

# Westside Ann Arbor - Retail/Restaurant

## 5863 Jackson Rd, Ann Arbor, MI 48103



Listing ID: 30050342  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Convenience Store, Free-Standing Building  
Contiguous Space: 1,500 - 9,000 SF  
Total Available: 9,000 SF  
Lease Rate: \$22.50 PSF (Annual)  
Base Monthly Rent: \$2,812 - 16,875  
Lease Type: NNN  
Loading: 5 Doors  
Ceiling: 20 ft.



### Overview/Comments

Great opportunity for retail or restaurant operation in rapidly growing Jackson Road Scio Township corridor. Across from Lowe's, Culver's and near Meijer's. Easy access to I-94. 13,000 +/- SQ FT availability, can be modified to create multiple suites ranging from 1,500 - 4,100 SQ FT. Ability to have drive thru. Plenty of parking, (70 + parking spots) high visibility, some suites have drive thru doors on back side of suite along with back of house storage. Available Fall 2017.

### More Information Online

<http://www.cpix.net/listing/30050342>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Scio Township	Building Name:	Esquire Interiors
Tax ID/APN:	H-08-21-400-008	Gross Building Area:	13,000 SF
Retail-Commercial Type:	Convenience Store, Free-Standing Building, Restaurant, Street Retail	Building/Unit Size (RSF):	13,000 SF
Zoning:	C-2	Land Area:	10.02 Acres

### Available Space

Suite/Unit Number:	5863	Date Available:	11/01/2017
Suite Floor/Level:	1st	Lease Term (Months):	60 Months
Space Available:	9,000 SF	Lease Rate:	\$22.50 PSF (Annual)
Minimum Divisible:	1,500 SF	Lease Type:	NNN
Maximum Contiguous:	9,000 SF	Parking Spaces:	70
Space Type:	Relet	Real Estate Taxes:	\$0.75 PSF (Annual)

Space Description Currently a single tenant space - Esquire Interiors. They are EXPANDING to a new location on Jackson Rd. Can be divided into multiple suites.

### Area & Location

Retail Clientele:	General, Family, Business	Feet of Frontage:	960
Property Located Between:	S. Zeeb & S. Staebler	Highway Access:	Easy access to I-94 at either Baker Rd (Exit #167) or Zeeb (Exit #169).
Property Visibility:	Excellent	Airports:	Ann Arbor Airport, Willow Run & Detroit Metro
Largest Nearby Street:	Jackson Rd.		

### Building Related

Tenancy:	Single Tenant	Parking Ratio:	5.1 (per 1000 SF)
Total Number of Buildings:	1	Parking Type:	Surface
Number of Stories:	1	Parking Description:	Ample parking at front of building
Typical SF / Floor:	13,000 SF	Ceiling Height:	20
Property Condition:	Good	Loading Doors:	5
Roof Type:	Flat	Loading Docks:	0
Construction/Siding:	Brick	Passenger Elevators:	0
Total Parking Spaces:	70	Freight Elevators:	0

