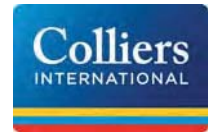


Courtyard Shops

1667 Plymouth Road, Ann Arbor, MI 48105



Listing ID: 2105155
Status: Active
Property Type: Retail-Commercial For Lease
(also listed as Shopping Center)
Retail-Commercial Type: Mixed Use
Contiguous Space: 900 - 1,200 SF
Total Available: 3,100 SF
Lease Rate: \$26.50 PSF (Annual)
Base Monthly Rent: \$1,987 - 2,650
Lease Type: NNN
Ceiling: 12 ft.



Overview/Comments

The Courtyard Shops is a collection of 30 walk-around stores and cafes located adjacent to the North Campus of the University of Michigan on the Plymouth Road corridor to downtown Ann Arbor. This location is also across the street from a newer student housing project consisting of 896 occupants.

The Courtyard consists of four separate buildings in a park like setting with outdoor seating and convenient parking.

More Information Online

<http://www.cpix.net/listing/2105155>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	City of Ann Arbor	Building Name:	The Courtyard Shops
Tax ID/APN:	09-09-22-202-008	Gross Building Area:	45,700 SF
Retail-Commercial Type:	Mixed Use	Land Area:	3.86 Acres
Zoning:	C1B		

Available Space

Suite/Unit Number:	1709 Plymouth Road Unit #33	Space Type:	Relet
Suite Floor/Level:	1st	Date Available:	07/11/2018
Space Available:	900 SF	Lease Term (Months):	60 Months
Minimum Divisible:	900 SF	Lease Rate:	\$26.50 PSF (Annual)
Maximum Contiguous:	900 SF	Lease Type:	NNN
Space Description:	Lease rate is NNN, approximately \$6/PSF		

Available Space

Suite/Unit Number:	1719 Plymouth Road Unit #28	Space Type:	Relet
Suite Floor/Level:	1st	Date Available:	07/01/2018
Space Available:	1,000 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,000 SF	Lease Rate:	\$26.50 PSF (Annual)
Maximum Contiguous:	1,000 SF	Lease Type:	NNN
Space Description:	Lease rate is NNN, approximately \$6/SF		

Available Space

Suite/Unit Number:	1731 Plymouth Road Unit #22	Space Type:	Relet
Suite Floor/Level:	1st	Date Available:	03/01/2018
Space Available:	1,200 SF	Lease Term (Months):	60 Months
Minimum Divisible:	1,200 SF	Lease Rate:	\$26.50 PSF (Annual)
Maximum Contiguous:	1,200 SF	Lease Type:	NNN
Space Description:	Lease rate is NNN, approximately \$6/SF		

Area & Location

Market Type:	Medium	Largest Nearby Street:	Plymouth Rd
Retail Clientele:	General, Family, Business, Traveler, Tourist, Other	Feet of Frontage:	300
Property Located Between:	Upland & Barton	Transportation:	Highway
Side of Street:	North	Highway Access:	US-23 - 2 miles
Property Visibility:	Excellent	Airports:	Ann Arbor Airport, Willow Run & Detroit Metro

Building Related

Tenancy:	Multiple Tenants	Parking Ratio:	4.1 (per 1000 SF)
Total Number of Buildings:	4	Parking Type:	Surface
Number of Stories:	2	Parking Description:	Ample on-site parking.
Property Condition:	Good	Ceiling Height:	12
Year Built:	1972	Heat Type:	Natural Gas
Year Renovated:	1993	Heat Source:	Central
Roof Type:	Flat	Air Conditioning:	Package Unit
Construction/Siding:	Brick	Internet Access:	Cable, DSL
Total Parking Spaces:	188		

