

Downtown Retail / Service

336 Maynard St, Ann Arbor, MI 48104



FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	2,064 SF
Zoning:	D-1 (Core Downtown Mixed Use)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	12,760	27,898	44,556
Total Population	36,013	71,162	109,627
Average HH Income	\$73,627	\$106,821	\$120,975

PROPERTY HIGHLIGHTS

- Prime location that overlaps campus and downtown
- Immediately next to the Maynard parking structure
- Spacious layout with open floor plan
- High ceilings
- Large windows offering abundant natural light
- Ideal for retail, office, or service use
- Versatile space for customized design

Randy Maas

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PROPERTY DESCRIPTION

336 Maynard Street presents a rare opportunity to establish a business in one of Ann Arbor's most active and walkable corridors. Perfectly positioned between the University of Michigan campus and downtown, this highly visible commercial space benefits from constant foot traffic generated by students, faculty, residents, and visitors alike.

The space features a wide-open layout with high ceilings and expansive storefront windows that flood the interior with natural light, creating an inviting and adaptable environment. The flexible floor plan allows users to tailor the space to their specific needs, whether for retail, office, service, or creative commercial use.

Located immediately next to the Maynard Parking Structure, the property offers unmatched accessibility for customers, clients, and employees. This central location, combined with visibility, accessibility, and design flexibility, makes 336 Maynard an exceptional destination for businesses seeking a strong presence at the intersection of campus energy and downtown activity.



LOCATION DESCRIPTION

Nestled in the vibrant heart of Downtown Ann Arbor, this bustling area buzzes with energy and opportunity. Just steps away from the University of Michigan campus, this prime location attracts a diverse and dynamic crowd of students, locals, and visitors. The surrounding streets are lined with an enticing array of boutique shops, trendy eateries, and cultural hotspots. Nearby destinations like State Street, South University Avenue, and Liberty Street offer a rich tapestry of retail and entertainment options, creating a lively and thriving environment for businesses to flourish. Whether by day or night, the allure of this neighborhood draws in foot traffic and provides a platform for retail success.

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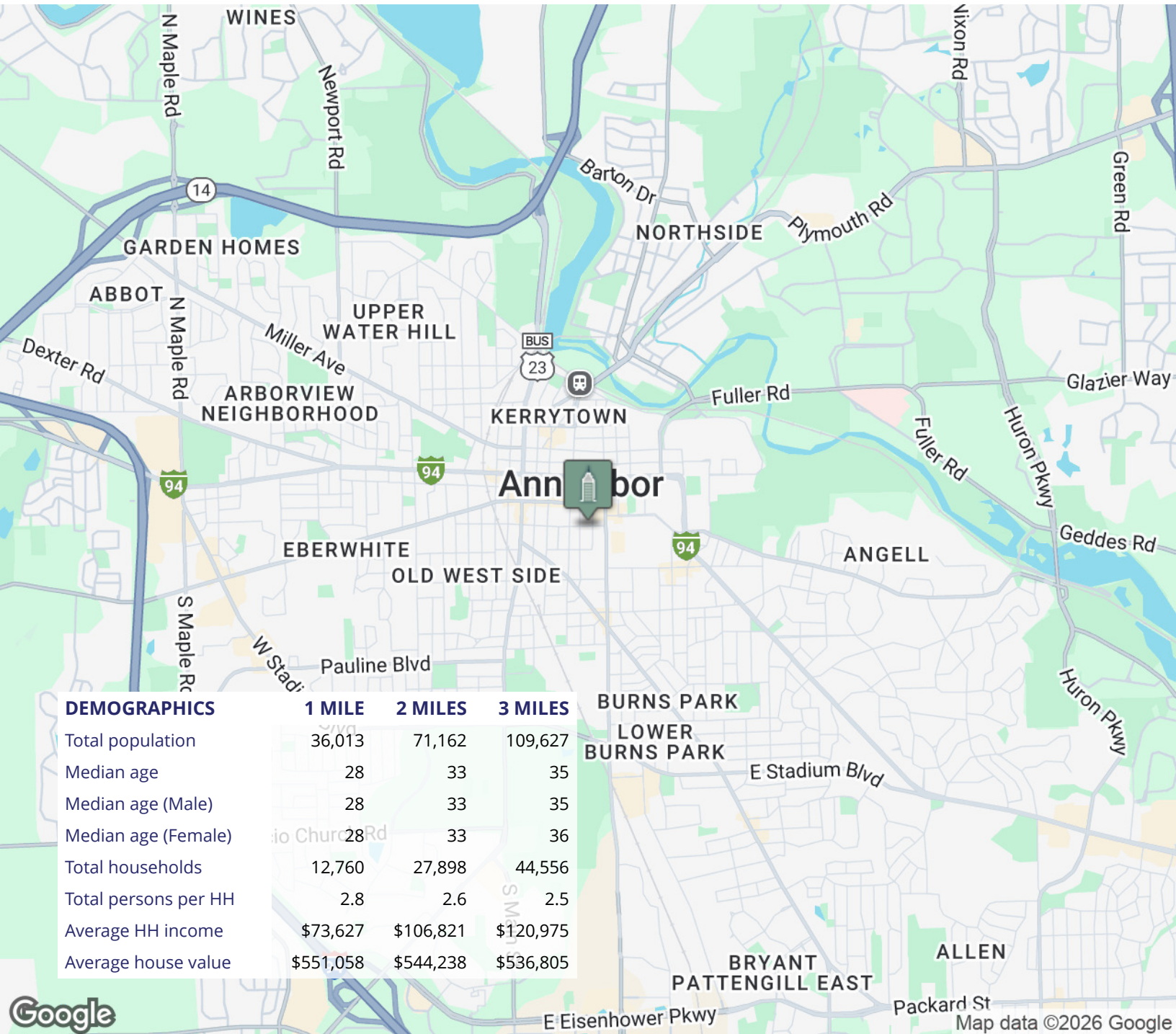
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