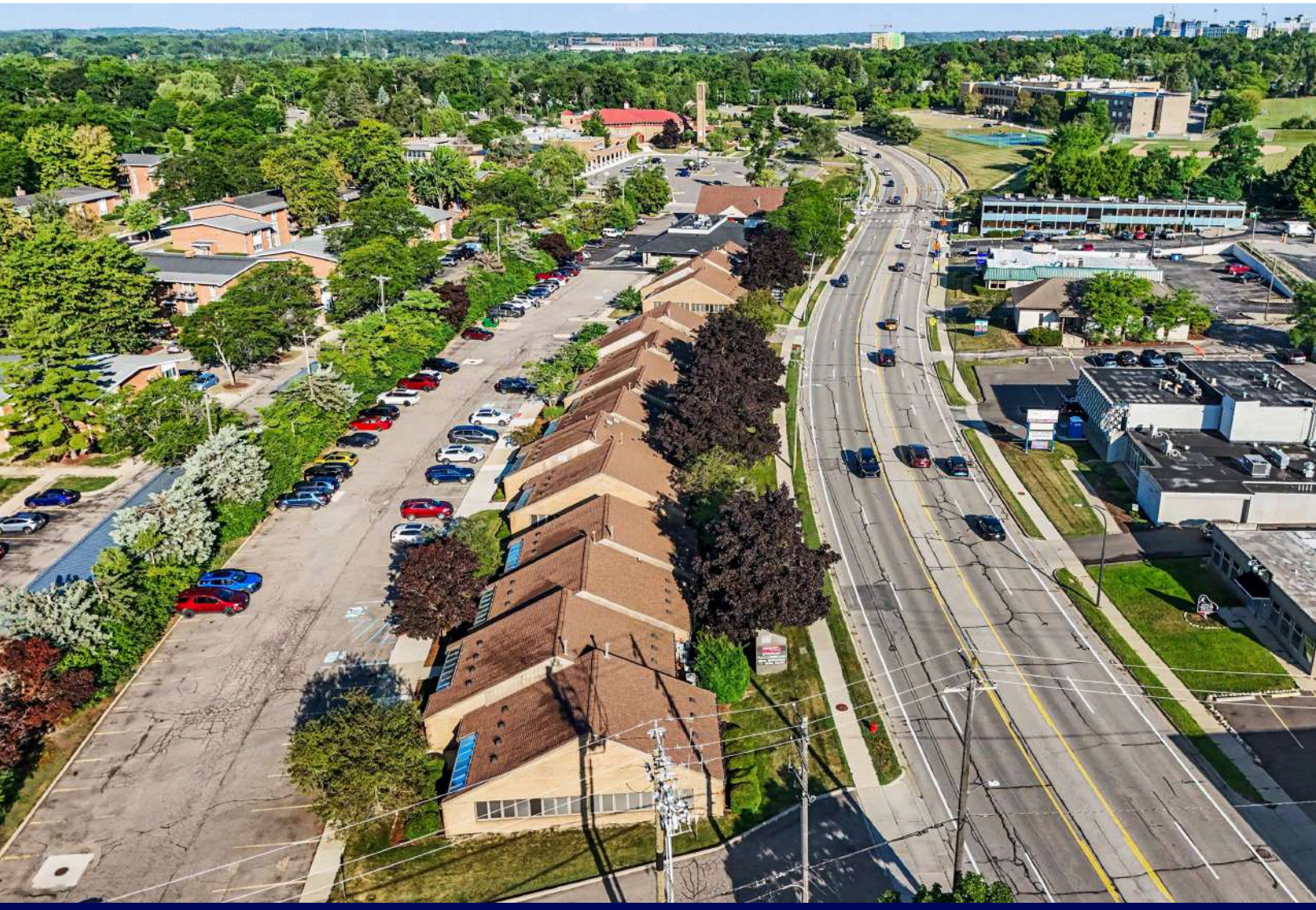
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Investment Property
For Sale



Jim Chaconas, CCIM
734 994 3100
annarbor@colliers.com

Colliers Ann Arbor
1955 Pauline Blvd., Suite 400
Ann Arbor, MI 48103

Accelerating success.



2330 E Stadium Blvd, Ann Arbor, MI

Offered at

$5,100,000

Investment Details

Three professional office buildings comprising multiple suites and currently 75% occupied. The property is leased to a diverse mix of long-term professional tenants and features prominent frontage and monument signage along E. Stadium Blvd., along with ample on-site parking.

Prime Location

Strategically located in Ann Arbor along a major corridor connecting downtown Ann Arbor and Ypsilanti. The property is surrounded by established residential neighborhoods, retail, restaurants, and businesses, and benefits from proximity to the University of Michigan, Michigan Medicine, Trinity Health, Eastern Michigan University, and Washtenaw Community College. These institutions serve as major drivers of employment, education, healthcare, and economic activity in the region.

