

800 ANN ARBOR ROAD

800 ANN ARBOR ROAD | PLYMOUTH, MI 48170

Retail Property For Sale/Lease



PROPERTY HIGHLIGHTS

- ±11,000 SF freestanding building for sale or lease
- High-profile, signalized hard corner
- Excellent visibility and access with two (2) monument signs and curb cuts on Ann Arbor Road and S. Main Street
- Drive-thru equipped
- Traffic counts over 38,000 vehicles per day
- Located in the affluent Plymouth community, less than 1 mile south of downtown Plymouth
- Over \$130,000 average household income within a 1-, 3-, and 5-mile radius



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Estimated NNN:	\$7.00 PSF
Parcel:	49-010-04-0001-003
Zoning:	ARC, Ann Arbor Road Corridor
Land Size:	0.94 Acres
Building Size:	11,000 SF
Parking:	±51

AVAILABLE SPACES

SIZE (SF)

Building	11,000 SF
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TAXES

Winter 2025:	\$3,494.26
Summer 2025:	\$48,586.01
Total:	\$52,080.27

PROPERTY DESCRIPTION

±11,000 SF freestanding building for sale or lease at a high-profile, signalized hard corner in the affluent Plymouth community, less than 1 mile south of downtown Plymouth. The property offers excellent visibility and access, with two (2) monument signs, curb cuts on Ann Arbor Road and S. Main Street, a drive-thru, and traffic counts exceeding 38,000 vehicles per day. The surrounding area features an average household income over \$130,000 within a 1-, 3-, and 5-mile radius.

LOCATION DESCRIPTION

Located on the northeast corner of Ann Arbor Road and S. Main Street in Plymouth, MI.

SURROUNDING BUSINESSES

Kroger, Henry Ford Emergency - Plymouth, Great Lakes Ace, Bank of Ann Arbor, Biggby Coffee, Domino's, O'Reilly Auto Parts, Dick Scott Chrysler Dodge Jeep Ram, DFCU Credit Union, Arby's, Sherwin Williams, Savvy Sliders, Enterprise, Victoria Honda, USA 2 GO, McDonald's, Lake Trust Credit Union, Fox Hills Chrysler, 1-800 Self Storage and many more national retails and light industrial tenants.

TRAFFIC (VEHICLES PER DAY)

Ann Arbor Road	29,727
S. Main Street	8,662

(2WAY/ADT/CoStar 2023 & 2024)



