

# Investment Opportunity Jackson Road Technology Park

6101-6105-6113 Jackson Rd, Ann Arbor, MI 48103



## FOR SALE

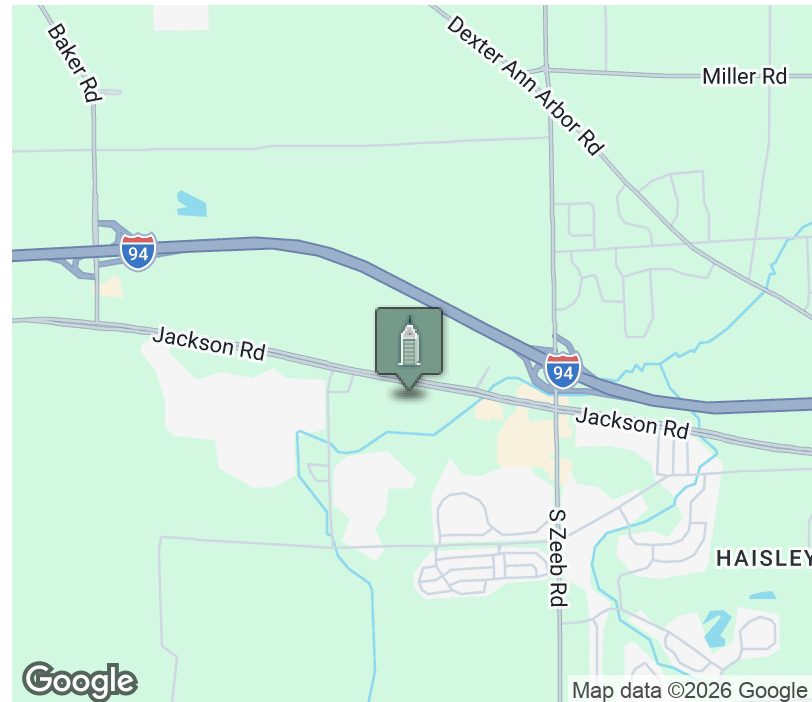


### OFFERING SUMMARY

Sale Price:	\$950,000
Price / SF:	\$156.30
Cap Rate:	7.54%
Building Size:	6,078 SF
Zoning:	C-2

### PROPERTY HIGHLIGHTS

- 6,078 SF office/retail condo with three fully leased suites
- Currently occupied by Edward Jones, School of Rock, and Norfolk Homes
- Prime Jackson road frontage, west of Zeeb Rd
- Surrounded by major retailers: Lowe's, Menards, Meijer
- Excellent access to I-94 & M-14



