

FOR LEASE



CHACONAS GROUP
ANN ARBOR AREA



5340 JACKSON ROAD, MI

4,724 SF of Restaurant or Café Space Available



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Colliers

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PROPERTY HIGHLIGHTS

- **Drive Thru Location**
- Available Lease Options:
 - **Option 1:** 4,724 SF | \$35 PSF NNN
 - **Option 2:** 2,763 SF (With Drive-Thru) | \$45 PSF NNN
 - **Option 3:** 1,961 SF (No Drive-Thru) | \$40 PSF NNN
- Great Visibility off Jackson Rd & I-94. Traffic Counts of 18,217 Cars Daily
- Outstanding 2nd Generation Restaurant or Café, Location. Previously Occupied by Panera Bread for 20 Years, Near Established Retail, Businesses and Neighborhoods, Close to the I-94 Interchange, US-23, Dexter, Downtown Ann Arbor, and the University of Michigan
- Plenty of Natural Lighting, Open Floor Plan. Depending on Option Taken, the Property Accommodates Seating for 130 Individuals, offers a Fireplace, Large Kitchen, Two Walk-in Coolers, Large Freezer, Restrooms
- 60 Paved Parking Spaces with Ample Lighting for Employees and Patrons
- Electric, Gas, Water and Sewer Utilities to Support any Restaurant Concept or a Potential Expansion
- Locally Owned, Managed and Well-Maintained
- NNN Estimated at \$13.76 PSF

RECENT UPGRADES & MAINTENANCE

- Converted Parking Lot Lighting to LED and Installed Additional Light-Poles
- Installed Drive-Thru, Pick-Up Window and all Necessary Underground Wiring
- Installed an EV Dual Port Charging Station with Separate Meters and Additional Underground Wiring for a Second EV Station
- Sidewalks Replaced and are ADA Compliant
- Remodeled Parking near the Building to be ADA Compliant
- Reconditioned Storm Water Retention Pond and Flushed Lines
- Serviced all Rooftop HVAC Units and Replaced 3 Heat Exchangers
- Upgraded and Replaced Irrigation System for Cost Savings
- Roof is in Excellent Condition
- Additional Signage Options Available Upon Landlord Approval



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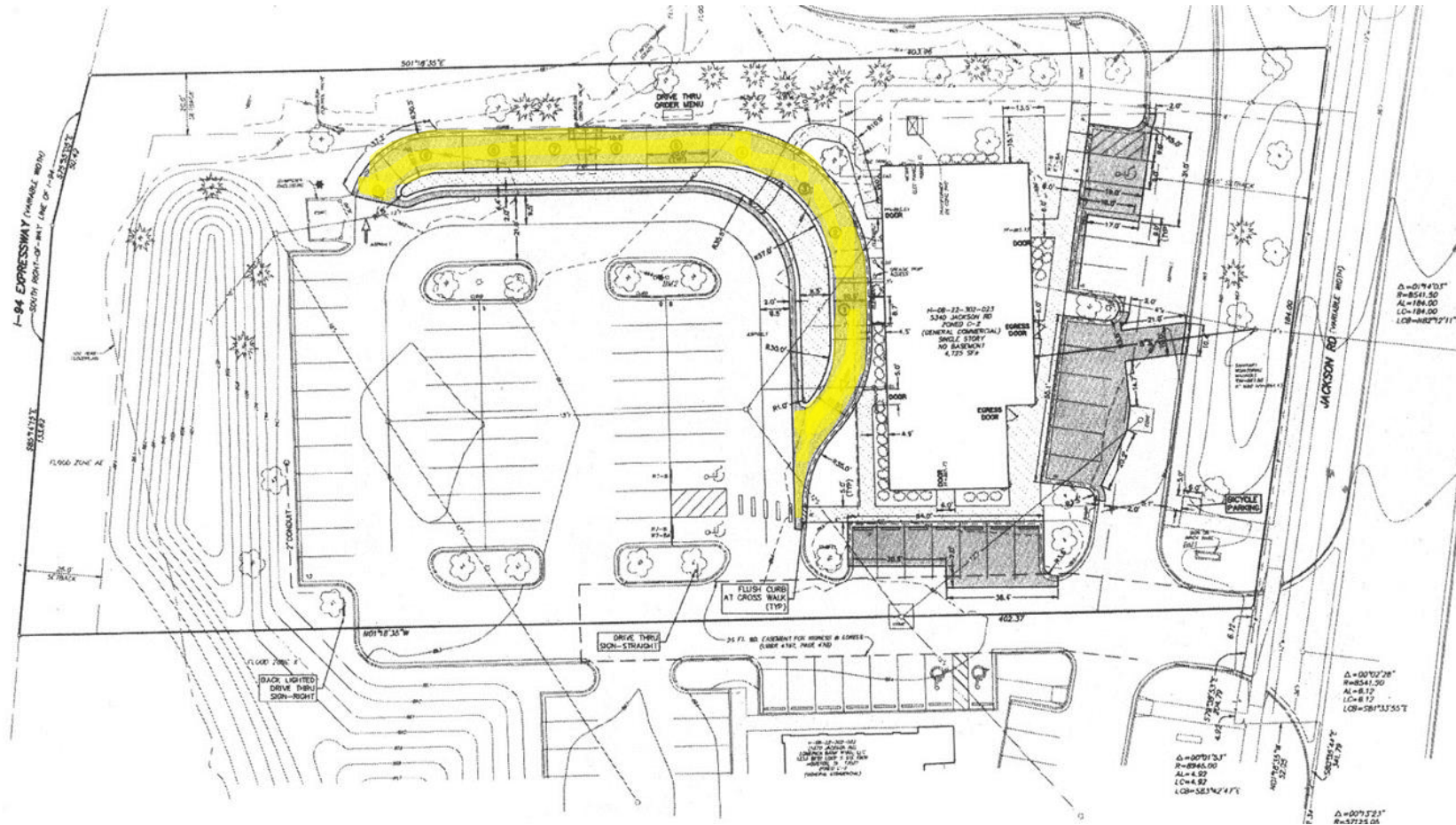
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Drive Thru

