



## OFFERING SUMMARY

**LEASE RATE:** Retail - \$32.00 SF/yr (NNN)  
Bsmt - \$7.50 SF/yr (Gross)

**BUILDING SIZE:** 11,496 SF

**AVAILABLE SF:** Retail - 1,092 SF  
Basement - 476 SF

**ZONING:** Commercial

## PROPERTY OVERVIEW

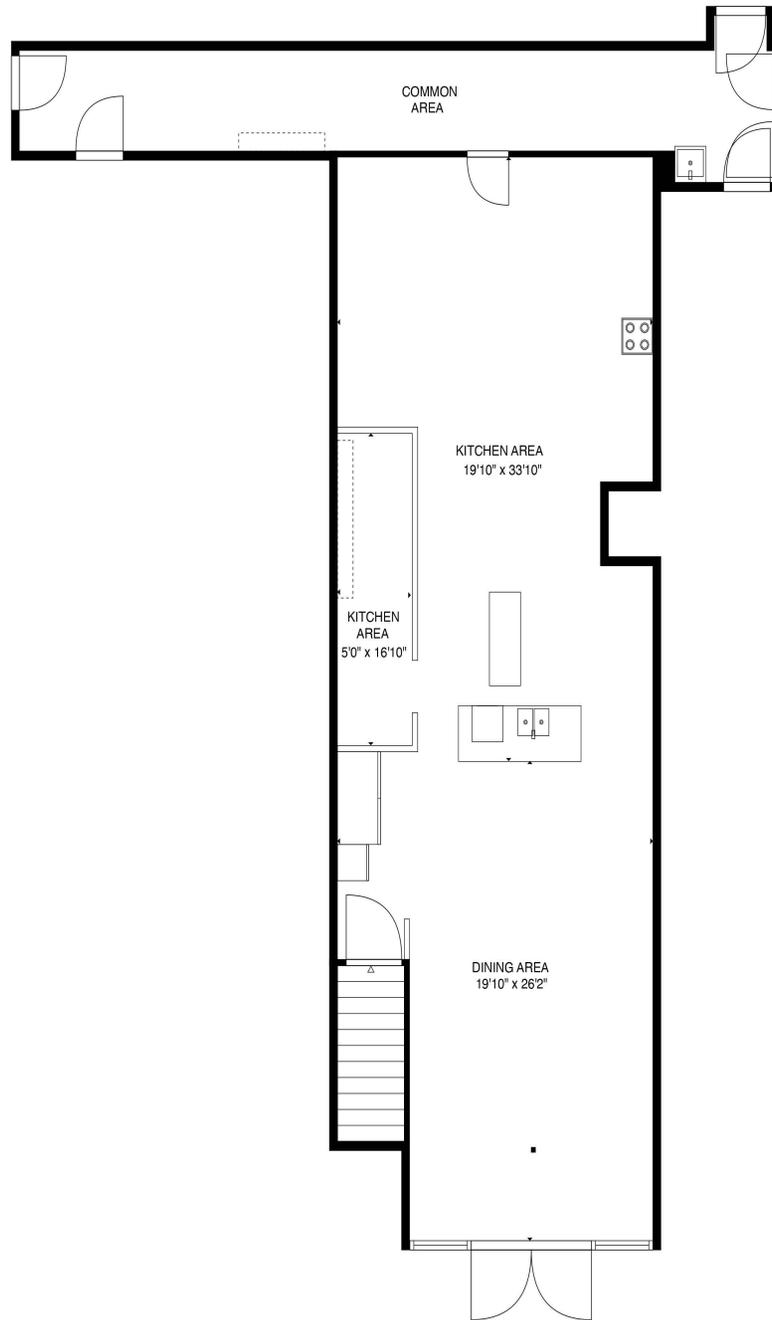
Prime 1,100 SF corner retail space in one of downtown Ann Arbor's busiest pedestrian areas. The storefront features large display windows offering excellent street visibility and natural light. Located at Liberty Street and Fourth Avenue, surrounded by popular shops, restaurants, and entertainment destinations. The offering includes basement space ideal for storage.

## LOCATION OVERVIEW

High-visibility corner location in the heart of downtown Ann Arbor, surrounded by shops, restaurants, and entertainment. Just steps from Main Street and the University of Michigan campus, this site offers strong pedestrian traffic, easy parking access, and excellent exposure for retail or service users.



