

3240 Packard Rd

Ann Arbor, MI 48108

- Fully leased retail investment property
- Long standing and highly successful business location
- Long term lease with options through 2046
- Fully renovated liquor store
- Real estate only - business not included
- Prominent Packard Road location

RETAIL INVESTMENT FOR SALE

ASKING PRICE

\$625,000

SALE STRUCTURE

Real estate only

LEASE OPTIONS

Through 2046

FOR MORE INFORMATION

Brock J Bean

586.930.4857

Brock@TDGCommercialRE.com



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Retail Investment Details



Details:

Floor Area: 2,240 SF

Property Type: Retail commercial

Stories: One

Year Built: 1971

Remodeled: 1995

Lot Dimensions: Approx. 84 x 132 feet

Parcel Id: 09-12-11-201-025

Interior:

Renovation: Fully renovated liquor store

Economic:

Sale Price: \$625,000

Sale Type: Real estate only

Occupancy: Fully leased

Tenancy: Lease through December 2031, with 5 year renewals through 2046

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Property Photos



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Information is believed reliable but is not guaranteed.
Property details, uses, and plans must be independently verified.

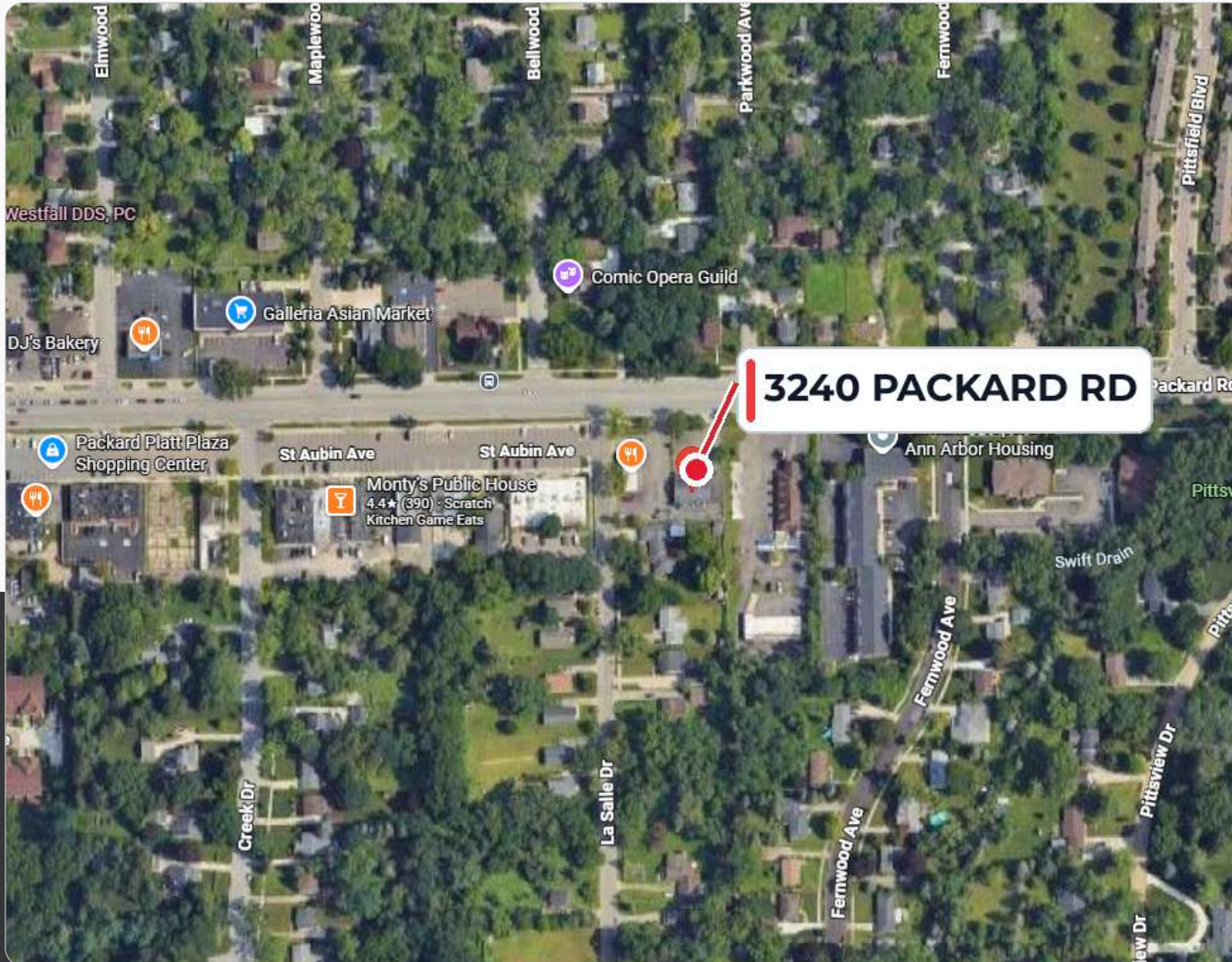
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Location + Trade Area