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S. MAIN STREET



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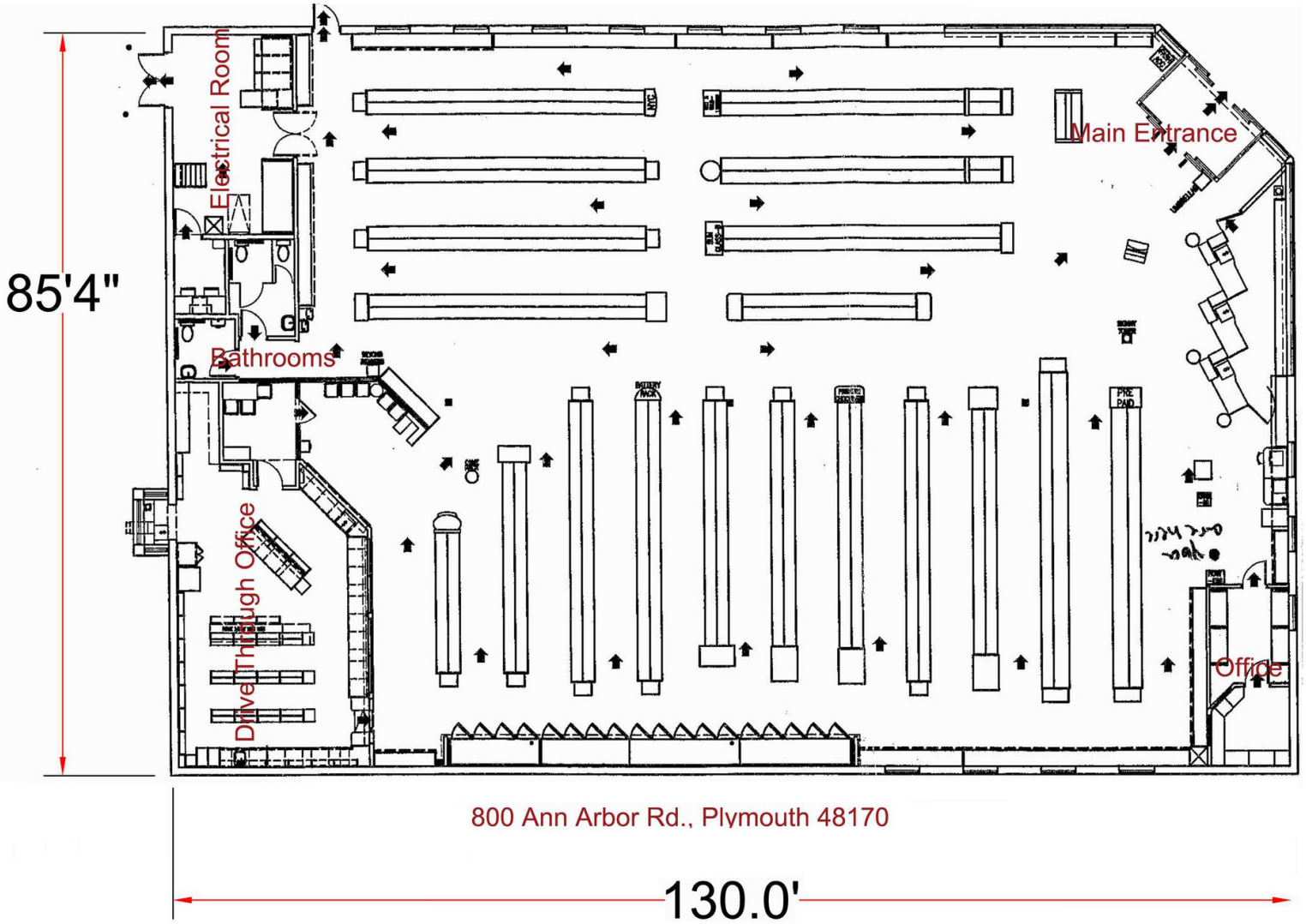
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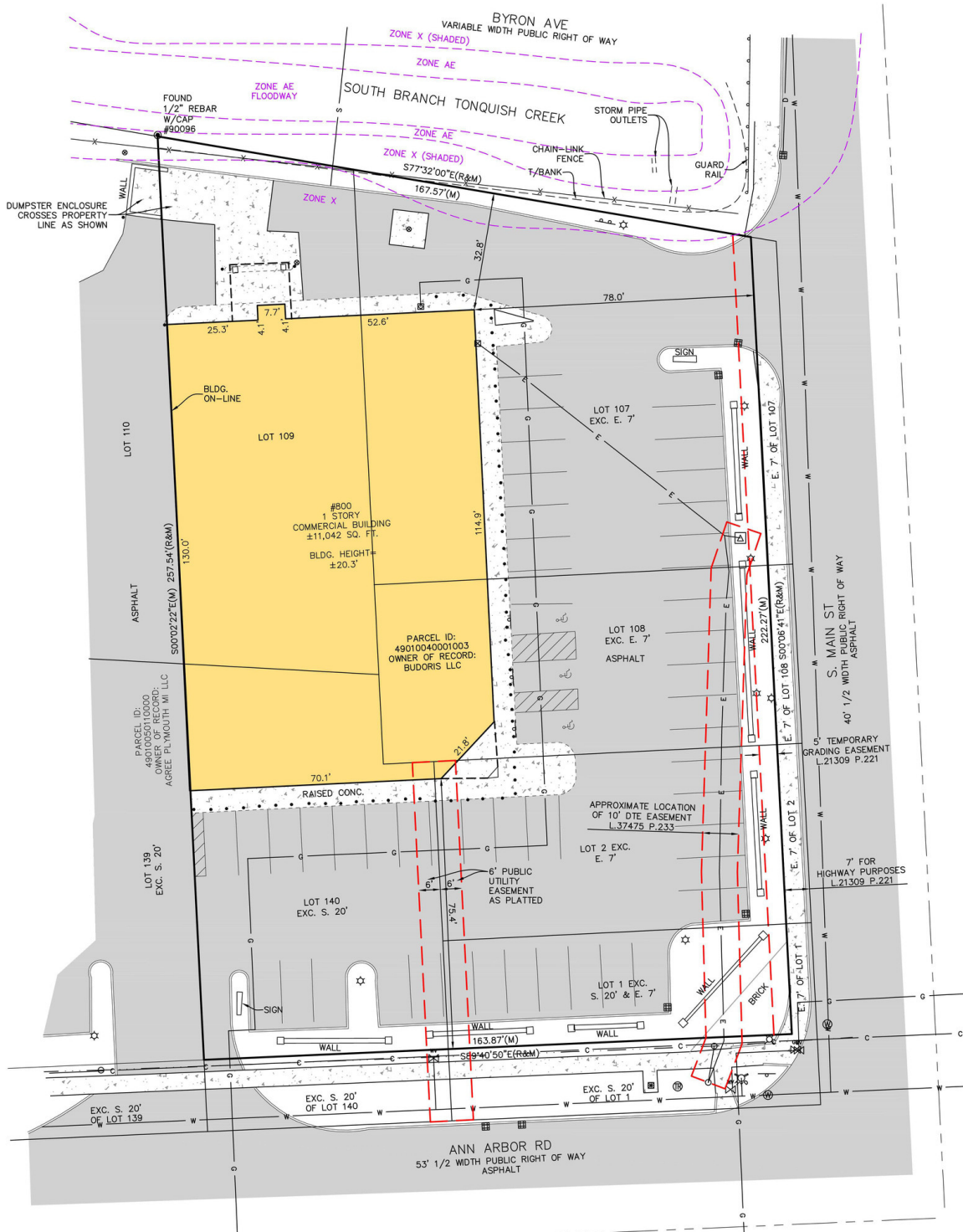