Care & Maintenance

Locally owned, occupied, and professionally managed for decades, reflecting a strong history of pride in ownership and ongoing property stewardship.

Value

Offered at $5.1 million, based on current occupancy, presenting an opportunity for investors to increase cash flow through lease-up while benefiting from the property's long-term value potential.

Additional Information is available upon execution of a confidentiality agreement.







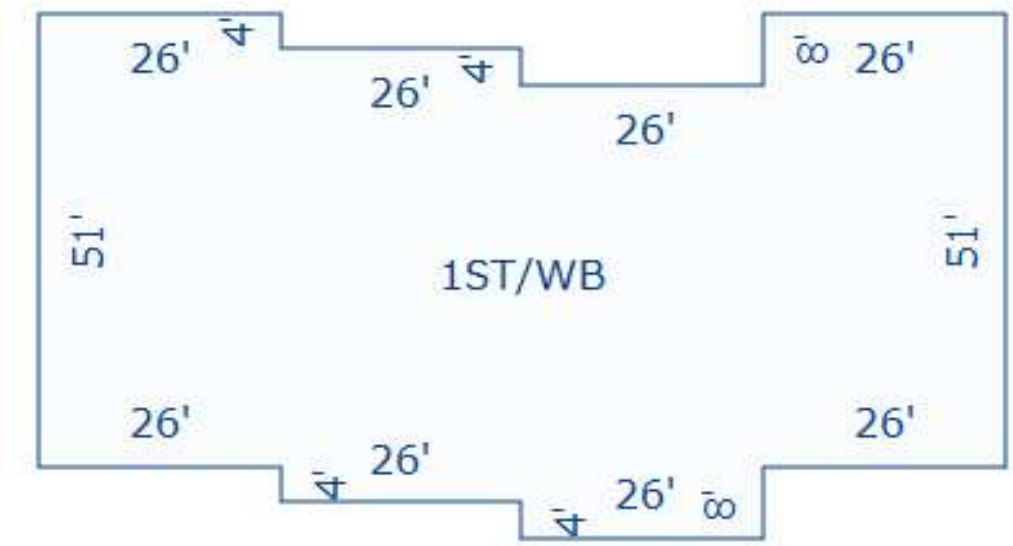




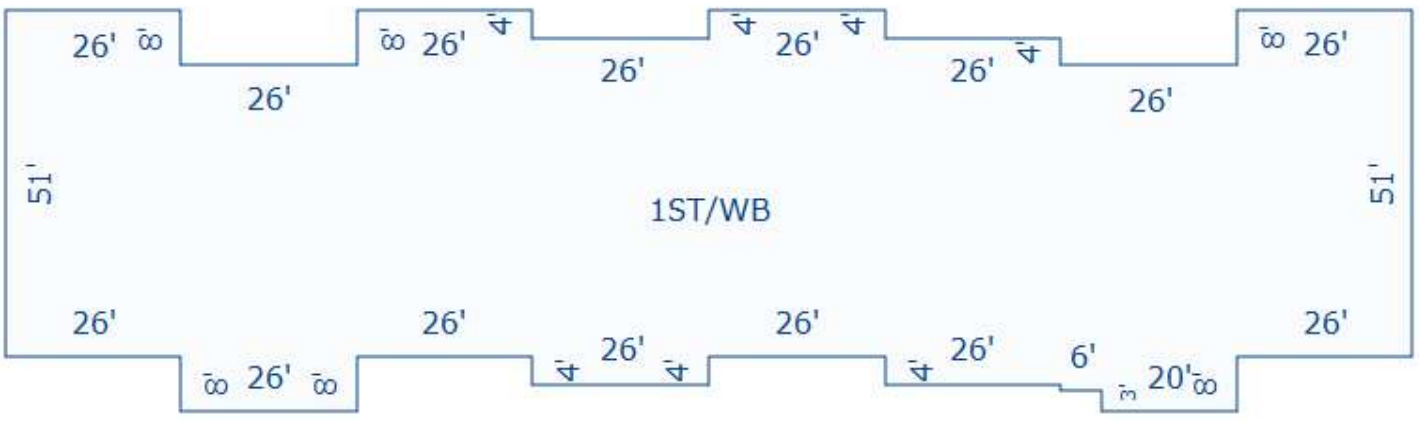


2350 E Stadium Blvd | Suite 12

Buildings 2330 & 2360 5,200 SF/each



Building 2340-2350 10,400 SF



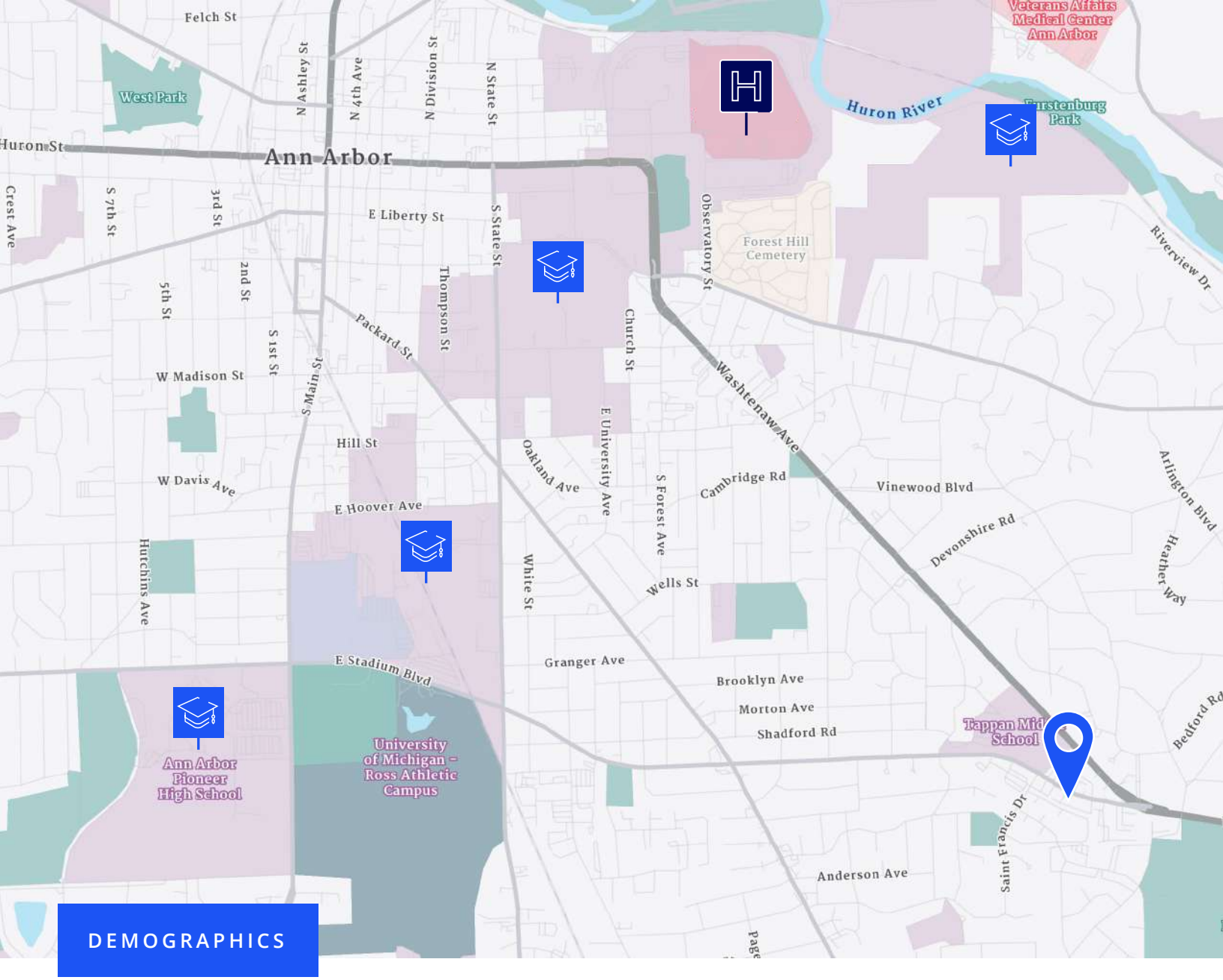
DETAILS

Location	2330 E Stadium Blvd, Ann Arbor, MI
Total building size	±20,800 SF
Buildings	2
Number of Suites	16
Available space	5,200 SF
Zoning	Transit corridor
Year built	1985
Lease type	Triple net
Parking Ratio	4.8 / On-site parking availability
Nearby amenities	Arbor Hills, Huron Village, Arborland Mall
Tenant mix	Medical, finance, general office



BUILDING / SUITE DETAILS

Building Address	Suite #	Square Footage	Tenant Name
2330	1 & 2	2,600 SF	Root Canal Specialists
2330	3	1,300 SF	Tim Dehr
2330	4	1,300 SF	Edward Jones
2340	5 & 6	2,600 SF	Arbor Blue
2340	7	1,300 SF	Sandra Embree
2340	8	1,300 SF	Vacant
2350	9, 10 & 11	3,900 SF	Midwest Eye Care
2350	12	1,300 SF	Vacant
2360	13	650 SF	Generations Funeral Services
2360	13 & 14	1,950 SF	American Dental
2360	15	1,300 SF	Vacant
2360	16	1,300 SF	Owner-Occupied (Vacant)