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**For Lease**

**203 E. Liberty**  
Ann Arbor, MI 48104

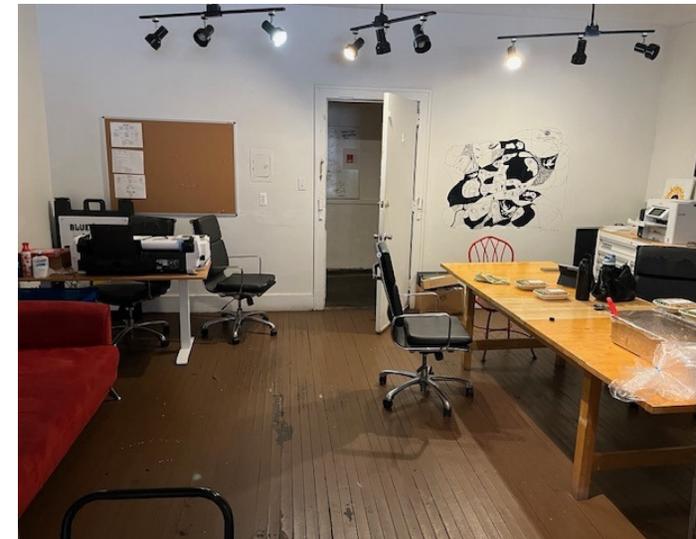


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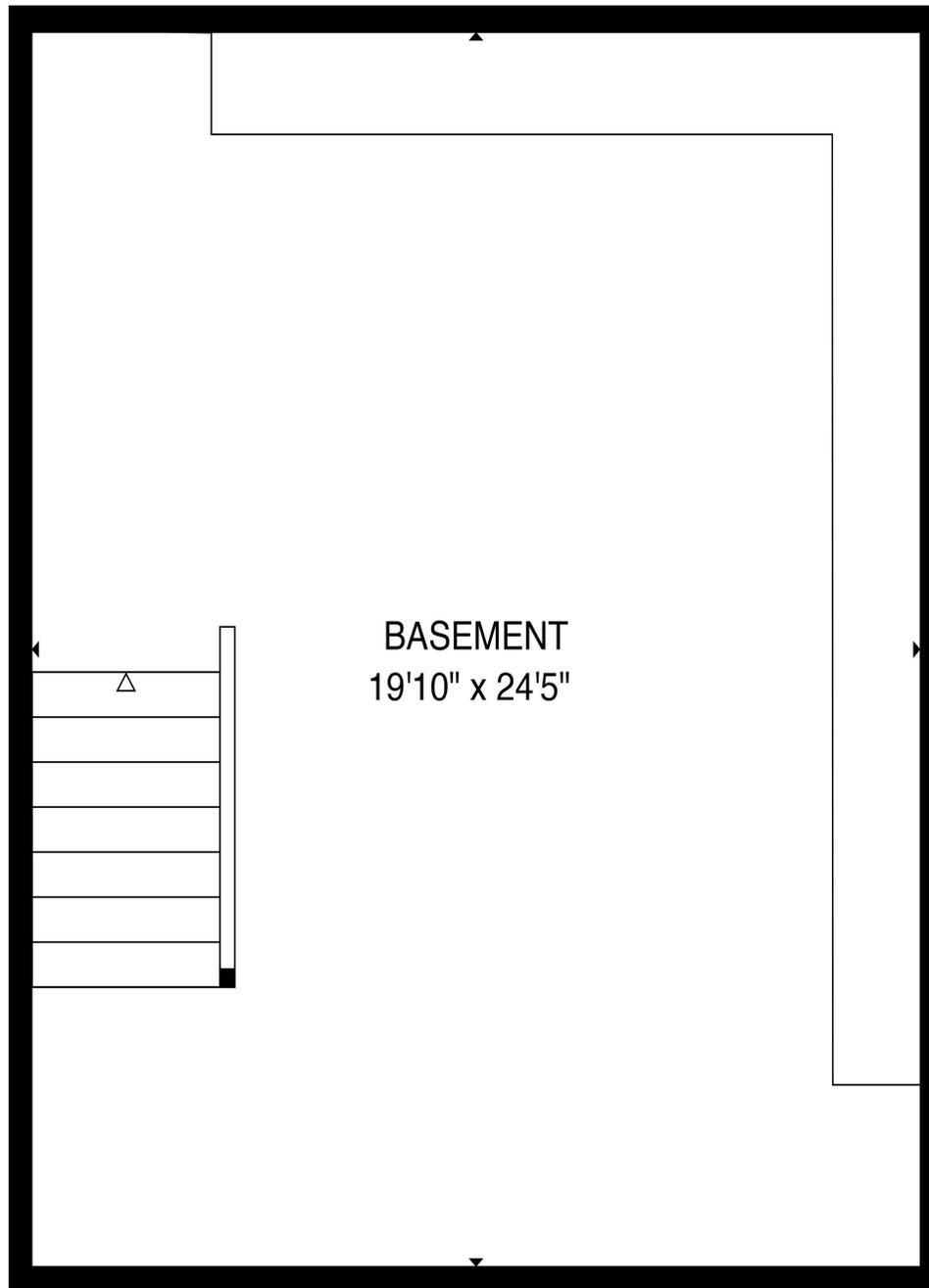