Land Related

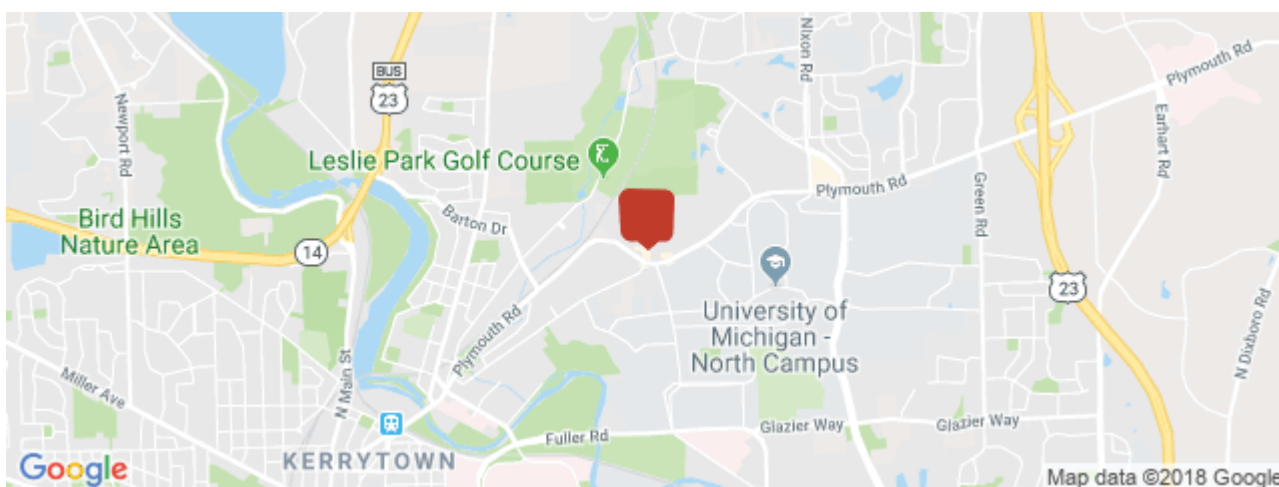
Lot Frontage:	300	Sewer Type:	Municipal
Lot Depth:	225	Easements:	Utilities
Water Service:	Municipal		

Zoning Description A commercial service district designed primarily to serve the needs of the surrounding community. This includes establishments which although they serve primarily a surrounding neighborhood, could also serve a larger trade or service area. These districts tend to create greater environmental stresses than those districts permitted under C1, even though the goods or services offered might be in the convenience category or classification. Most persons entering this district will come by auto and typically park once. The economic welfare of merchandising activities in these districts depends on moderate development of comparison shopping. Office building activities are compatible with the purpose of the district as long as adequate and convenient automobile parking can be provided for both the office and the retail merchandising activity.

Legal Description LOTS 14 THRU 19 UPLANDS SUB LOTS 11 THRU 16 OSAGE HILLS SUB & N 1/2 OF VACATED OSAGE DR DESC AS COM AT NW COR OF SD SEC 22 TH S 2 DEG 14 MIN 30 SEC W 1064 FT FOR POB TH S 88 DEG 24 MIN 20 SEC E 302.16 FT TH S 2 DEG 18 MIN 30 SEC W 440.26 FT TH 308.83 FT ALG ARC OF A NON-TANG CIR CUR RT RAD 666.78 FT CL N 78 DEG 1 MIN 40 SEC W 306.6 FT TH CONT ALG SD CUR 186.8 FT M/L TO ELY CL OF OSAGE DR TH ELY & NLY ALG SD CL TO THE RANGE OF NW LINE OF LOT 16 OSAGE HILLS SUB TH NELY 144.6 FT M/L TH N 2 DEG 14 MIN 30 SEC E 13.9 FT M/L TO POB 3.86 ACRES M/L

Location

Address:	1667 Plymouth Road, Ann Arbor, MI 48105	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



Exterior 1



Exterior 3



Exterior 2



Sign



Beautifully Landscaped



Exterior 4



Exterior 5



Exterior 7



Exterior 6



Exterior 8

Property Contacts



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Courtyard Shops Site Plan

(Available suites highlighted in yellow)

