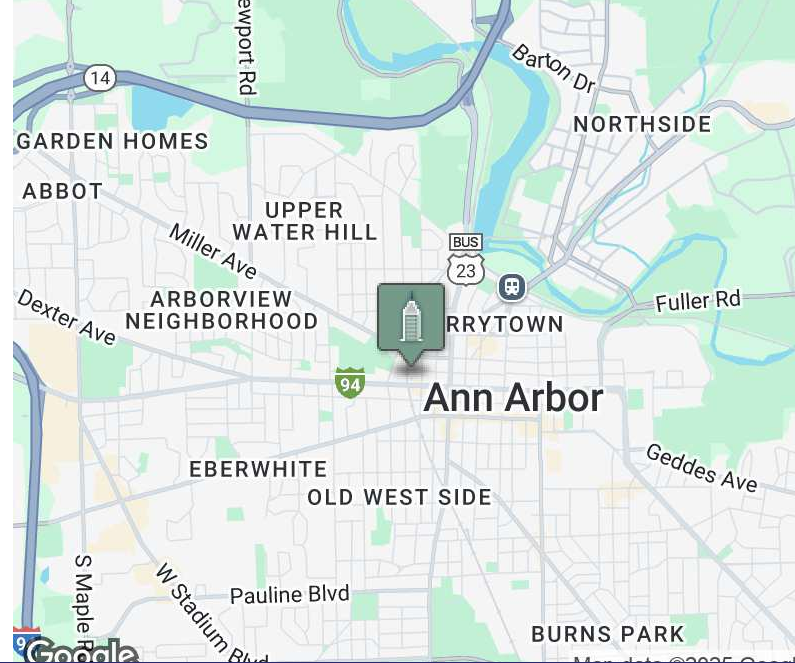


Downtown Ann Arbor Redevelopment Opportunity

310 W Ann St, Ann Arbor, MI 48104



FOR SALE



OFFERING SUMMARY

Sale Price:	\$6,900,000
Lot Size:	0.96 Acres
Zoning:	D2 (Downtown District)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	11,409	41,987	62,020
Total Population	28,699	104,306	151,228
Average HH Income	\$88,247	\$120,627	\$130,418

PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- 0.96 acres on Ann between Huron and Miller
- Easy access to M-14 via N Main
- Walking distance to dining, entertainment, court houses, bus line
- Zoned D-2 (Downtown District)
- Ideal for multi-family or hospitality

Randy Maas

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PROPERTY DESCRIPTION

Nestled on the cusp of Ann Arbor's vibrant downtown, this expansive parcel offers nearly a full acre of prime real estate. Presenting a rare opportunity for visionary development, 310 W Ann Arbor is a developer's dream at approximately 0.96 acres, poised for a transformative project.

Location Highlights:

Situated on Ann Street at First Street, bridging the gap between the historic charm of Miller Avenue and the bustling activity of Huron Street.

Exceptional accessibility with smooth entry points to M-14 via N Main Street, ensuring connectivity to broader regions. The heart of downtown Ann Arbor is merely a stone's throw away, inviting a plethora of dining, entertainment, and cultural experiences.

Zoning & Potential Uses:

Zoned D-2 (Downtown District), this property is ideal for an array of high-value developments.

Optimal for multi-family housing projects, catering to Ann Arbor's growing demand for downtown living spaces.

A lucrative site for hospitality ventures, capitalizing on Ann Arbor's appeal to tourists and business travelers alike.

310 W Ann Arbor stands as a blank canvas, offering a substantial scale of land rarely available in such a sought-after urban locale. Developers are presented with an unparalleled opportunity to craft a landmark project that will shape the Ann Arbor skyline. Whether you envision luxury apartments, a boutique hotel, or a mixed-use marvel, this property promises the potential to become a cornerstone of downtown Ann Arbor's future.