Heat Type: Natural Gas  
Heat Source: Central  
Air Conditioning: Package Unit

## Land Related

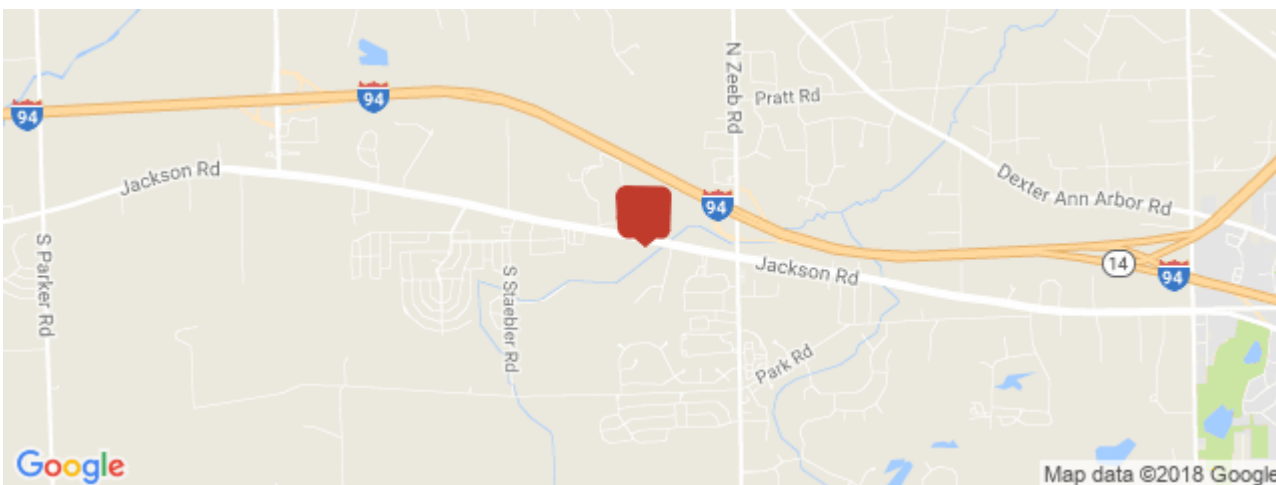
Lot Frontage: 960  
Water Service: Municipal  
Sewer Type: Municipal

**Zoning Description** General Commercial District (C-2). Intent. This district is established to provide suitable locations for general retail, service and office establishments. Retail establishments in this district are of the comparison shopping type serving the township. Therefore, it is important for the C-2 district to be located in areas which are centrally located and readily accessible to the majority of township residents. It is the intent of this district to encourage consolidation of commercial uses, to lessen traffic congestion, reducing the number of driveways, and to ensure the efficient use of public utilities and services. This district is to be used only in those areas of the township which are served by public water and sanitary sewer facilities, and where storm drainage is sufficient to handle an intense level of development. Permitted uses. Retail sales such as baked goods, groceries, produce and meat hardware, drug, clothing, gifts, notions, and beverages. Personal services such as barber and beauty shops; tailor; watch and shoe repair; laundry and dry cleaning establishments and similar establishments. Business, professional, medical and dental offices, and medical emergency clinics. Standard and carryout restaurants, and establishments that serve alcohol. Government buildings. Small appliance repair such as radios, televisions, clocks, etc. Large appliance and furniture sales. Funeral homes. Church, synagogue, cathedral, mosque, temple or similar building used for religious worship, subject to the provisions of section 36-136. Banks, credit unions, savings and loan associations. Conditional uses. Minor vehicle repair facility, subject to the provisions of section 36-137. Commercial kennels, subject to the provisions of section 36-135. Veterinarian hospital and animal clinics. Sales of recreational vehicles subject to the provisions of section 36-139. Garden centers. Large appliance repair such as stoves, refrigerators, microwaves and washer and dryers. Vehicle wash, subject to the provision of section 36-137. Indoor theatres and performance space for artistic expression. Crematoriums. Community wastewater utility systems, subject to the provisions of section 36-318. Multiple-family residential pursuant to subsection 36-74(10), when made a part of an overall mixed-use development. Multiple-family residential shall not be permitted as a stand-alone use.

**Legal Description** COM AT S 1/4 POST OF SEC 21, TH N 00-14-00 W 1322.45 FT FOR A POB, TH N 00-14-00 W 920.22 FT, TH S 78-54-40 E 980.03 FT, TH S 65-55-00 W 59.90 FT, TH S 51-17-20 W 137.82 FT, TH S 57-36-40 W 166.53 FT, TH S 48-42-00 W 205.15 FT, TH S 49-22-10 W 241.12 FT, TH S 39-59-50 W 77.84 FT, TH S 56-08-00 W 322.73 FT TO THE POB. PT SE 1/4 SEC 21, T2S-R5E, 10.02 AC.

## Location

Address: 5863 Jackson Rd, Ann Arbor, MI 48103  
County: Washtenaw  
MSA: Ann Arbor  
Submarket: Washtenaw W of 23



## Property Images



5863 Jackson Rd (1)



5863 Jackson Rd (16)



5863 Jackson Rd (3)



5863 Jackson Rd (5)



5863 Jackson Rd (11)



5863 Jackson Rd (6)



5863 Jackson Rd (15)



5863 Jackson Rd (9)

## Property Contacts

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