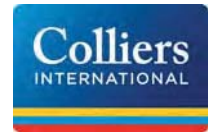


Retail > U of M Central Campus

611 E University Ave, Ann Arbor, MI 48104



Listing ID: 30073920
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Convenience Store
Contiguous Space: 1,755 SF
Total Available: 1,755 SF
Lease Rate: \$30 PSF (Annual)
Base Monthly Rent: \$4,387
Lease Type: NNN

Overview/Comments

This brand new high end attractive building comes with great exposure to large student population at the University of Michigan with over 45,000 students. Great visibility in this high traffic area in the heart of campus. Outstanding brand new building construction, great opportunity to be in this first generation space. One first floor retail space remaining on Church Street which is restricted to "dry goods". Building is currently under construction with expected delivery Fall 2018.



More Information Online

<http://www.cpix.net/listing/30073920>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: City of Ann Arbor
Tax ID/APN: 09-09-28-311-025
Retail-Commercial Type: Convenience Store
Zoning: D1

Gross Building Area: 134,000 SF
Building/Unit Size (RSF): 134,000 SF
Usable Size (USF): 134,000 SF
Land Area: 0.45 Acres

Available Space

Suite/Unit Number: 2
Suite Floor/Level: 1st
Space Available: 1,755 SF

Minimum Divisible: 1,755 SF
Maximum Contiguous: 1,755 SF
Space Description: Dry goods only.

Space Type:	New	Lease Rate:	\$30 PSF (Annual)
Date Available:	08/01/2018	Lease Type:	NNN
Lease Term (Months):	60 Months		

Area & Location

Retail Clientele:	General, Other	Property Visibility:	Excellent
Property Located Between:	Church St & East University	Largest Nearby Street:	East University

Building Related

Tenancy:	Multiple Tenants	Roof Type:	Flat
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	14	Freight Elevators:	0
Typical SF / Floor:	10,000 SF	Heat Type:	Natural Gas
Property Condition:	Excellent	Heat Source:	Central
Year Built:	2018	Air Conditioning:	Package Unit

Land Related

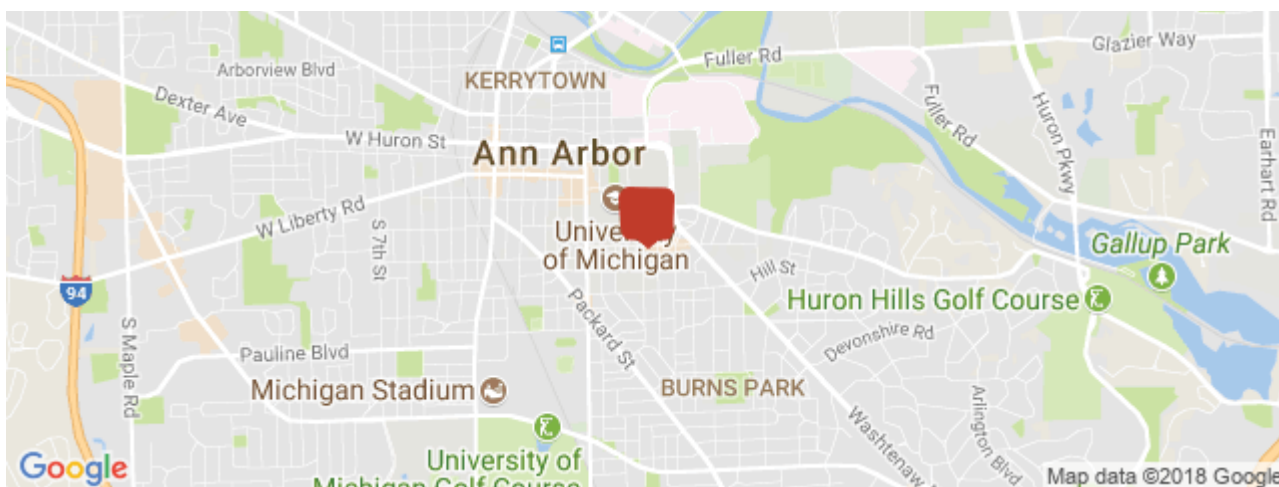
Water Service:	Municipal
Sewer Type:	Municipal

Zoning Description D1 and D2 Downtown Districts. Intent. These districts, in coordination with the downtown character overlay zoning districts, are designed to support the downtown as the city's traditional center. The downtown serves both the region and local residents as a place to live, work, and take advantage of civic, cultural, educational, shopping, and entertainment opportunities. The downtown districts are intended to allow a mixture of land uses, dense urban development, pedestrian orientation, unique residential opportunities, and a compatible and attractive mix of historic and contemporary building design. Development in these districts is designed to be accessible by a variety of modes of transportation. D1 - Downtown Core District. This district is intended to contain the downtown's greatest concentration of development and serves as a focus for intensive pedestrian use. This district is appropriate for high-density mixed residential, office and commercial development. **PERMITTED USES:** Single- or Two-Family Dwelling, Multiple-Family Dwelling, Fraternity, Sorority or Student Cooperative, Rooming or Boarding House, Emergency Shelter, Convalescent or nursing home, **LODGING:** Hotel, Bed & Breakfast, **CIVIC AND INSTITUTIONAL:** Religious Assembly, Educational Services, Day Care Center, Community Center, Social or Service Club, Library, Government Office, Courthouse, Park or Plaza, Museum, **OFFICE:** Office—General or Business, Office—Medical or Dental Office—Veterinary, Medical Laboratory, **COMMERCIAL,** Bank, Credit Union or Financial Services, Retail Sales, Restaurant or Bar Personal or Business Services

