

Colonial Lanes Plaza

1952 S Industrial Hwy, Ann Arbor, MI 48104



Listing ID: 29977372
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Mixed Use
Contiguous Space: 2,400 SF
Total Available: 2,400 SF
Lease Rate: \$15.50 PSF (Annual)
Base Monthly Rent: \$3,100
Lease Type: NNN

Overview/Comments

Colonial Lanes Plaza is located on busy South Industrial in Ann Arbor. Great retail location in a high traffic neighborhood. Ample parking with quick access to downtown Ann Arbor.



More Information Online

<http://www.cpix.net/listing/29977372>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: City of Ann Arbor
Tax ID/APN: 09-09-33-314-003
Retail-Commercial Type: Mixed Use, Other
Zoning: C3

Building Name: Colonial Lanes Plaza
Gross Building Area: 33,770 SF
Building/Unit Size (RSF): 33,770 SF
Land Area: 1.69 Acres

Available Space

Suite/Unit Number: 1958 Suite E & F
Suite Floor/Level: 1st
Space Available: 2,400 SF
Minimum Divisible: 2,400 SF
Maximum Contiguous: 2,400 SF
Space Subcategory 1: Mixed Use

Space Description: Estimated CAM \$5.00/sf, includes taxes, insurance and common area maintenance.
Space Type: Retail
Date Available: 01/01/2018
Lease Term (Months): 60 Months
Lease Rate: \$15.50 PSF (Annual)

Lease Type: NNN
Parking Spaces: 10

Area & Location

Retail Clientele:	General	Feet of Frontage:	161
Property Located Between:	Just south of Stimson	Highway Access:	2 miles to I-94
Property Visibility:	Good	Airports:	24 miles from Detroit Metro Airport
Largest Nearby Street:	South Industrial		

Building Related

Tenancy:	Multiple Tenants	Total Parking Spaces:	132
Total Number of Buildings:	4	Parking Ratio:	3.9 (per 1000 SF)
Number of Stories:	1	Parking Type:	Surface
Property Condition:	Average	Passenger Elevators:	0
Year Built:	1972	Freight Elevators:	0
Roof Type:	Flat	Heat Type:	Natural Gas
Construction/Siding:	Brick/Aluminum Siding	Heat Source:	Central

Land Related

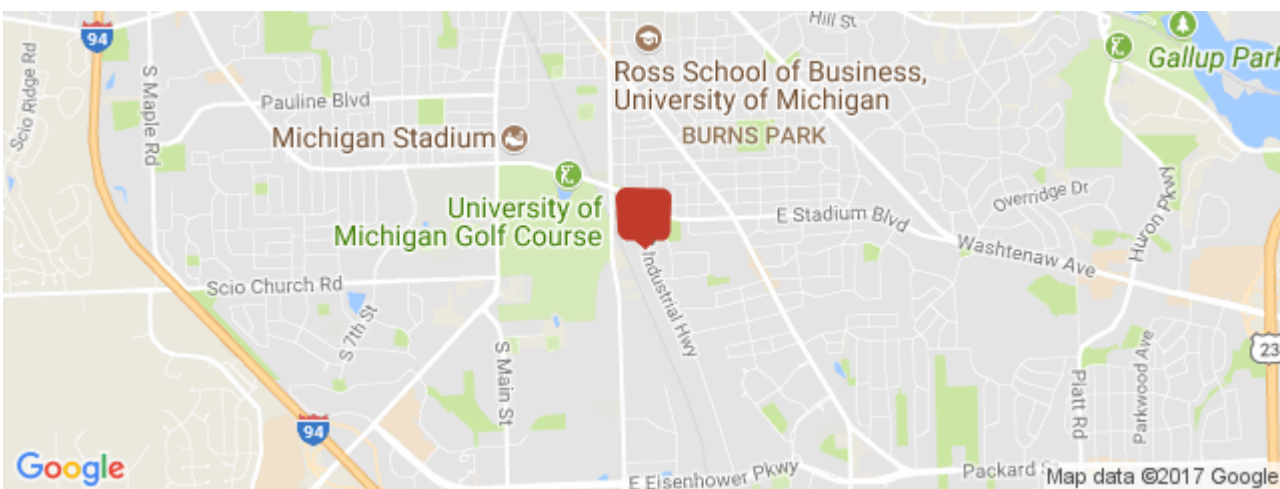
Lot Frontage:	272	Water Service:	Municipal
Lot Depth:	494	Sewer Type:	Municipal

Zoning Description Zoning Description Intent. The design and regulations of this district are set up to provide for certain types of commercial activities which have characteristics in common. In this district, the customer usually comes directly to the particular establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the central business district. Since there is little essential interdependence of activities, establishments can be dispersed over considerable areas with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access, would be incompatible in the central business district. (2) Permitted principal uses. (a) Any principal use permitted in the C2B business service district. (3) Permitted accessory uses. (a) Those allowed in the R3 district.

Legal Description COM NW COR SEC 4 T3S R6E TH N 87 DEG 57 MIN E 312.36 FT TH N 23 DEG 27 MIN W 348.2 FT FOR POB TH N 23 DEG 27 MIN W 192 FT TH N 88 DEG 01 MIN E 493.33 FT TH S 1 DEG 06 MIN E 101.7 FT TH S 44.66 FT IN ARC CIR CURVE CONCAVE E RAD 529.26 FT CHORD S 3 DEG 31 MIN E 44.64 FT TH S 83 DEG 39 MIN W 424 FT TO POB PRT SW 1/4 SEC 33 T2S R6E

Location

Address:	1952 S Industrial Hwy, Ann Arbor, MI 48104	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



Exterior view of E & F



Large Plaza View 2



Exterior view of E & F



Large Plaza View 1



Well Maintained Grounds

Property Contacts



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