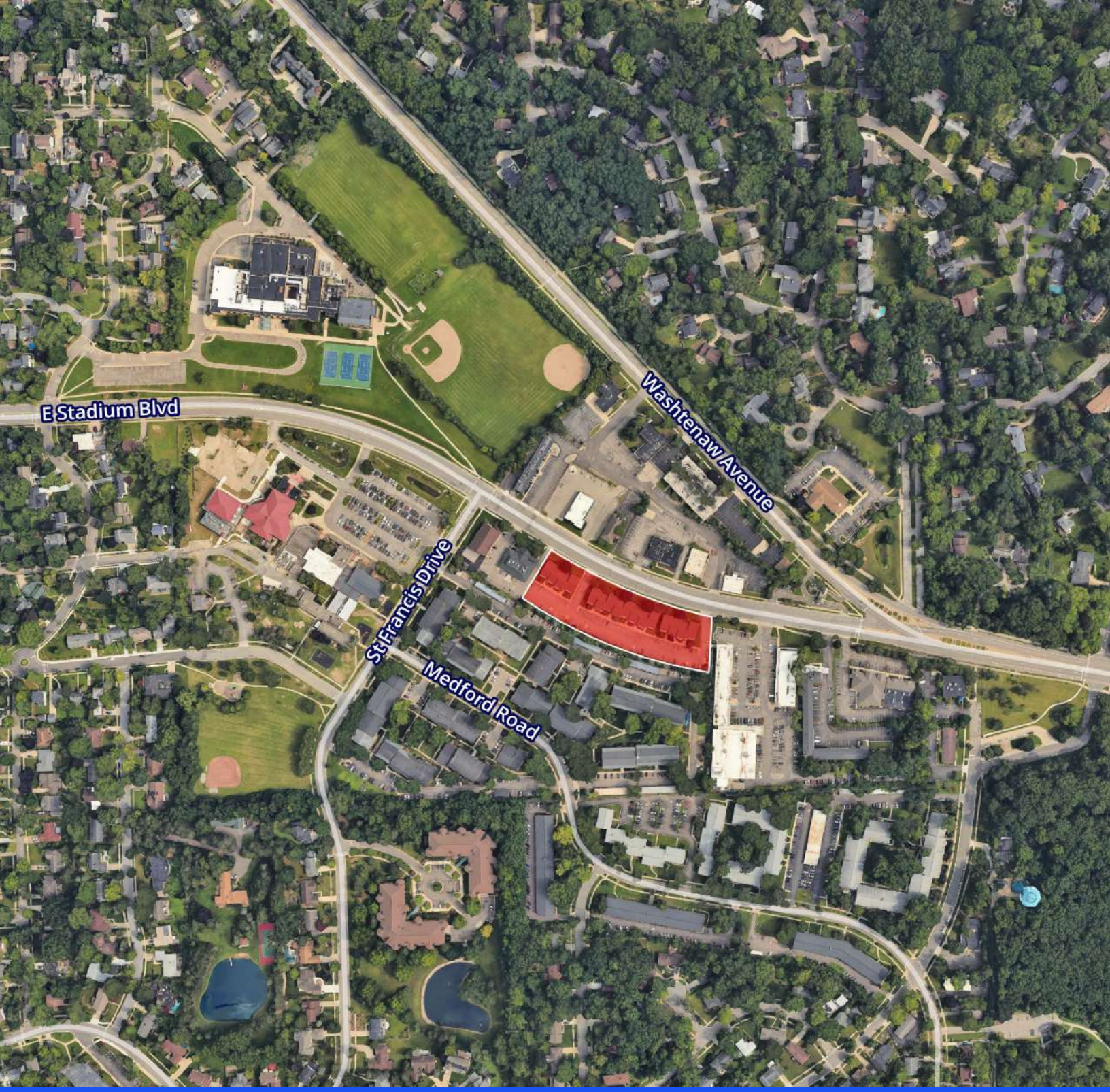


DEMOGRAPHICS

Population	11,437
Median household Income	$138,176
Median age	41.3
Average home value	$670,936
Traffic count	20,987
Bike score	84/100
Transit score	40/100

The property is situated within an affluent and established Ann Arbor submarket, supported by a population of 11,437 residents, median household incomes of $138,176, and average home values exceeding $670,000.

Combined with nearly 21,000 vehicles passing the site daily, these strong demographic and traffic fundamentals support long-term tenant demand and asset value.



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