



## Retail For Sale

**Property Name:**  
**Location:** 5135 Plymouth Road  
**City, State:** Ann Arbor, MI  
**Cross Streets:** N. Dixboro Rd.  
**County:** Washtenaw  
**Zoning:** B-1  
**Year Built:** N/A

<b>Total Building Sq. Ft.:</b>	2,081	<b>Property Type:</b>	Street Retail
<b>Available Sq. Ft.:</b>	2,081	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	2,081	<b>Total Acreage:</b>	0.61
<b>Max Cont. Sq. Ft.:</b>	2,081	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	14'	<b>Parking:</b>	10
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	1
<b>Exterior Construction:</b>	Block/Wood	<b>Power:</b>	N/A
<b>Structural System:</b>	Block	<b>Restrooms:</b>	N/A
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Building
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2020	<b>Count:</b> 15,696	Plymouth Rd. E. of N. Dixboro Rd. 2-Way
<b>1 Mile:</b> 1,634	<b>1 Mile:</b> \$142,138	<b>Yr:</b> 2020	<b>Count:</b> 14,398		Plymouth Rd. W. of N. Dixboro Rd. 2-Way
<b>3 Miles:</b> 20,198	<b>3 Miles:</b> \$103,847	<b>Yr:</b> 2020	<b>Count:</b> 5,606		N. Dixboro Rd. N. of Plymouth Rd. 2-Way
<b>5 Miles:</b> 102,318	<b>5 Miles:</b> \$77,796	<b>Yr:</b> 2020	<b>Count:</b> 5,901		N. Dixboro Rd. S. of Plymouth Rd. 2-Way

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Sale Price:</b>	\$325,000 (\$156.17/sqft)	<b>Improvement Allowance:</b>	N/A
<b>Sale Terms:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Options:</b>	N/A		
<b>Taxes:</b>	\$3,799.37 (2020)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	J-10-18-260-005		

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Redevelopment opportunity in the Village of Dixboro, in Ann Arbor. Existing 2,081 sq. ft. building surrounded by residential and mixed-use zoning. Excellent for retail, office, medical use.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
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