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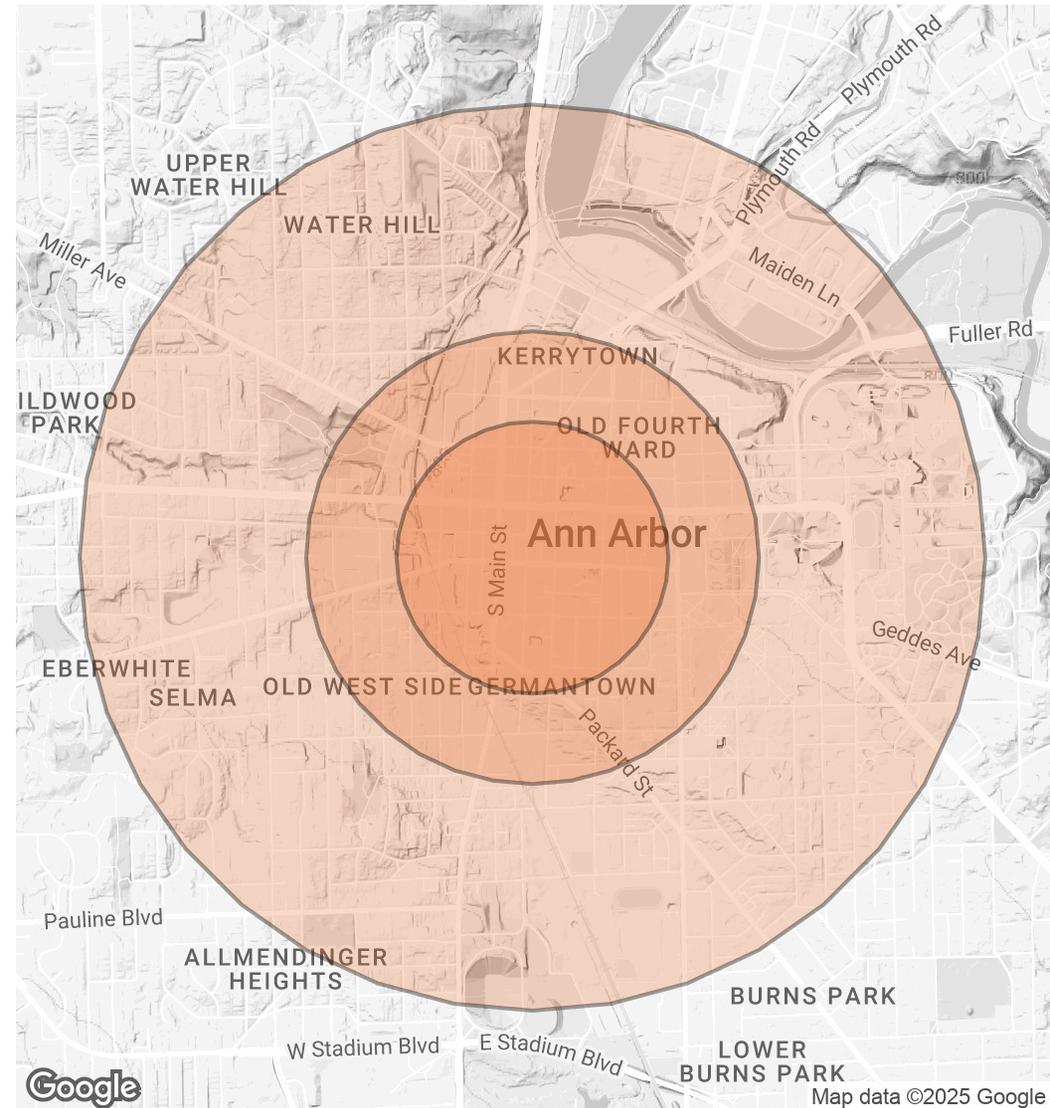


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	5,191	12,371	35,857
<b>AVERAGE AGE</b>	29	29	29
<b>AVERAGE AGE (MALE)</b>	30	29	29
<b>AVERAGE AGE (FEMALE)</b>	29	29	29
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	2,584	5,313	13,124
<b># OF PERSONS PER HH</b>	2	2.3	2.7
<b>AVERAGE HH INCOME</b>	\$58,809	\$65,633	\$77,508
<b>AVERAGE HOUSE VALUE</b>	\$620,637	\$524,028	\$525,399

Demographics data derived from AlphaMap



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