AERIAL: SUPPLIED | 2025 POP/INCOME: LOOPNET (ADJACENT PARCEL; APPROXIMATE)

2025 TRADE AREA

1 MILE POP. (EST.)

9,100

Median HH income: \$65,600

3 MILE POP. (EST.)

70,100

Median HH income: \$72,700

5 MILE POP. (EST.)

201,500

Median HH income: \$75,200

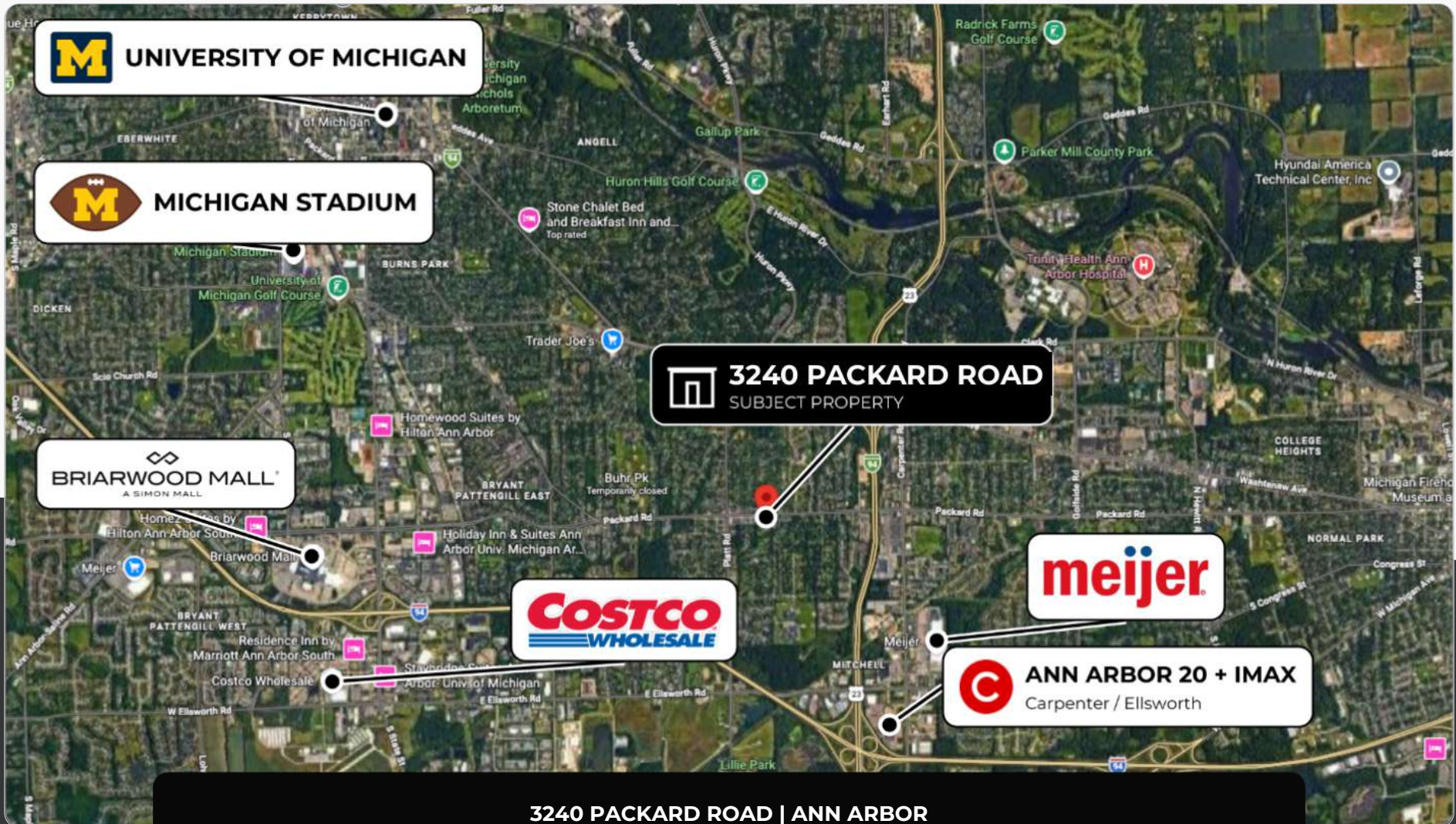
ACCESS + POSITIONING

- Packard Road frontage
- Ann Arbor retail corridor
- Near Platt Road area
- Nearby shopping destinations

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Aerial Overview



3240 PACKARD ROAD | ANN ARBOR

Regional landmarks and retail destinations around the Packard Road location.

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