

**2353-2355 E STADIUM**

2353 E Stadium, Ann Arbor, MI 48104



**FOR LEASE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

**JAMES PORTH**

*Vice President, CCIM*

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**MICHAEL PERALES**

*Associate*

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**OFFERING SUMMARY:** 2353 E Stadium | Ann Arbor, MI 48104

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**PROPERTY OVERVIEW**

A retail / office building with multiple suites located off E. Stadium Blvd., just west of the Stadium & Washtenaw Avenue intersection split in Ann Arbor, MI

**OFFERING SUMMARY**

Lease Rate: \$26.00 SF/yr (Gross)  
Building Size: 8,115 SF  
Available SF: 3,549 SF  
Zoning: C-1  
Parcel No.: 09-09-34-309-047  
Parking: 30 Spaces  
Traffic Counts: E. Stadium = 17,091

**PROPERTY HIGHLIGHT & RENOVATIONS**

- Ideally suited to smaller users. Great for accountants, attorneys, medical and small entrepreneurs.
- Great location with plenty of windows, parking, private entry, and elevator service
- 30 free surface spaces
- Good visibility
- High traffic area



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**LEASE SPACES:** 2353 E Stadium | Ann Arbor, MI 48104

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**AVAILABLE SPACES**

Lease Type:	Gross	Lease Term:	Rate:
Total Space:	3,549 SF	Lease Rate:	Negotiable

**AVAILABLE SPACES**

**ADDITIONAL PHOTOS:** 2353 E Stadium | Ann Arbor, MI 48104

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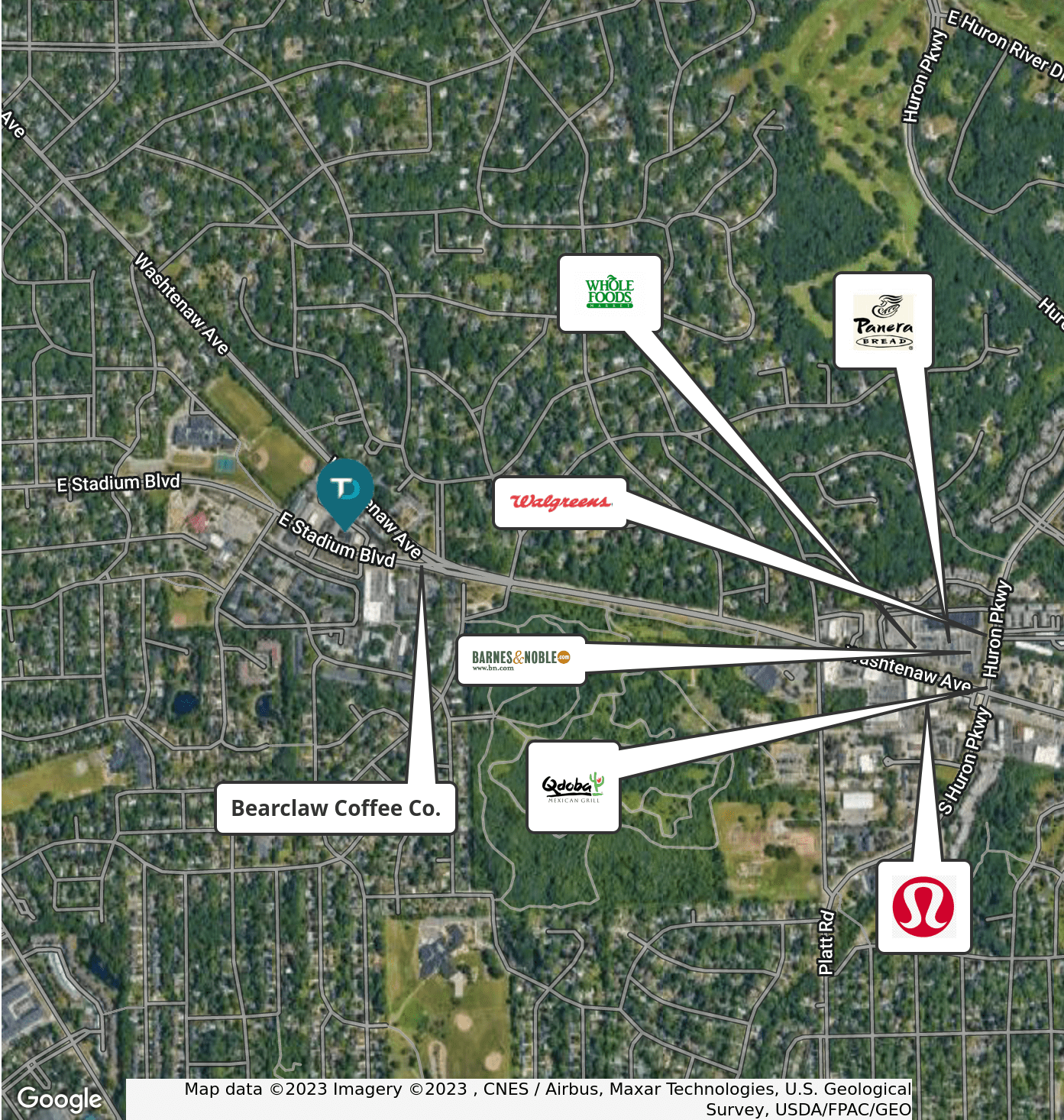


