.1%	8.9%
2025 Other Means	1.4%	0.9%	0.8%
2025 Work at Home	15.5%	17.9%	19.8%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	29.8%	27.7%	27.4%
2025 Travel to Work in 15 to 29 Minutes	44.2%	45.3%	45.0%
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	\$564.23 M	\$2.88 B	\$7.46 B
2025 Est. Apparel	\$10.48 M	\$53.25 M	\$138.22 M
2025 Est. Contributions, Tax and Retirement	\$144.29 M	\$812.62 M	\$2.11 B
2025 Est. Education	\$12.66 M	\$66.05 M	\$171.02 M
2025 Est. Entertainment	\$32.55 M	\$164.95 M	\$428.65 M
2025 Est. Food, Beverages, Tobacco	\$69.84 M	\$343.51 M	\$894.37 M
2025 Est. Health Care	\$38.47 M	\$183.06 M	\$462.72 M
2025 Est. Household Furnishings and Equipment	\$15 M	\$76.74 M	\$199.06 M
2025 Est. Household Operations, Shelter, Utilities	\$142.47 M	\$673.51 M	\$1.76 B
2025 Est. Miscellaneous Expenses	\$9.71 M	\$49.37 M	\$128.11 M
2025 Est. Personal Care	\$7.47 M	\$36.52 M	\$95.15 M
2025 Est. Transportation	\$81.3 M	\$422.16 M	\$1.08 B

LOCATION INFORMATION

Traffic Counts

