

3003 WASHTENAW

3003 Washtenaw Ave, Ann Arbor, MI 48104



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
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OFFERING SUMMARY: 3003 Washtenaw Ave | Ann Arbor, MI 48104



PROPERTY OVERVIEW

Small Office Building with Rare Availability along Washtenaw Avenue

OFFERING SUMMARY

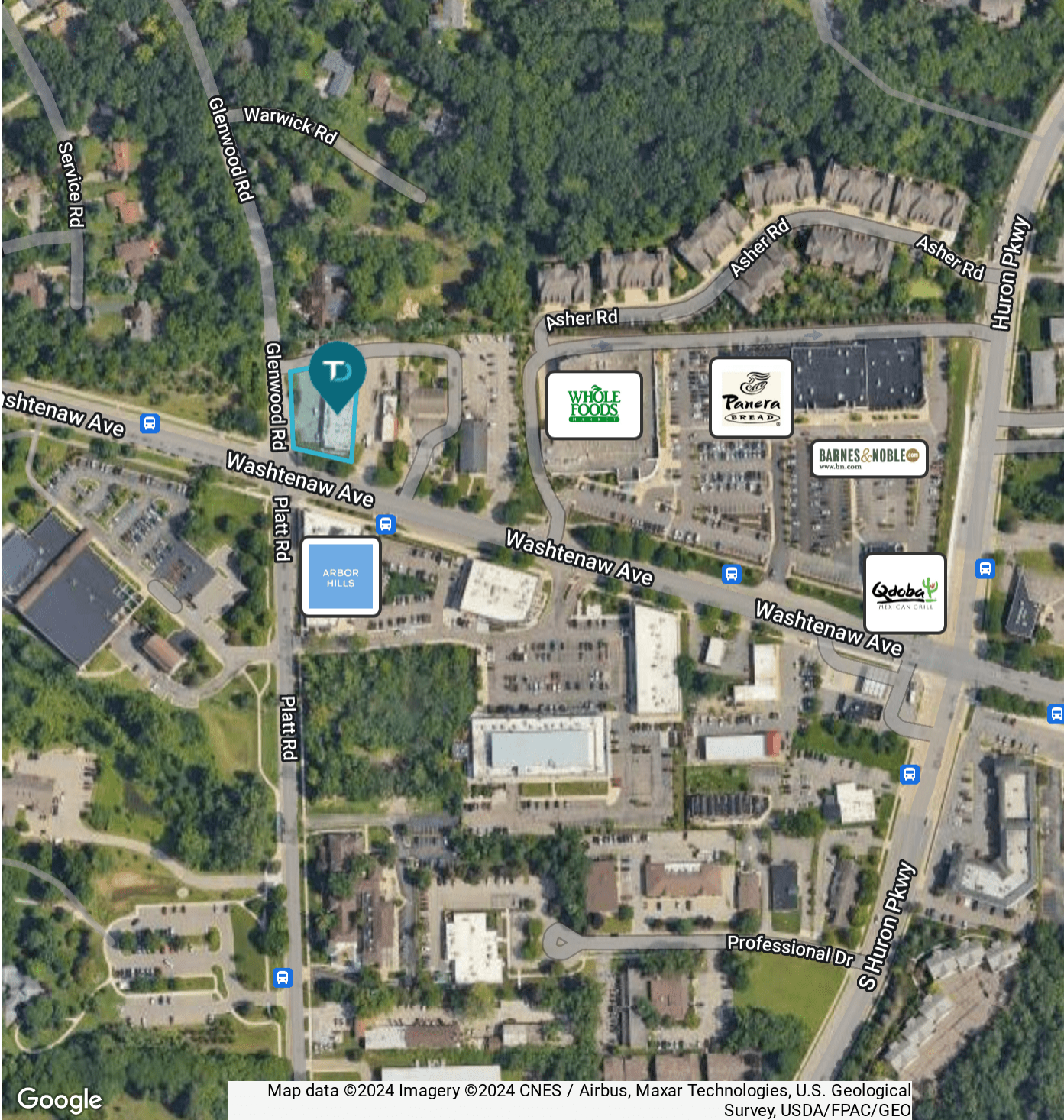
Lease Rate: \$20.00 SF/yr (Gross)
Building Size: 8,616 SF
Available SF: 1,436 SF
Zoning: Commercial