Legal Description LOT 1 EXC E 7 RDS BLK 1 RANSOM S SMITHS 2ND ADDITION AND E 55 FT OF S 22 FT 1 INCH LOT 63 RANSOM S SMITHS ADDN Split/Combined on 12/06/2016 from 09-09-28-311-009, 09-09-28-311-008, 09-09-28-311-019, 09-09-28-311-020;

Location

Address:	611 E University Ave, Ann Arbor, MI 48104	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



Property Images



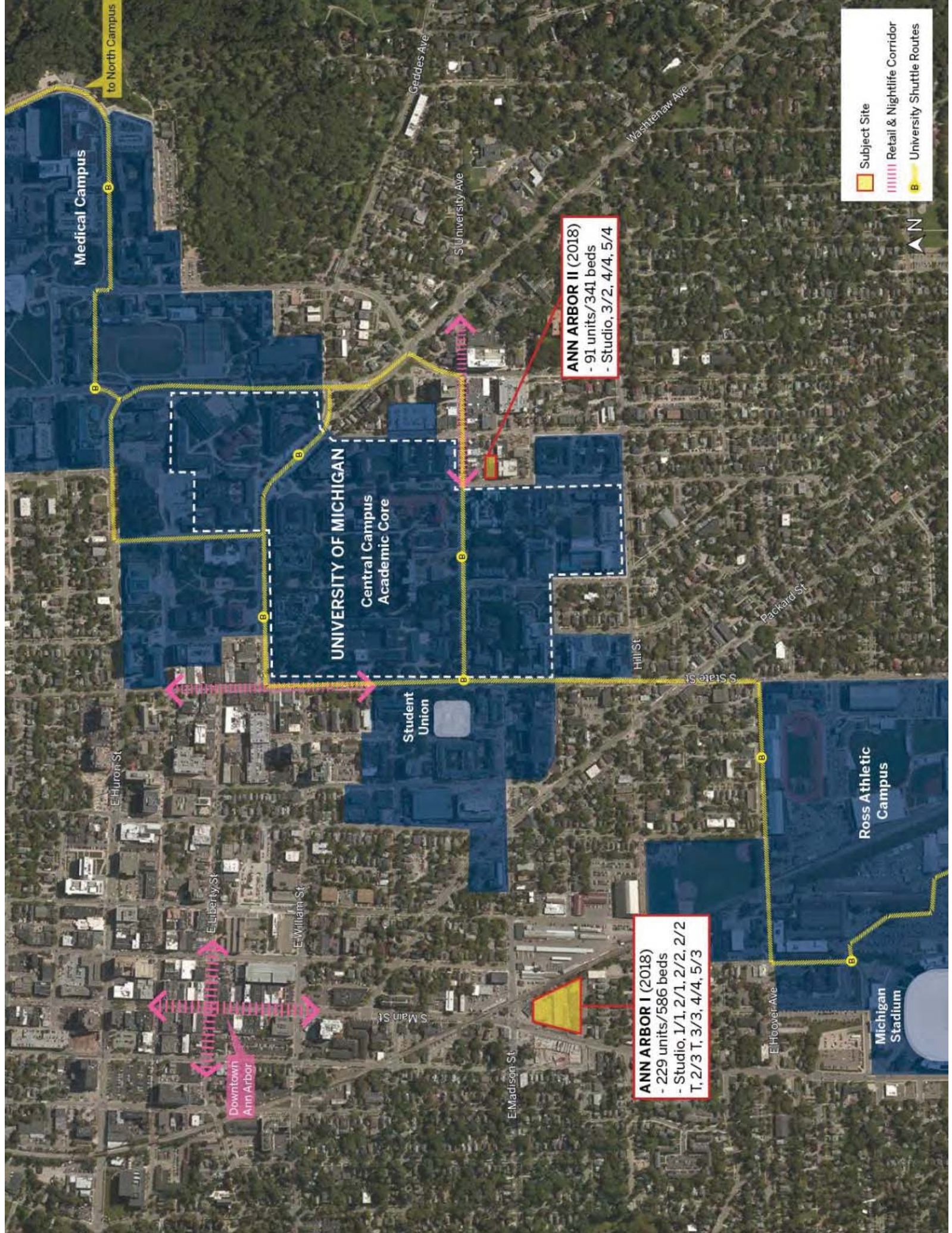
Six11 Exterior01-03.08.2017 reduced

Property Contacts



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jim.chaconas@colliers.com



- Subject Site
- Retail & Nightlife Corridor
- University Shuttle Routes



Medical Campus

to North Campus

UNIVERSITY OF MICHIGAN
Central Campus
Academic Core

Student Union

Ross Athletic Campus

Michigan Stadium

ANN ARBOR II (2018)
- 91 units/341 beds
- Studio, 3/2, 4/4, 5/4

ANN ARBOR I (2018)
- 229 units/586 beds
- Studio, 1/1, 2/1, 2/2, 2/2
T, 2/3 T, 3/3, 4/4, 5/3

Downtown
Ann Arbor

South University Residential Development Since 2010



Project	Square Footage	# of Units	# of Bedrooms	Status
1101 S University	9,057	3	16	Plan Review
1107 S University	115,863	57	253	Under Construction
1225 S University	16,419	10	32	Constructed
The Landmark 1300 S University	225,399	175	602	Constructed
Six11 611 E University	133,805	91	322	Under Construction
ArborBlu 624 Church Street	116,167	123	234	Constructed