

1530 E MICHIGAN AVE

1530 E Michigan Ave, Ypsilanti, MI 48198



FOR SALE & LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 1530 E Michigan Ave | Ypsilanti, MI 48198



PROPERTY OVERVIEW

Stand Alone Building with Ample Parking

OFFERING SUMMARY

Sale Price: \$895,000
Lease Rate: \$15.00 SF/yr (MG)
Building Size: 4,000 SF
Price / SF: \$223.75
Year Built: 1973
Zoning: RC - Regional Corridor

PROPERTY HIGHLIGHTS

- Great Visibility
- Ample Parking
- Busy Corridor located on +/- 1.849 Acres

BUILDING/PROPERTY INFORMATION: 1530 E Michigan Ave | Ypsilanti, MI 48198

BUILDING INFORMATION

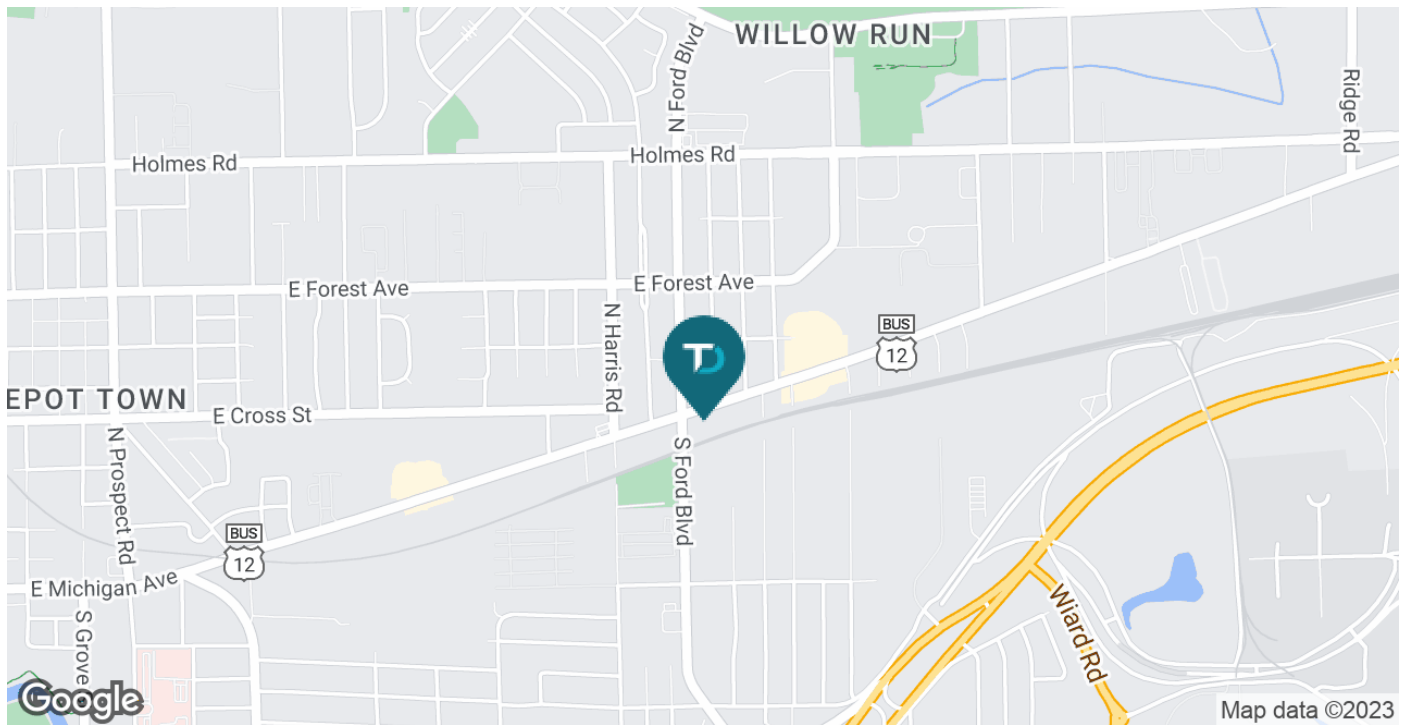
Price/SF:	\$223.75
Building Size:	4,000 SF
Year Built:	1973
Number of Floors:	1
Parking Spaces:	30 spaces
Parking Ratio:	7.53/1,000 SF