**ADDITIONAL PHOTOS:** 2353 E Stadium | Ann Arbor, MI 48104

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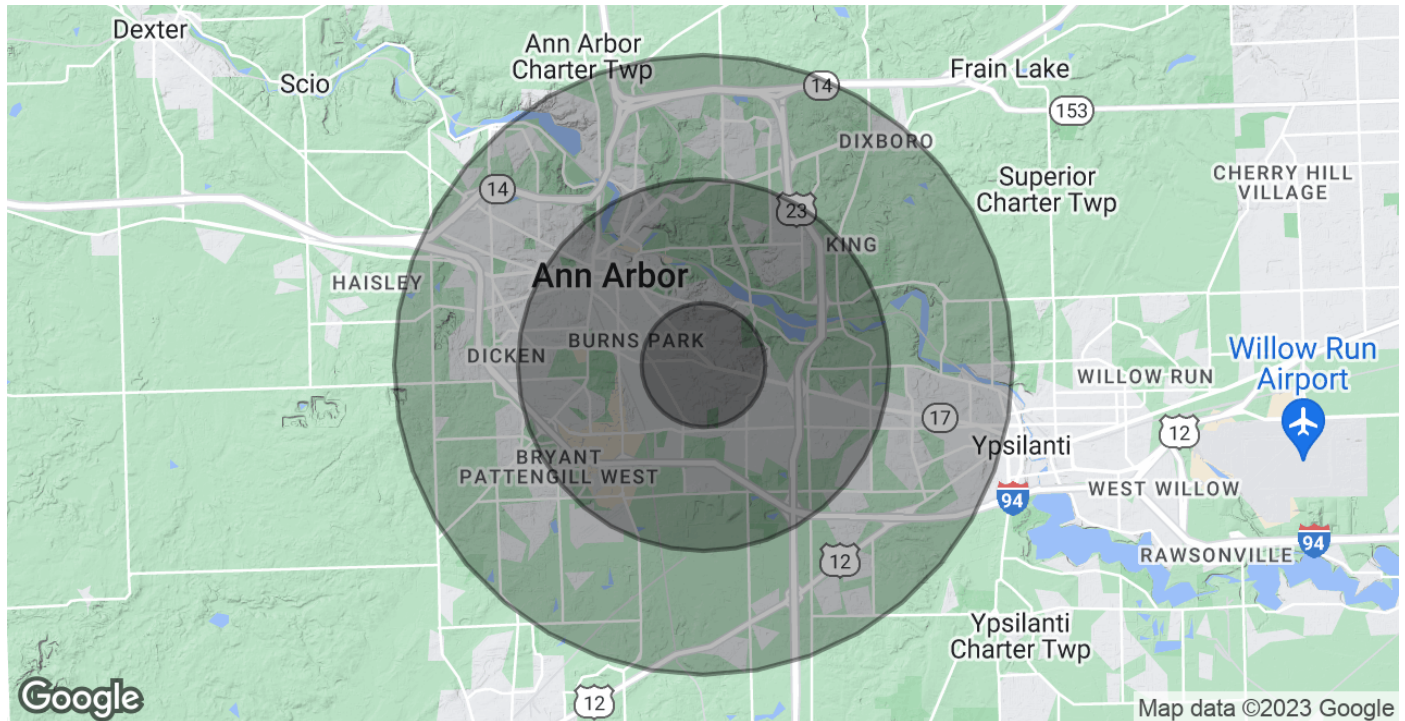
**RETAILER MAP:** 2353 E Stadium | Ann Arbor, MI 48104