PROPERTY HIGHLIGHTS

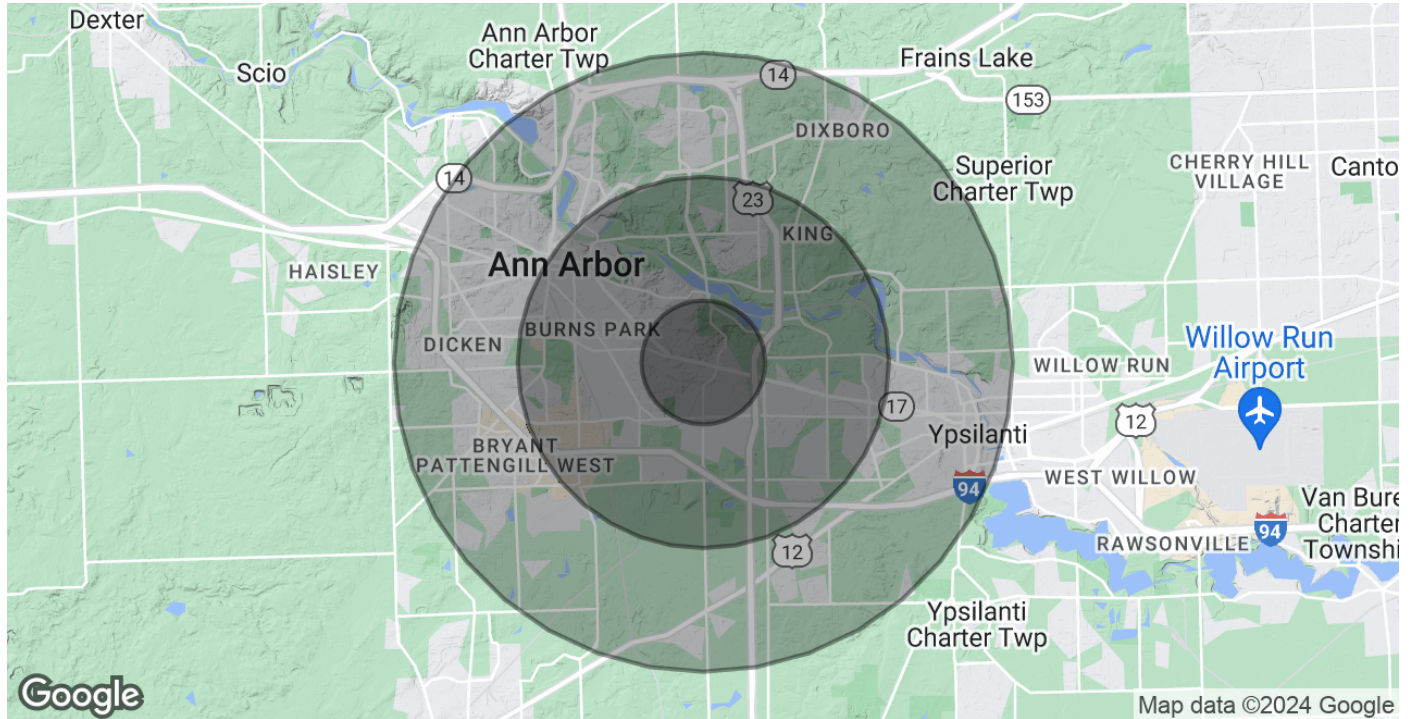
- Visible office building along Washtenaw and Ann Arbor
- Rare vacancy
- Rent includes carpet paint and repairs to space
- Low rental rate because site is zoned for development



RETAILER MAP: 3003 Washtenaw Ave | Ann Arbor, MI 48104



Google

DEMOGRAPHICS MAP & REPORT: 3003 Washtenaw Ave | Ann Arbor, MI 48104


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,414	93,775	191,952
Average Age	39.3	30.6	31.6
Average Age (Male)	40.0	30.5	31.4
Average Age (Female)	38.7	30.8	32.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,741	33,682	76,389
# of Persons per HH	2.2	2.8	2.5
Average HH Income	\$109,713	\$76,063	\$72,229
Average House Value	\$400,239	\$358,170	\$300,030

* Demographic data derived from 2020 ACS - US Census