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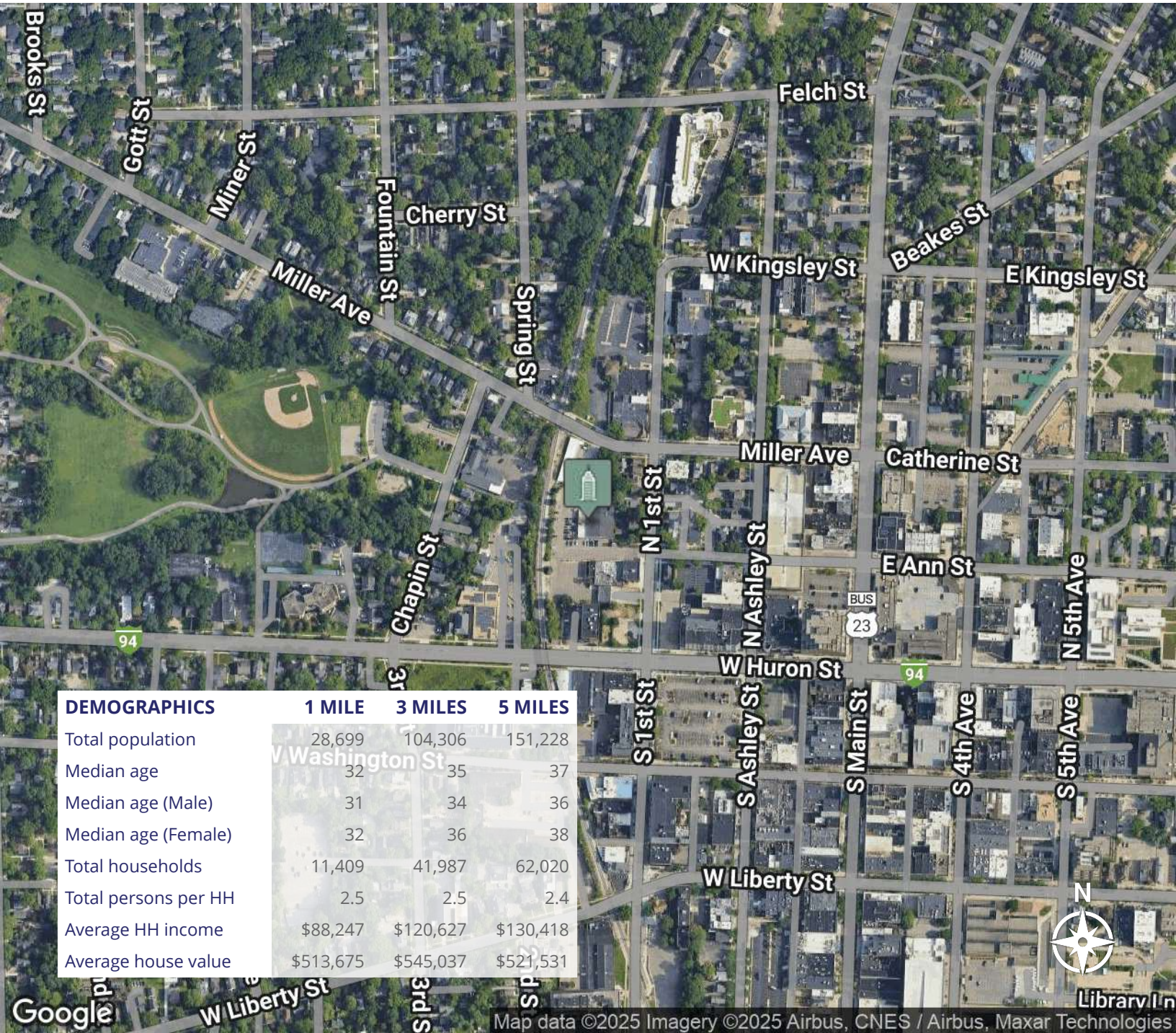
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