#### Charlie Koenn

734.926.0230  
kcoenn@swishercommercial.com

#### Jeff Evans

734.926.0222  
jeffevans@swishercommercial.com

# Investment Opportunity Jackson Road Technology Park

6101-6105-6113 Jackson Rd, Ann Arbor, MI 48103



For Sale



**Charlie Koenn**

734.926.0230

ckoenn@swishercommercial.com

**Jeff Evans**

734.926.0222

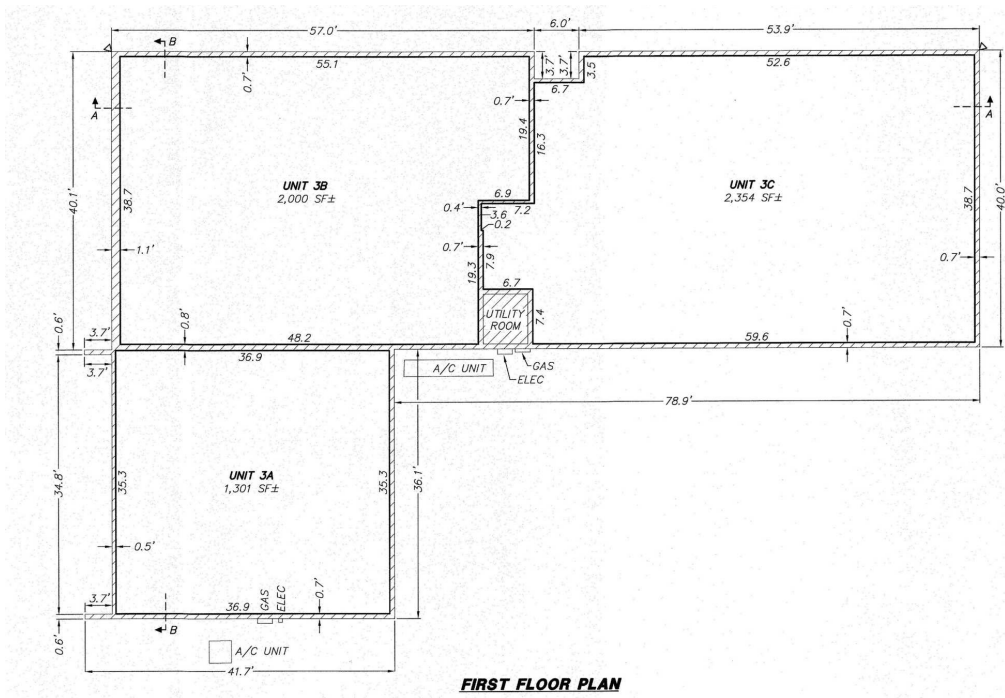
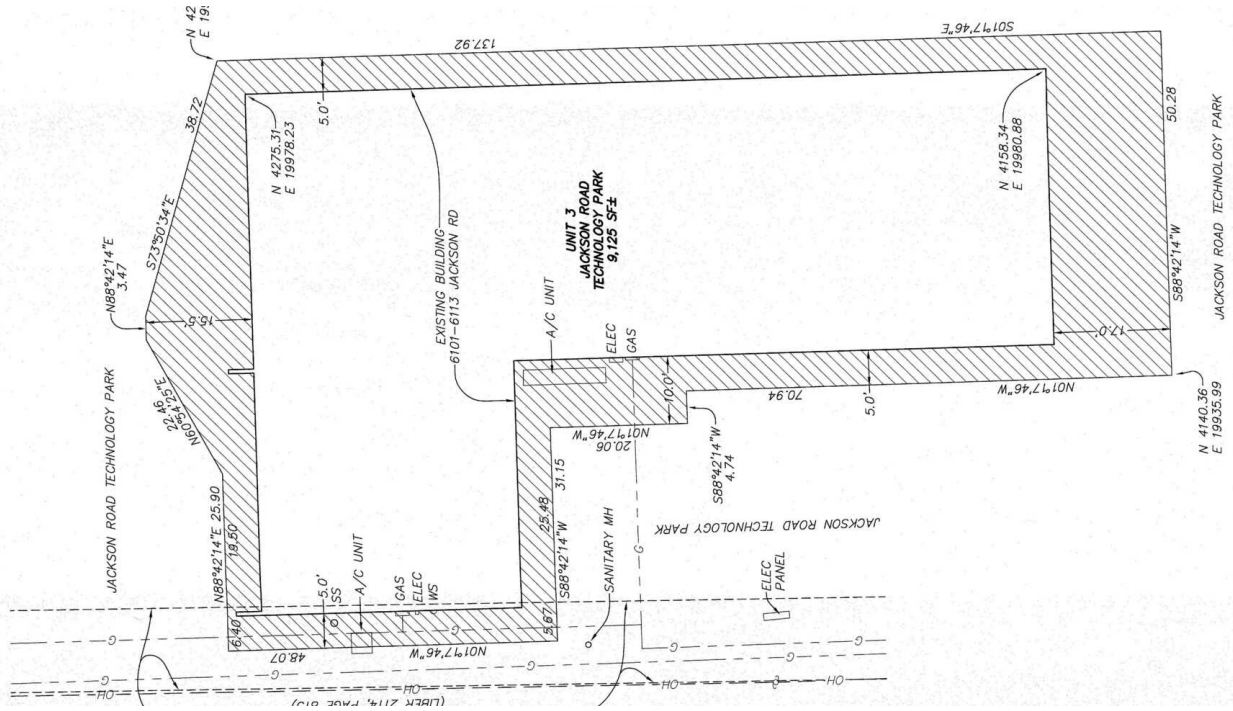
jeffevans@swishercommercial.com

# Investment Opportunity Jackson Road Technology Park

6101-6105-6113 Jackson Rd, Ann Arbor, MI 48103



For Sale



**FIRST FLOOR PLAN**

**Charlie Koenn**  
734.926.0230  
ckoenn@swishercommercial.com

**Jeff Evans**  
734.926.0222  
jeffevans@swishercommercial.com

# Investment Opportunity Jackson Road Technology Park

6101-6105-6113 Jackson Rd, Ann Arbor, MI 48103



## For Sale

### Projected Proforma

Property: Building 3 - Jackson Road Technology Park

Date: 1/1/2026

#### INCOME

	Tenant	Revised Terms Lease Term	Revised Rents rent/mo	rsf	rate/rsf	annual
6101	School of Rock	10/1/2025 - 9/30/2030	\$4,180	2,000	\$24.90	\$50,160
6105	Norfolk Homes	7/1/2026 - 6/30/2028	\$3,725	2,354	\$18.35	\$44,700
6113	Edward Jones	9/1/2026 - 8/31/2029	\$2,590	1,301	\$19.52	\$31,080
scheduled income						\$125,940
less 3.5% vacancy allowance						-\$4,408
						<u>\$121,532</u>

