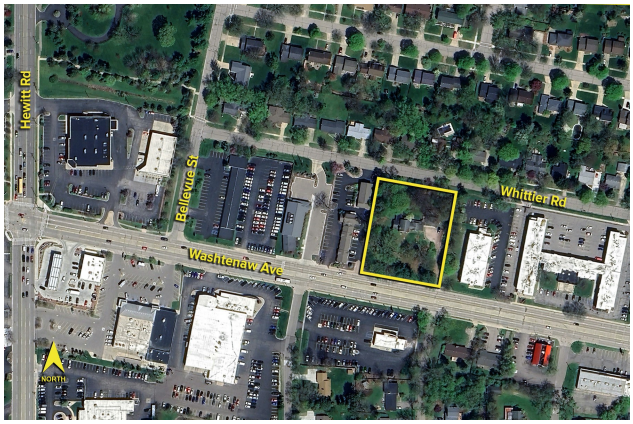


SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

LAND For Ground Lease

Location: 2022 Washtenaw Avenue
Side of Street: North
City: Ypsilanti/Twp., MI
Cross Streets: N. Hewitt Road
County: Washtenaw

Acreage:	1.30	**Improvements:**	N/A
Zoning:	General Comm.	**Dimensions:**	

UTILITIES

Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	Yes	**Outside Storage:**	No
Water:	Yes	**Rail Siding:**	No

ADJACENT LAND

North:	Residential	**East:**	Residential
South:	Retail	**West:**	Office

PRICING INFORMATION

Asking Price:	N/A	**Lease Rate:**	$125,000.00/Ground Lease Annually
Per Acre:	N/A	**Parcel #:**	11-11-06-408-001
Per SqFt :	N/A	**Assessor Number:**	N/A
Terms:	10 Years Minimum	**Taxes:**	$17,438.18 (2024/25)

TRAFFIC INFORMATION

Yr: 2025	**Count:** 27,954	Washtenaw Ave. E. of Hewitt Rd.
Yr: 2025	**Count:** 28,513	Washtenaw Ave. W. of Hewitt Rd.
Yr: 2025	**Count:** 13,870	Hewitt Rd. N. of Washtenaw Ave.
Yr: 2025	**Count:** 14,263	Hewitt Rd. S. of Washtenaw Ave.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	13,228	$66,578
3 Mile Radius	64,174	$71,130
5 Mile Radius	154,444	$82,257

Comments: This prominent redevelopment site, with a ground lease opportunity, offers frontage on both Whittier and Washtenaw, situated in a highly desirable area of Ypsilanti. With high traffic volume and close proximity to Eastern Michigan University, WCC, and St. Joseph Mercy Hospital, this location is ideal for fast food, mixed-use, childcare, offices, veterinary clinics, medical offices, and a variety of retail uses. Convenient access to US-23 for a wide range of development options.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Bruce D. Baja, (248) 799-3177, bbaja@signatureassociates.com
Anatola Sesi, (248) 359-0629, asesi@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.