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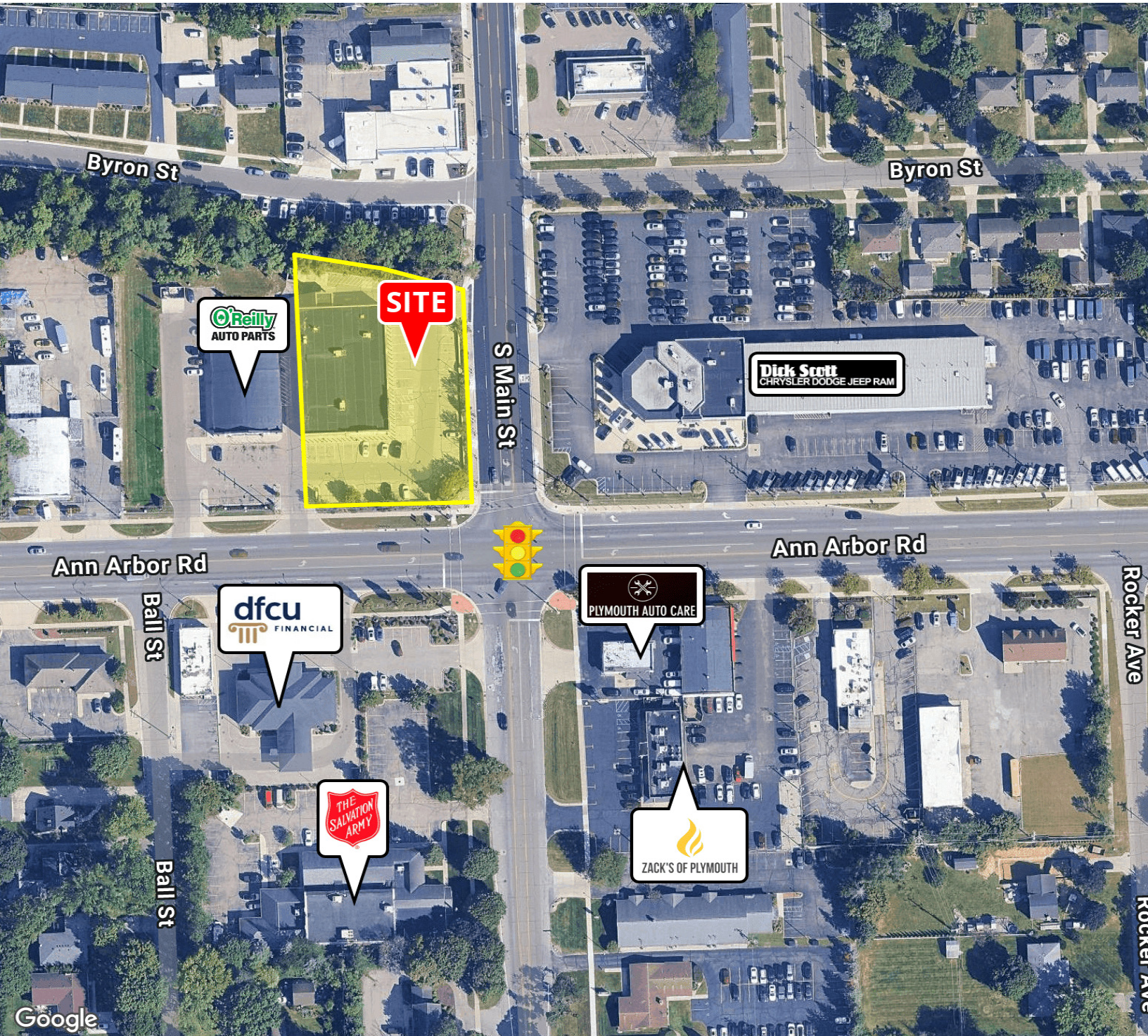
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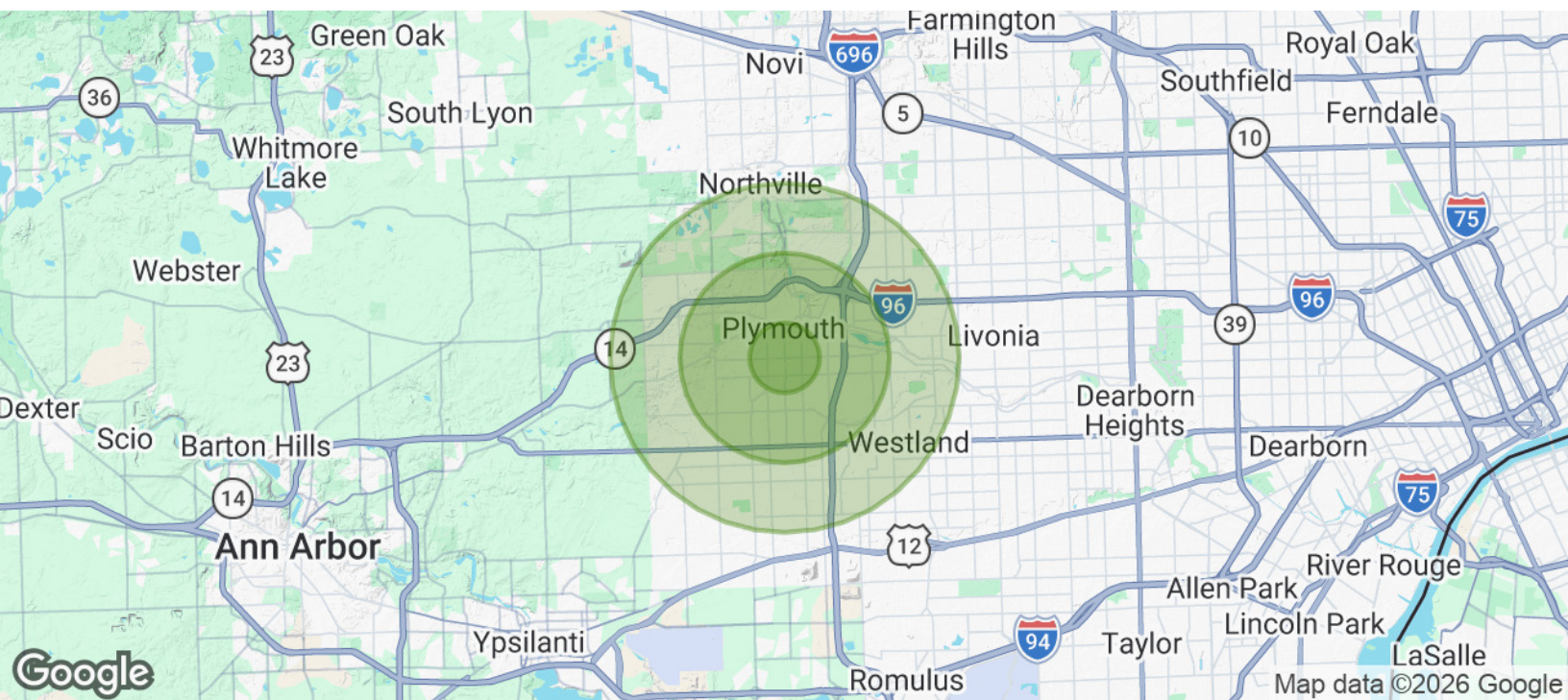
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,742	76,129	196,155
Average Age	43.3	43.4	43.3
Average Age (Male)	42.3	41.9	41.7
Average Age (Female)	43.3	44.7	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,873	30,849	78,977
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$140,104	\$133,134	\$133,604
Average House Value	\$425,484	\$385,773	\$382,799

2023 American Community Survey (ACS)



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