#### EXPENSES

estimated tax						\$18,685
estimated insurance						\$1,500
management at 5%						\$6,077
maintenance						\$4,000
grounds maintenance						\$1,000
snow removal						\$1,000
reserves @ 2%						\$2,431
trash service				included in Association dues		\$0
Association Dues						\$11,222
legal & accounting						\$1,000
utilities- water						<u>\$3,000</u>
						\$49,914

**Net Operating Income (NOI)**

\$71,618

**List Price**

\$950,000

**CAP Rate**

7.54%

**Charlie Koenn**

734.926.0230

ckoenn@swishercommercial.com

**Jeff Evans**

734.926.0222

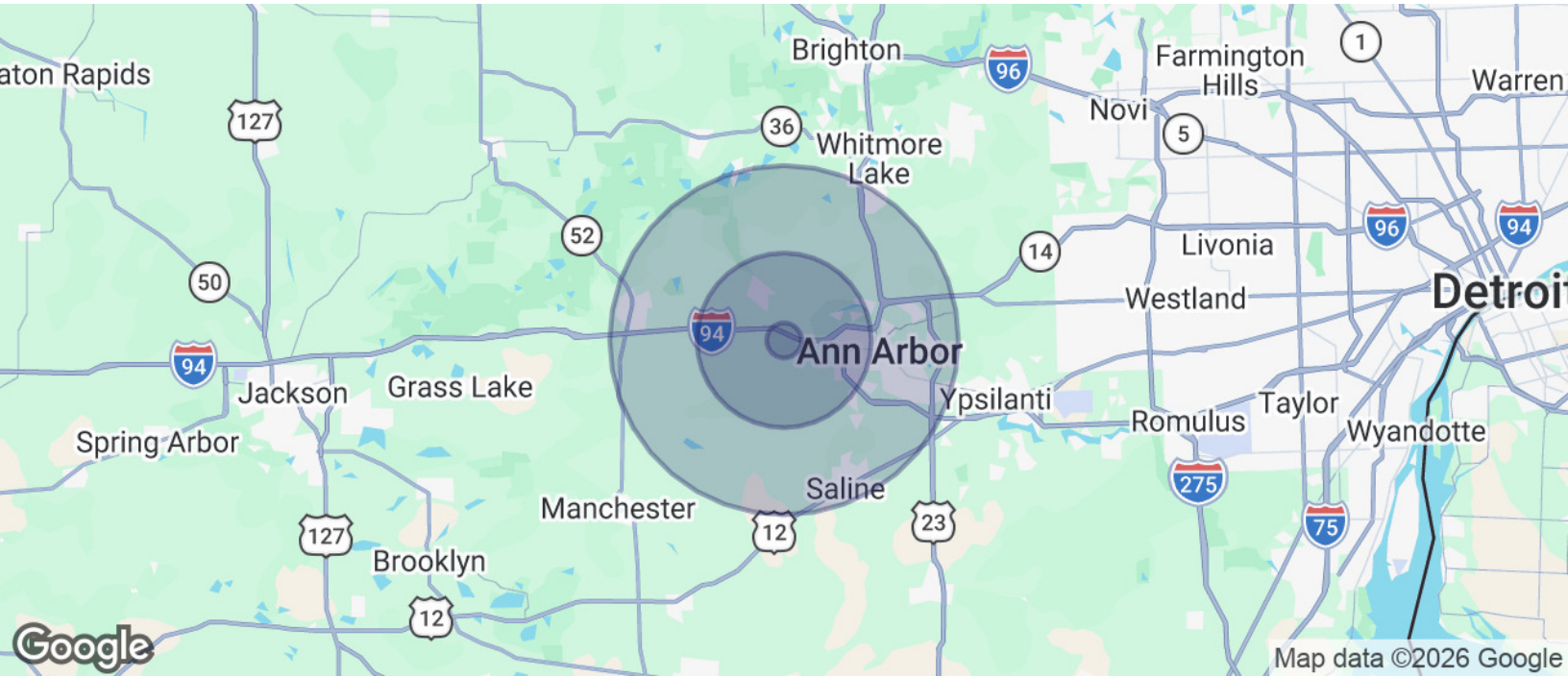
jeffevans@swishercommercial.com

# Investment Opportunity Jackson Road Technology Park

6101-6105-6113 Jackson Rd, Ann Arbor, MI 48103



**For Sale**



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,953	68,238	233,627
Average Age	39	40	39
Average Age (Male)	38	40	38
Average Age (Female)	39	41	40

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,963	29,179	95,612
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$136,317	\$152,748	\$130,847
Average House Value	\$315,424	\$532,663	\$482,898

*Demographics data derived from AlphaMap*

### Charlie Koenn

734.926.0230  
ckoenn@swishercommercial.com

### Jeff Evans

734.926.0222  
jeffevans@swishercommercial.com