**AERIAL MAP:** 2353 E Stadium | Ann Arbor, MI 48104





**DEMOGRAPHICS MAP & REPORT: 2353 E Stadium | Ann Arbor, MI 48104**


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,819	109,922	199,671
Average Age	37.7	29.5	32.2
Average Age (Male)	38.3	29.4	32.0
Average Age (Female)	37.5	29.7	32.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,183	40,673	80,111
# of Persons per HH	2.3	2.7	2.5
Average HH Income	\$113,739	\$71,050	\$75,582
Average House Value	\$366,975	\$356,614	\$308,452

\* Demographic data derived from 2020 ACS - US Census

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**ADVISOR BIO 1: 2353 E Stadium | Ann Arbor, MI 48104**

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**JAMES PORTH**

Vice President, CCIM

[jporth@thomasduke.com](mailto:jporth@thomasduke.com)

Direct: **248.760.5805**

**PROFESSIONAL BACKGROUND**

An Executive Vice President, Jim heads up our Washtenaw County team. He's developed specialized expertise in the sale of student-housing apartments near the University of Michigan. Representing some of the most prestigious student-housing management companies, Jim is unmatched by any other broker in the area, leading the market in sales and investment acquisitions of these properties. His versatility and extensive knowledge of the local market enable him also to excel in the brokerage of commercial, office, industrial, and retail properties, as well as residential and commercial land for development.

James has led his team to more than \$100 million in closed transactions. Foundational to this accomplishment is his commitment to strong working relationships with all players, including government officials, in the growing Ann Arbor market. Jim is an incomparable asset to anyone looking to buy or sell commercial property in Washtenaw County.

**Thomas Duke Company**  
37000 Grand River Ste. 360  
Farmington Hills, MI 48335  
248.476.3700

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**ADVISOR BIO 2:** 2353 E Stadium | Ann Arbor, MI 48104

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**MICHAEL PERALES**

Associate

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**PROFESSIONAL BACKGROUND**

For Thomas Duke Company associate Michael Perales, every problem is just an opportunity to learn and improve.

Michael's zest for problem solving began in the retail industry. After winning top sales honors at a distribution and brokerage firm for several consecutive years, he became the company's operations manager. In that role Michael developed and established policies, procedures, and marketing campaigns firmly rooted in data analytics to move the company forward. While guiding team members through all aspects of the company's projects, he also built relationships with hundreds of clients nationwide. His statistical analysis presentations helped the company cut expenses and increase revenue.

Michael brings this knowledge of business—out front and behind the scenes—to real estate brokerage. He sees clearly a commercial client's perspective. Focused on client care, he develops YouTube walkthroughs and well-researched marketing campaigns that address clients' needs and enhance their experience.

Looking for more opportunities to help clients solve problems, Michael created Real Estate in Ten. A website and podcast, Real Estate in Ten provides real estate research, news, and statistics for metro Detroit.

At the Thomas Duke Company, Michael contributes his considerable energy to the Jim Porth Team, working in the Washtenaw County area.

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