

# New Restaurant > Fleming Creek

## 5400 Plymouth Rd, Ann Arbor, MI 48105



Listing ID: 30007200  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Restaurant  
Contiguous Space: 2,500 SF  
Total Available: 2,500 SF  
Lease Rate: \$18.50 PSF (Annual)  
Base Monthly Rent: \$3,854  
Lease Type: NNN

### Overview/Comments

This building formerly housed the The Lord Fox Restaurant, the location has been a restaurant since the 1920's and holds a lot of history. Currently under renovation, the new owners are looking for a tenant who will create an eatery or tavern-style restaurant! A must-see for the restaurateur!!!



### More Information Online

<http://www.cpix.net/listing/30007200>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	J-10-18-100-014	Building/Unit Size (RSF):	2,500 SF
Retail-Commercial Type:	Restaurant	Usable Size (USF):	2,500 SF
Zoning:	VC-VILLAGE CENTER DISTRICT	Land Area:	6 Acres
Gross Building Area:	4,000 SF		

### Available Space

Suite/Unit Number:	B	Date Available:	10/04/2016
Suite Floor/Level:	1st	Lease Term (Months):	60 Months
Space Available:	2,500 SF	Lease Rate:	\$18.50 PSF (Annual)
Minimum Divisible:	2,500 SF	Lease Type:	NNN
Maximum Contiguous:	2,500 SF	Parking Spaces:	35
Space Type:	Relet		

### Area & Location

Retail Clientele:	Family, Tourist	Highway Access:	US 23 - 2 miles, M 14 - 4 miles
Property Located Between:	Cherry Hill Road and Church Road	Airports:	Detroit International Airport - 30 min, Ann Arbor Municipal Airport - 20 min
Property Visibility:	Good	Area Description:	Rural Village Character
Largest Nearby Street:	N Dixboro Rd		

### Building Related

Tenancy:	Multiple Tenants	Roof Type:	Gable
Total Number of Buildings:	1	Total Parking Spaces:	35
Number of Stories:	2	Parking Type:	Surface
Typical SF / Floor:	4,000 SF	Passenger Elevators:	0
Property Condition:	Good	Freight Elevators:	0
Year Built:	1930		

## Land Related

Legal Description \*OLD SID - J 10-018-020-00 SU 18-10 COM AT CENT OF SEC, TH N 1 DEG 0'20" E 631.65 FT IN N&S 1/4 LINE, TH N 89 DEG 20'20" E 468.36 FT FOR L OFBEG TH S 00 DEG 37'20" W 361.84 FT, TH S 89 DEG 31'10" E 650 FT, TH N 00 DEG 27'20" E 445.10 FT, TH N 88 DEG 32'10" W 365.48 FT, TH S 30 DEG 35'20" W 98.10 FT, TH S 89 DEG 20'20" W 234.30 FT TO PL OF BEG, BEING PART OF NE 1/4 SEC. 18 T2S R7E 6.00 AC.

## Location

Address:	5400 Plymouth Rd, Ann Arbor, MI 48105	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



