

FOR LEASE

VALLEY VIEW SHOPPING CENTER
3725-3785 CARPENTER ROAD
ANN ARBOR, MI 48197



PROPERTY FEATURES:

- Current Vacancies:
 - Unit 3763 (±2,967 SF)
 - Unit 3725 (±25,000 SF)
- Anchored by Target, Jo-Ann Crafts, and Meijer
- Neighboring retailers include Meijer, McDonald's, Gordon Foods, Showcase Cinema, Kroger, Home Depot, Lowes, and TJ Maxx
- Great demographics and traffic counts
- Tremendous visibility
- Asking Lease Rate: \$13.95 to \$19.50/SF NNN



FOR MORE INFORMATION PLEASE CONTACT:

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248.324.2000

eCODE 7

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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
US 23 & ELLSWORTH ROAD	67,000
CARPENTER RD & ELLSWORTH RD	23,000
CARPENTER RD & WASHTENAW RD	55,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,810	63,193	168,921
AVERAGE HH INCOME	\$78,273	\$81,408	\$83,846

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