PROPERTY INFORMATION

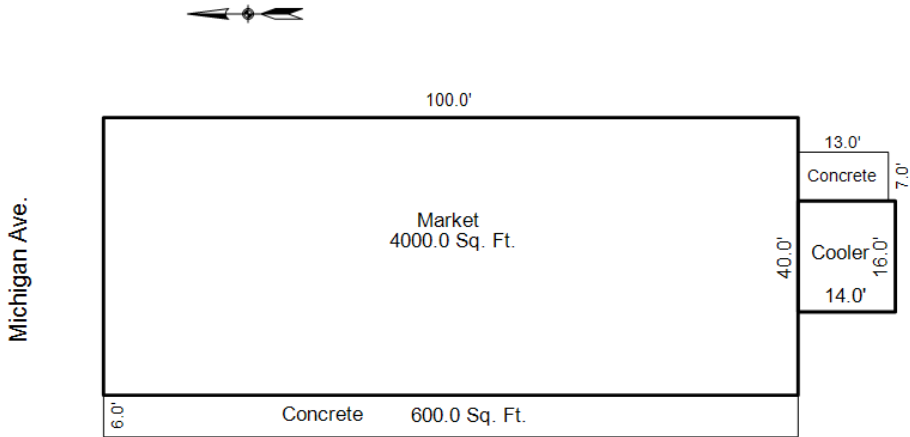
Lot Size:	1.849 Acres
Property Type:	Retail
Property Subtype:	Free Standing Building
Taxes:	Summer 2023 - \$7,134.51 Winter 2023 - \$2,457.12
Zoning	RC - Regional Corridor
Traffic Count:	E Michigan Ave - 18,589 vpd; Ford Blvd - 9,769 vpd
Legal Description:	Available Upon Request
APN:	K-11-11-226-006

LOCATION INFORMATION

Located on the Southeast Corner of E Michigan Ave and Ford Blvd.



LEASE SPACES: 1530 E Michigan Ave | Ypsilanti, MI 48198



LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
 Total Space: 4,000 SF Lease Rate: \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1350	-	4,000 SF	Modified Gross	\$15.00 SF/yr	-