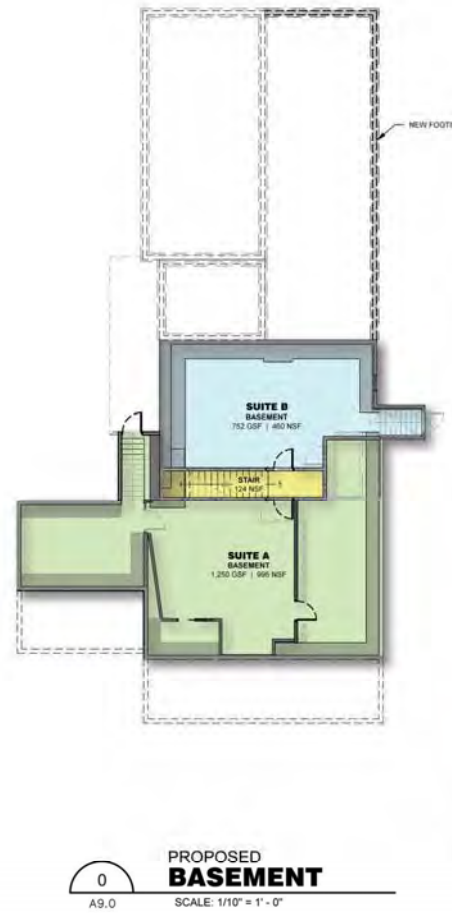
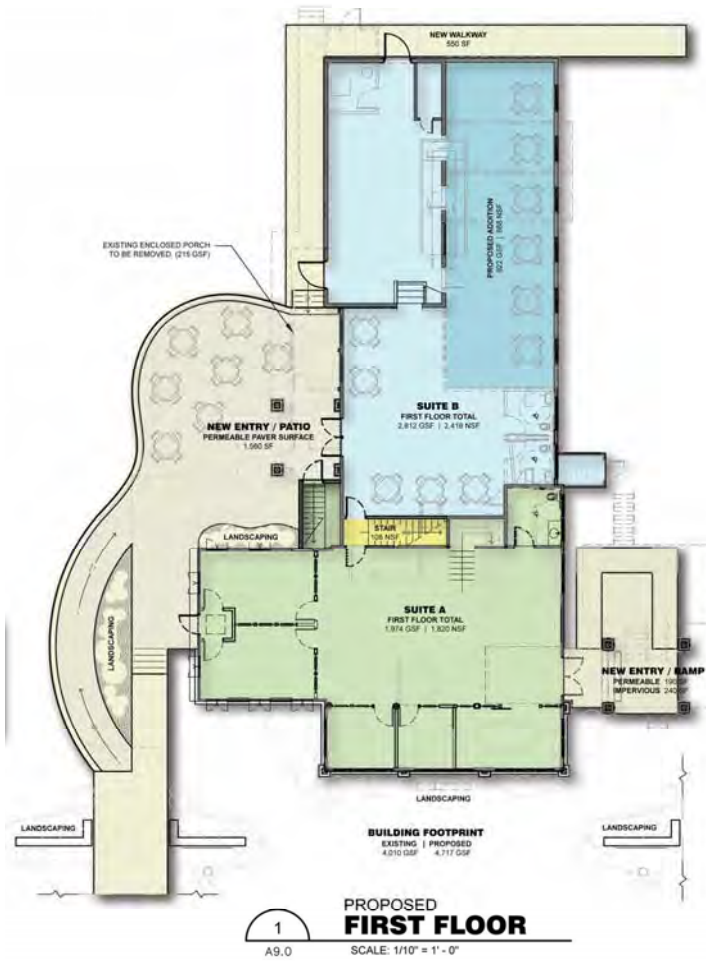
## Property Contacts



### James H. Chaconas

Colliers International  
734-769-5005 [0]  
jim.chaconas@colliers.com

# 5400 Plymouth Road, Suite B (Blue), Restaurant Floor Plan



SUITE A - OFFICE (BUILDING OWNER)  
\*PARKING CALCULATION BASED ON: GROSS SQ. FT. (OFFICE)  
14 PARKING SPACES REQUIRED PER OFFICE USE (1 PER 300 SF)  
1 BARNDORF FREE PARKING  
1,574 GSF OFFICE USE  
972 GSF EMPLOYEE AREA (2ND FL)  
1,750 GSF MICH. EMPLOYEE AREA (BASEMENT)  
4,196 GSF TOTAL

SUITE B - RESTAURANT (PRE-EXISTING USE)  
\*PARKING CALCULATION BASED ON: 60 SEATING CAPACITY WITH 7 STAFF  
(1 PER 4 SEATS + 1 FOR EACH EMPLOYEE)  
22 PARKING SPACES REQUIRED  
1 BARNDORF FREE PARKING, VAN ACCESSIBLE  
1,890 GSF EXISTING RESTAURANT  
802 GSF RESTAURANT ADDITION  
752 GSF EMPLOYEE AREA (BASEMENT)  
3,384 GSF TOTAL

\*CIRCULATION (SHARED)  
STAIR - 128 GSF (1ST FL), 124 GSF (BASEMENT)



**MEIER**  
ARCHITECTS

4844 JACKSON ROAD | SUITE 175  
ANN ARBOR, MICHIGAN 48103  
734 741-8655 | 734 741-8755 FAX



**J.T. Zeigler, LLC**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MICHIGAN

Revisions:

2016 09 12 - SITE PLAN REVIEW

**RFC FINANCIAL PLANNERS<sup>®</sup>**  
EXISTING DEVELOPMENT  
**FLEMING CREEK MIX-USE DEVELOPMENT**  
5400 Plymouth RD, Ann Arbor, MI 48105

Project:

Print Date:

Sheet Title:

**PROPOSED  
SUITE A + SUITE B  
MIX-USE AREA(S)**

Sheet No:

**A9.0**