

# Dixboro Village Shops - Office or Retail

## 5770 Plymouth Rd, Ann Arbor, MI 48105



Listing ID: 30061698  
Status: Active  
Property Type: Shopping Center For Lease  
Retail Type: Strip Center  
Contiguous Space: 1,450 - 5,400 SF  
Total Available: 6,850 SF  
Lease Rate: \$15 PSF (Annual)  
Base Monthly Rent: \$1,812 - 6,750  
Lease Type: Modified Gross  
Ceiling: 10 ft.



### Overview/Comments

Great mall location on rapidly growing corridor just East of US-23 near North Campus.

2 Suites available in this highly visible mall with easy access from both Plymouth Road and Ford Road.

Large suite has an existing lab infrastructure complete with extra power, water distribution, extra bathrooms and a dedicated backup generator, perfect for a startup lab environment, life sciences operation or medical office use. End cap suite with easy access parking.

2nd suite has high visibility with great frontage and outstanding parking, excellent retail or office user opportunity.

### More Information Online

<http://www.cpix.net/listing/30061698>

### QR Code

Scan this image with your mobile device:



### General Information

Taxing Authority:	Charter Township of Superior	Gross Building Area:	9,300 SF
Tax ID/APN:	J-10-07-400-010	Building/Unit Size (RSF):	9,300 SF
Retail Type:	Strip Center	Usable Size (USF):	9,300 SF
Zoning:	N-S	Land Area:	3.76 Acres
Building Name:	Dixboro Village Shops		

### Available Space

Suite/Unit Number:	5692	Space Type:	Relet
Suite Floor/Level:	1st	Date Available:	08/01/2017
Space Available:	5,400 SF	Lease Term (Months):	60 Months
Minimum Divisible:	5,400 SF	Lease Rate:	\$15 PSF (Annual)
Maximum Contiguous:	5,400 SF	Lease Type:	Modified Gross
Space Description:	Existing lab infrastructure complete with extra power, water, distribution, extra bathrooms and dedicated back-up generator.		
		Parking Spaces:	0

### Available Space

Suite/Unit Number:	5760	Space Description:	Wide open space. Landlord will install a bathroom.
Suite Floor/Level:	1st	Space Type:	Relet
Space Available:	1,450 SF	Date Available:	05/02/2017
Minimum Divisible:	1,450 SF	Lease Rate:	\$15 PSF (Annual)
Maximum Contiguous:	1,450 SF	Lease Type:	Modified Gross

### Area & Location

Retail Clientele:	General, Family	Largest Nearby Street:	Plymouth Rd
Property Located Between:	Ford Rd and Plymouth Rd	Feet of Frontage:	238
Property Visibility:	Excellent		

Highway Access: Easy access to M-14, at the Ford Road (M-153) exit #10.  
Airports: Willow Run & Detroit Metro

### Building Related

Total Number of Buildings:	3	Parking Description:	Ample on site parking.
Number of Stories:	1	Total Parking Spaces:	71
Property Condition:	Good	Ceiling Height:	10
Year Built:	1995	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Brick	Heat Type:	Natural Gas
Parking Ratio:	4.2 (per 1000 SF)	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Package Unit

### Land Related

Lot Frontage:	238	Water Service:	Well
Lot Depth:	616	Sewer Type:	Septic

**Zoning Description** Neighborhood Shopping Center (NSC) District. The Neighborhood Shopping Center (NSC) District is hereby established as a Special District to provide for development of neighborhood shopping centers. The NSC District is intended to encourage and permit retail and office uses that will serve the day-to-day needs of neighboring residents. Uses should be compatible with, and supportive of, each other, in one (1) or more buildings of unified architectural character, on a site that is planned, developed, and managed as a single operating unit. Each site shall be landscaped with a common unifying theme, and be provided with common drives, parking areas, and service areas. This district is intended to ensure that commercial uses will be provided in a pedestrian-scaled shopping center environment and not in a miscellaneous, uncoordinated arrangement of uses on individual lots. It is intended that the district provide an attractive, comfortable, and convenient environment for patrons, and that the center be compatible with neighboring uses, especially residential uses. Parking shall not dominate the appearance of buildings and sites, and drive-in and drive-through facilities shall be prohibited in this district. Extension of public water and sanitary sewer service into this district shall be prohibited unless such service is necessary to address public health and safety issues of development existing at the date of adoption of this Ordinance. The NSC District is a Special District and as such is also subject to applicable provisions of Article 7.0 (Special Districts) and Article 10.0 (Site Plan Review). This district shall be located in areas of Superior Township that are designated in the adopted Growth Management Plan for Neighborhood Shopping Center use. Uses permitted in the NSC District shall be limited to the specific listing of uses shown on the approved preliminary site plan. No other uses shall be permitted, unless the preliminary site plan is amended by approval of the Planning Commission, after public hearing and in accordance with the provisions of this Ordinance.

**Legal Description** J -10-07-400-010 OWNER REQUEST SU 7-11A-2A COM AT SE COR SEC 7,TH N 88-27-30 W 527.80 FT,TH S 00-46-00 E 158.79 FT TO A POB, TH S 86-52-30 W 220.00 FT, TH N 30-13-40 W 201.30 FT, TH N 88-27-30 W 11.31 FT, TH N 30-35-20 E 111.32 FT, TH 345.70 FT ALNG

### Location

Address:	5770 Plymouth Rd, Ann Arbor, MI 48105	MSA:	Ann Arbor
County:	Washtenaw	Submarket:	Washtenaw E of 23



## Property Images

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5690 Plymouth Rd (3)



5690 Plymouth Rd (11)



5690 Plymouth Rd (5)



5690 Plymouth Rd (15)



5690 Plymouth Rd (7)

## Property Contacts

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