ADDITIONAL PHOTOS: 1530 E Michigan Ave | Ypsilanti, MI 48198



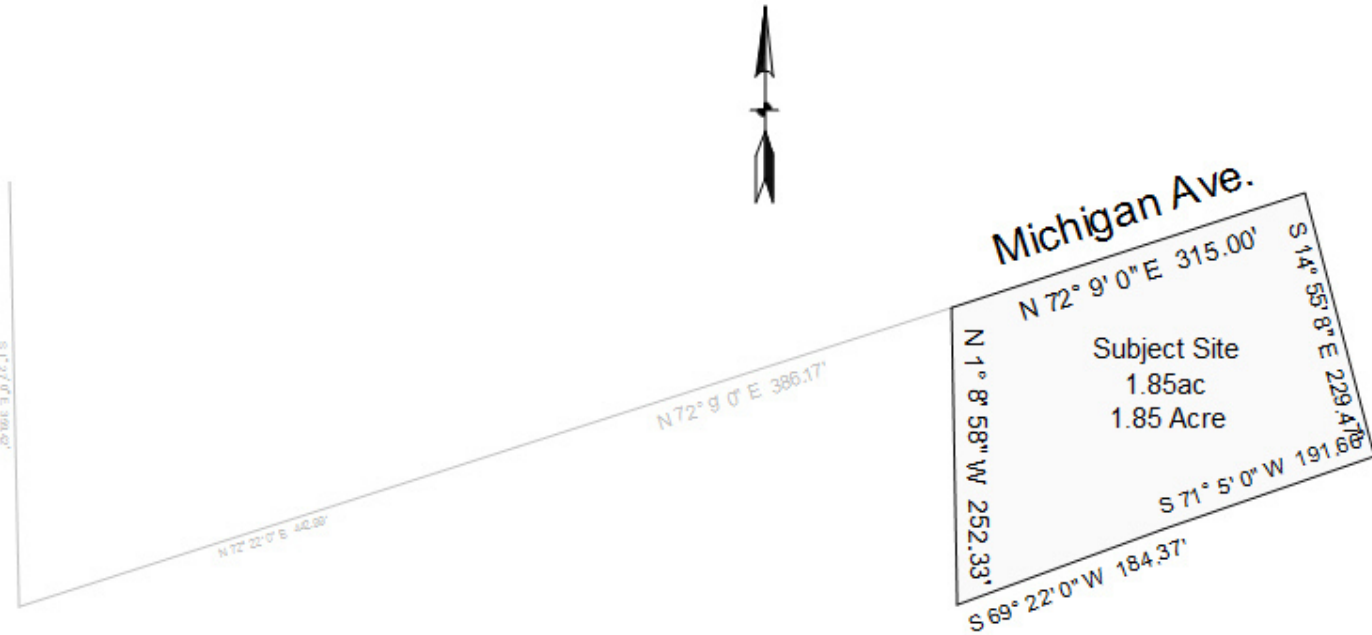


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SITE SKETCH: 1530 E Michigan Ave | Ypsilanti, MI 48198

