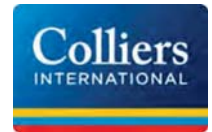


# South Main Restaurant / Retail

## 615 S Main St, Ann Arbor, MI 48104



Listing ID: 30073878  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Convenience Store, Restaurant  
Contiguous Space: 1,604 - 4,782 SF  
Total Available: 4,782 SF  
Lease Rate: \$35 PSF (Annual)  
Base Monthly Rent: \$4,678 - 13,947  
Lease Type: NNN  
Ceiling: 18 ft.



### Overview/Comments

THE YARD is a brand new building on South Main Street ideally situated less than half a mile from U of M Football and Basketball sports facilities, downtown Ann Arbor, and U of M Central Campus. This is a first generation building that can be tailored to tenant's build out needs. With high traffic counts and high visibility, this is an outstanding location in Ann Arbor. Possibility of outside seating for restaurant user.

### More Information Online

<http://www.cpix.net/listing/30073878>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority: City of Ann Arbor  
Tax ID/APN: 09-09-29-431-013  
Retail-Commercial Type: Convenience Store, Restaurant, Street Retail  
Zoning: D2

Building Name: The Yard  
Gross Building Area: 286,079 SF  
Land Area: 2.06 Acres

### Available Space

Suite/Unit Number: 1  
Suite Floor/Level: 1st  
Space Available: 3,178 SF  
Minimum Divisible: 3,178 SF  
Maximum Contiguous: 3,178 SF  
Space Description: Retail space with frontage on South Main Street.

Space Type: New  
Date Available: 08/01/2018  
Lease Term (Months): 60 Months  
Lease Rate: \$35 PSF (Annual)  
Lease Type: NNN  
Parking Spaces: 0

### Available Space

Suite/Unit Number: 2  
Suite Floor/Level: 1st  
Space Available: 1,604 SF  
Minimum Divisible: 1,604 SF  
Maximum Contiguous: 4,782 SF  
Space Description: Retail space that can be combined with adjacent space for larger suite.

Space Type: New  
Date Available: 08/01/2018  
Lease Term (Months): 60 Months  
Lease Rate: \$35 PSF (Annual)  
Lease Type: NNN

### Area & Location

Retail Clientele: General, Family, Business  
Property Located Between: South of Madison and East side of South Main Street  
Largest Nearby Street: Main Street

Feet of Frontage: 310  
Highway Access: Easy access to M-14 north of Main Street, I-94 south on Main Street.  
Airports: Ann Arbor Airport, Willow Run & Detroit Metro

### Building Related

Tenancy: Multiple Tenants  
Total Number of Buildings: 1

Number of Stories: 6  
Typical SF / Floor: 48,000 SF

Property Condition:	Excellent	Ceiling Height:	18
Year Built:	2018	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Steel Frame	Heat Type:	Natural Gas
Total Parking Spaces:	19	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Package Unit
Parking Description:	Parking on E. Mosley Street in front of building.		

## Land Related

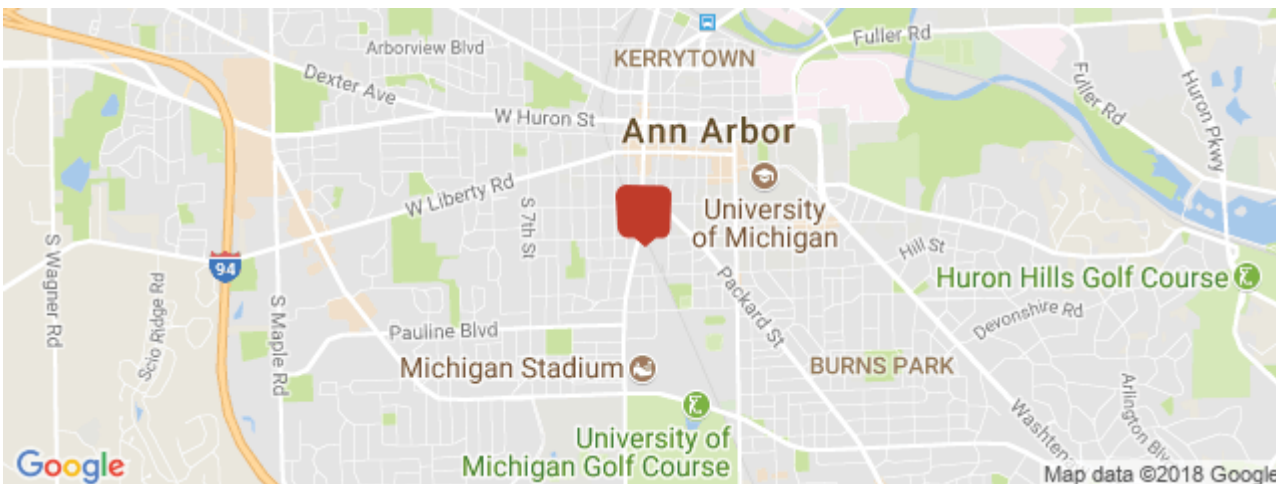
Water Service:	Municipal
Sewer Type:	Municipal