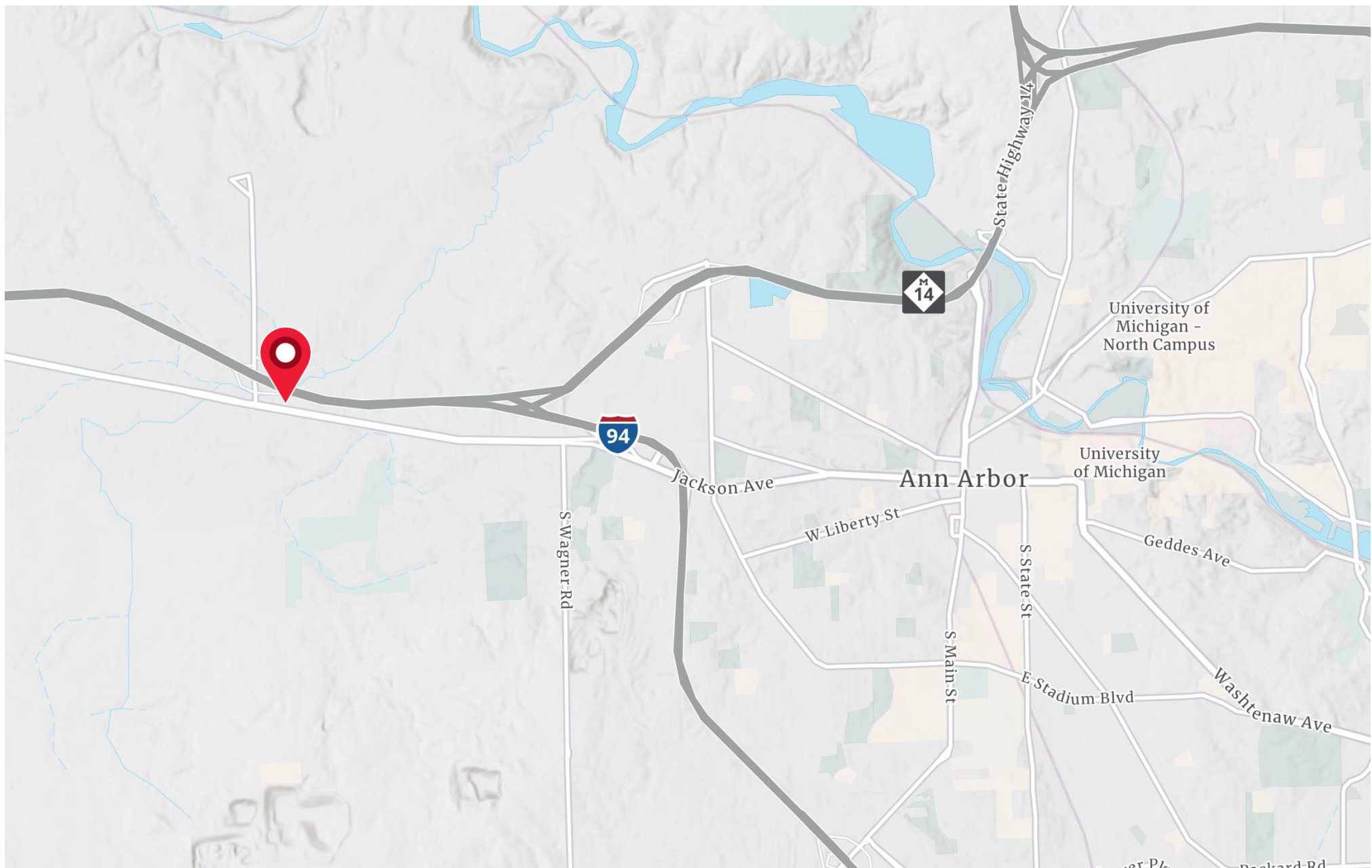


SITE PLAN

4,724 SF of Restaurant Space Available



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LOCATION MAP

4,724 SF of Restaurant Space Available



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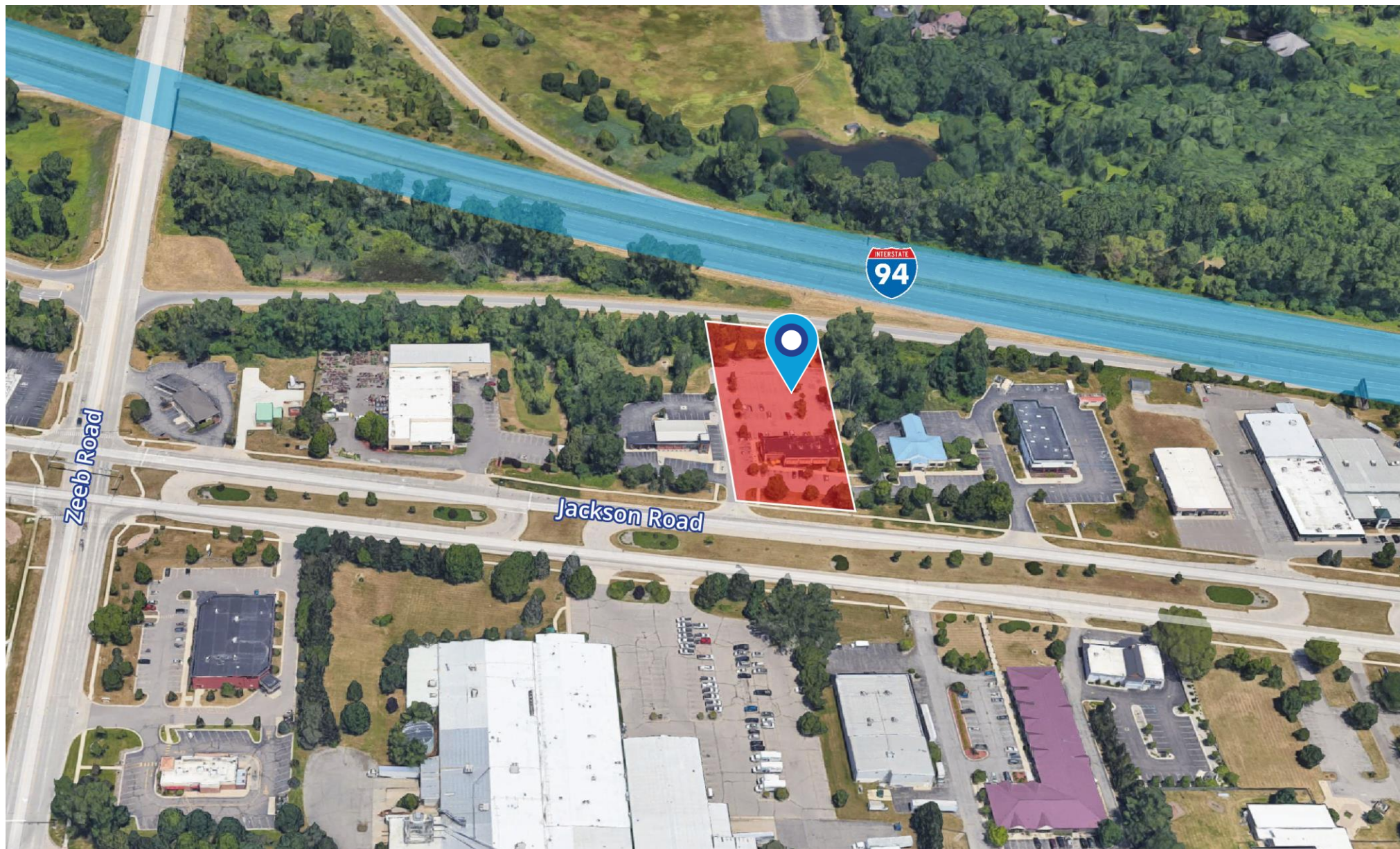


MERCHANT MAP

4,724 SF of Restaurant Space Available



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AERIAL MAP

4,724 SF of Restaurant Space Available



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DEMOGRAPHICS | 1 MILE RADIUS

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Household & Population Characteristics



\$153,487
Median
Household
Income



\$474,894
Median Home
Value



84.1%
Owner Occupied
Housing Units



42.7
Median
Age



3,390
Current Total
Population



1,484
Current Total
Households



2.29
Average
Household Size

Income & Households Summary

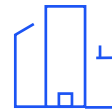


\$205,949
Average
Household
Income



\$85,205
Per Capita
Income

Business



296
Total
Businesses



3,758
Total
Employees

Traffic Count



18,217
Total cars

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.