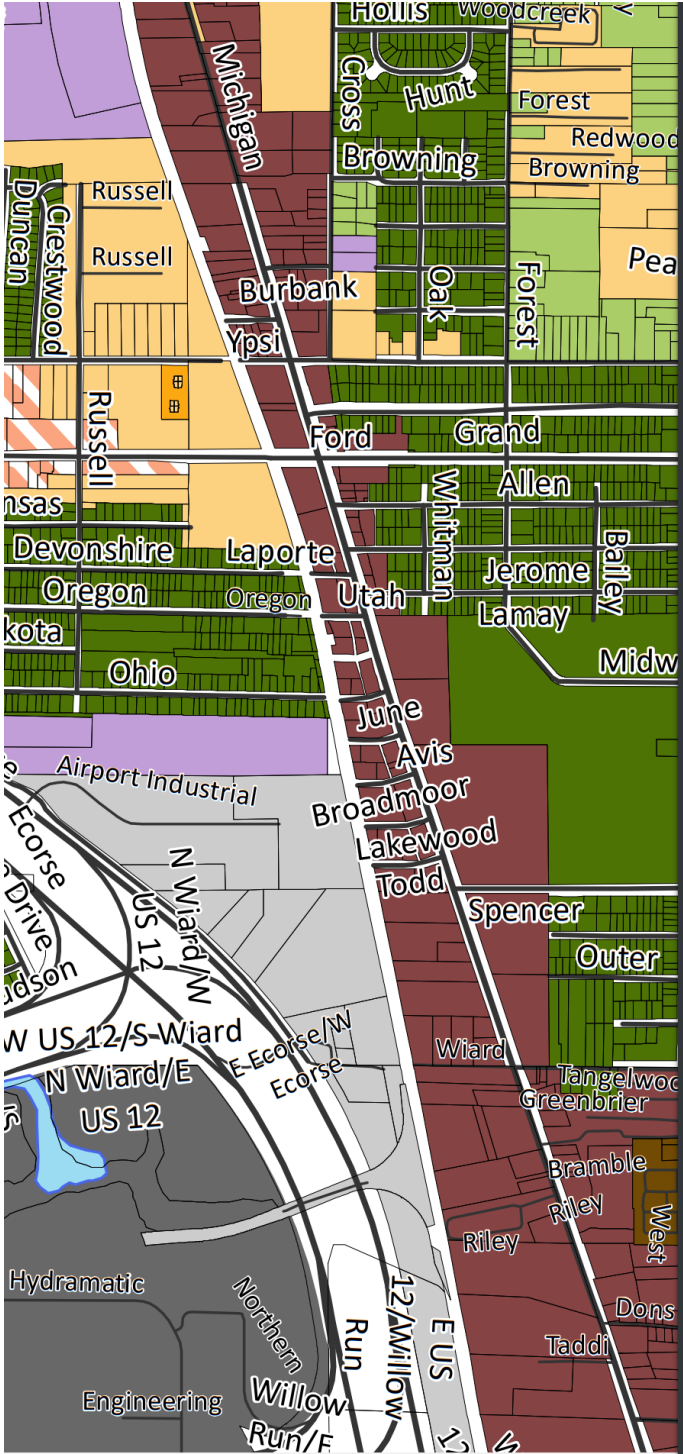


Sketch by Apex Medina™

ZONING MAP: 1530 E Michigan Ave | Ypsilanti, MI 48198

Adopted: February 15, 2022

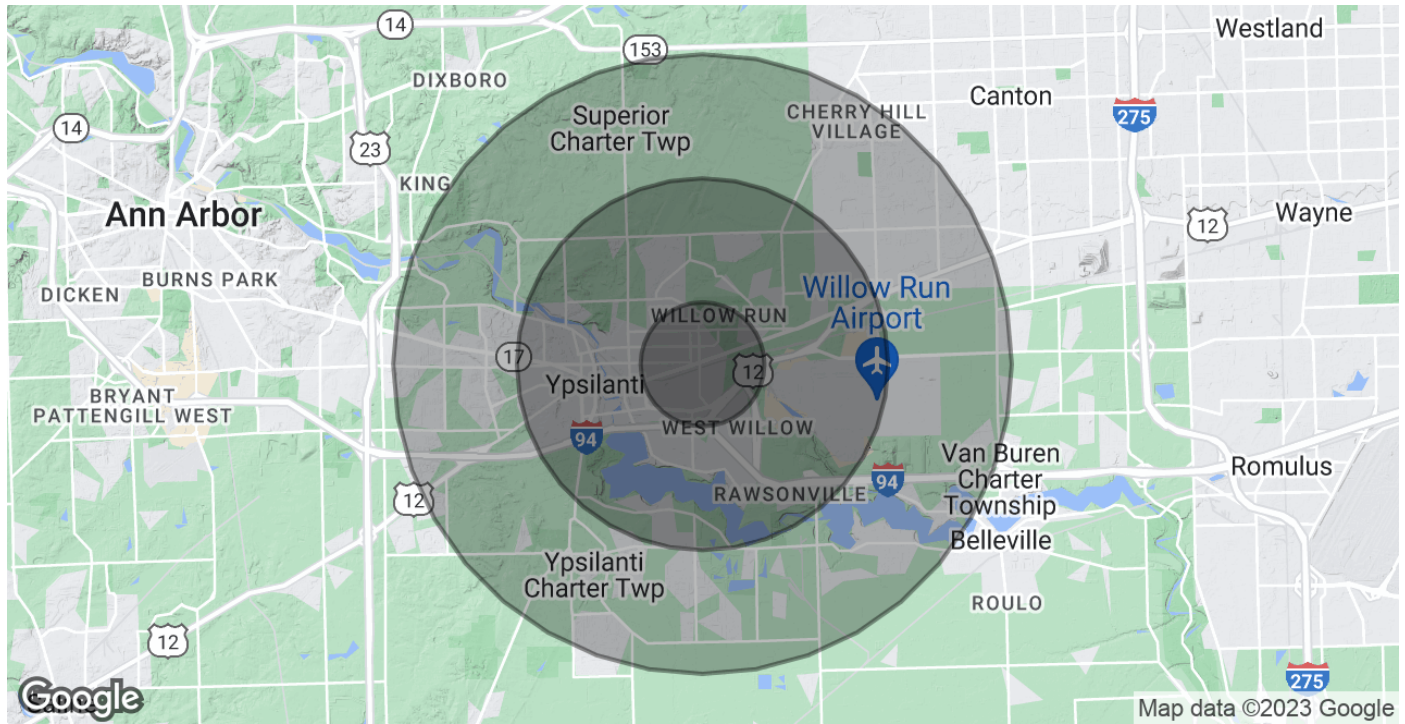
-  Agricultural Overlay District
-  R-1 One Family Residential
-  R-2 One Family Residential
-  R-3 One Family Residential
-  R-4 One Family Residential
-  R-5 One Family Residential
-  RM-LD Multiple Family (Low Density)
-  RM-MD Multiple Family (Medium Density)
-  RM-HD Multiple Family (High Density)
-  MHP Mobile Home Park
-  NB Neighborhood Business
-  GB General Business
-  **RC Regional Corridor**
-  NC Neighborhood Corridor
-  I-T Innovation and Technology
-  L-M Logistics and Manufacturing
-  I-C Industrial and Commercial
-  PD Planned Development
-  TC Town Center
-  Conditional Zoning



RETAILER MAP: 1530 E Michigan Ave | Ypsilanti, MI 48198



DEMOGRAPHICS MAP & REPORT: 1530 E Michigan Ave | Ypsilanti, MI 48198



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,399	59,225	121,158
Average Age	32.7	33.6	35.2
Average Age (Male)	33.0	32.1	34.2
Average Age (Female)	33.7	35.2	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,784	25,255	50,996
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$51,050	\$60,012	\$76,987
Average House Value	\$109,541	\$121,348	\$164,830

* Demographic data derived from 2020 ACS - US Census