**Zoning Description** D2 - Downtown Interface District. This district is intended to be an area of transition between the Core and surrounding residential neighborhoods. This district is appropriate for medium density residential and mixed-use development. Permitted uses: 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** LOTS 4 & 5, ASSESSOR'S PLAT NO. 30 & THAT PRT OF LOT 6, ASSESSOR'S PLAT NO. 30 DESC AS COM AT SW COR OF SD LOT 6, TH N 15 DEG 20 MIN 0 SEC E 101.67 FT TO POB, TH N 15 DEG 20 MIN 0 SEC E 23.93 FT, TH S 89 DEG 53 MIN 25 SEC E 304.4 FT, TH S 23 DEG 32 MIN 40 SEC E 24.72 FT, TH N 89 DEG 53 MIN 25 SEC W 320.81 FT TO POB Split/Combined on 11/23/2016 from 09-09-29-431-011, 09-09-29-431-012, 09-09-29-431-005;

## Location

Address:	615 S Main St, Ann Arbor, MI 48104	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw W of 23



## Property Contacts



**James H. Chaconas**

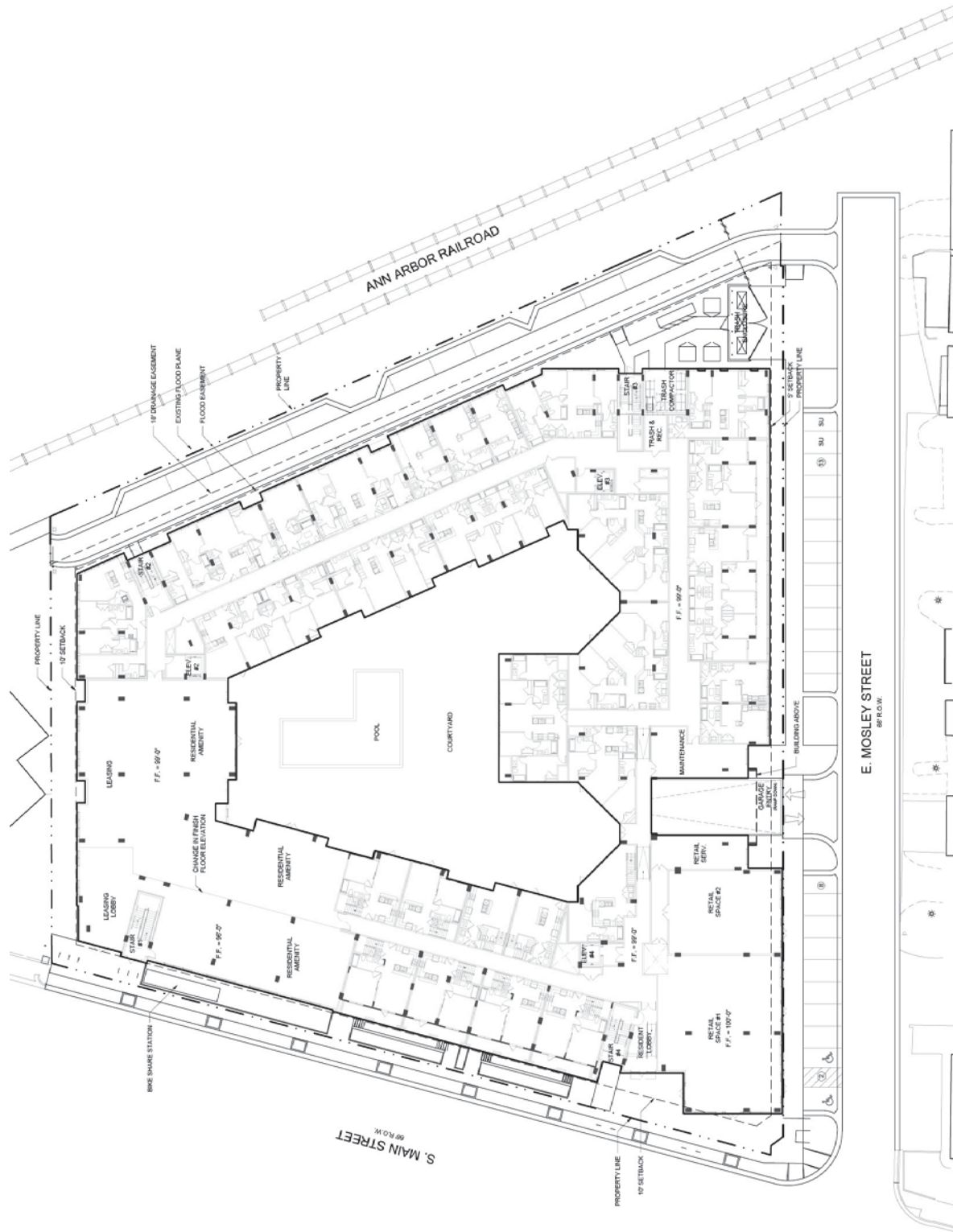
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ANN ARBOR I: SITE PLAN



ANN ARBOR I: RETAIL SPACES

