

FOR SALE OR LEASE > RETAIL/REDEVELOPMENT

FORMER PIZZA HUT

5630 JACKSON ROAD | ANN ARBOR, MICHIGAN



TRAFFIC COUNTS OF 24,000

> PROPERTY HIGHLIGHTS

- 3,262 SF Former Pizza Hut with Drive-Thru or Redevelopment Opportunity For Sale or Lease
- On Jackson Road Across the Street From Meijer & Down the Block From Menards & Lowes with Ann Arbor Address
- Strong "Small Shop National" Retail Corridor Including Starbucks, Jimmy Johns, Taco Bell, Arby's, Wendy's, Chase, Huntington, Auto Zone, Culvers, Panera, CVS & More

> DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,120	16,738	64,352
AVG. INCOME	\$158,731	\$135,613	\$120,199
HOUSEHOLDS	1,157	6,698	27,465

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

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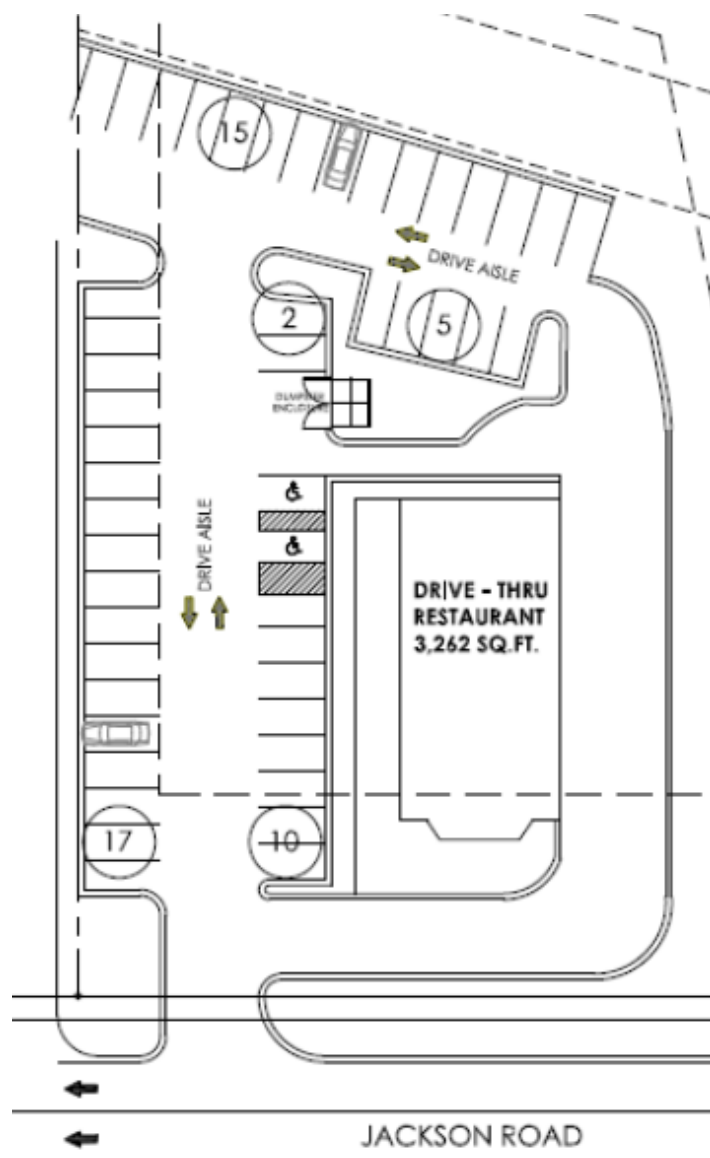
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> EXISTING SITE PLAN



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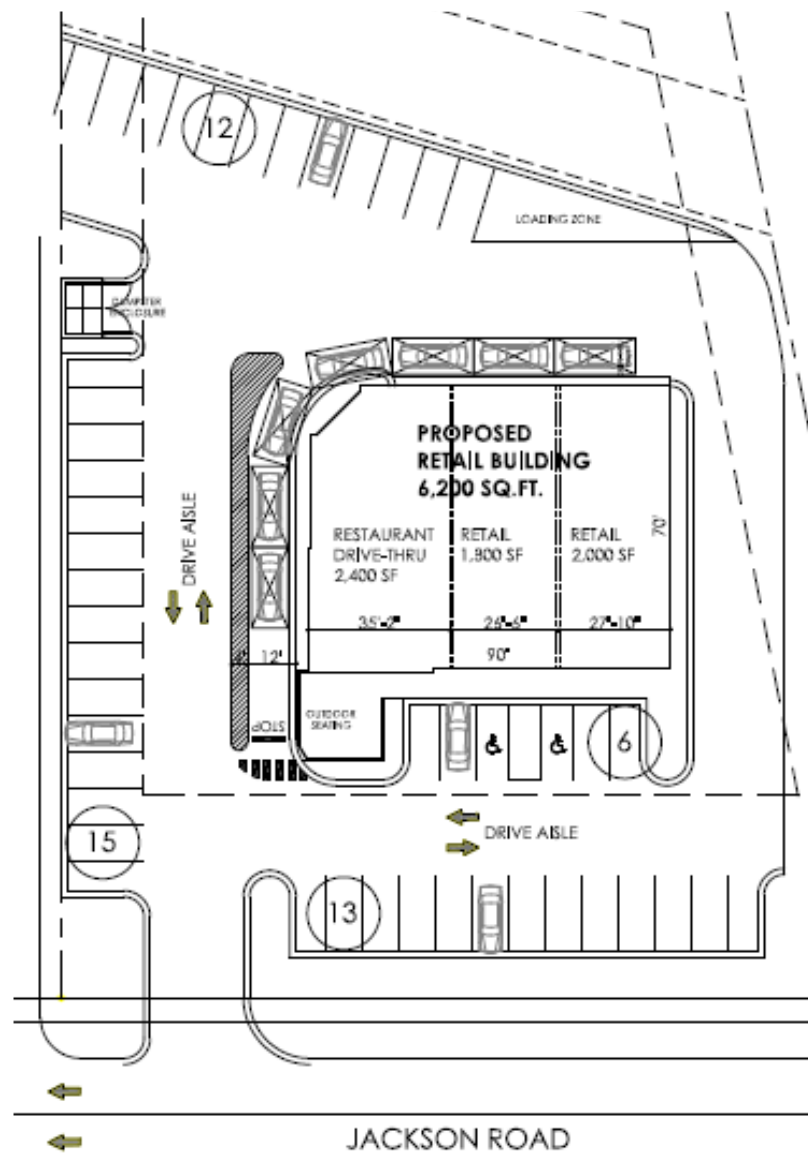
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> PROPOSED SITE PLAN WITH DRIVE-THRU



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PROPOSED RETAIL BUILDING 7,200 SQ. FT.

Section	Area (SF)	Dimensions
RESTAURANT	2,400 SF	36' x 20'
RETAIL	1,400 SF	20' x 20'
RETAIL	1,400 SF	20' x 20'
RETAIL	2,000 SF	27' x 10'

Other Features:

- LOADING ZONE:** Located at the top right of the building.
- DRIVE AISLE:** Indicated by arrows on the left and bottom of the building.
- Parking:** Multiple parking spaces are shown, including spaces 12, 13, 15, and 8.
- OUTDOOR SEATING:** Located at the bottom left of the building.
- JACKSON ROAD:** Located at the bottom of the plan.



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> AERIAL



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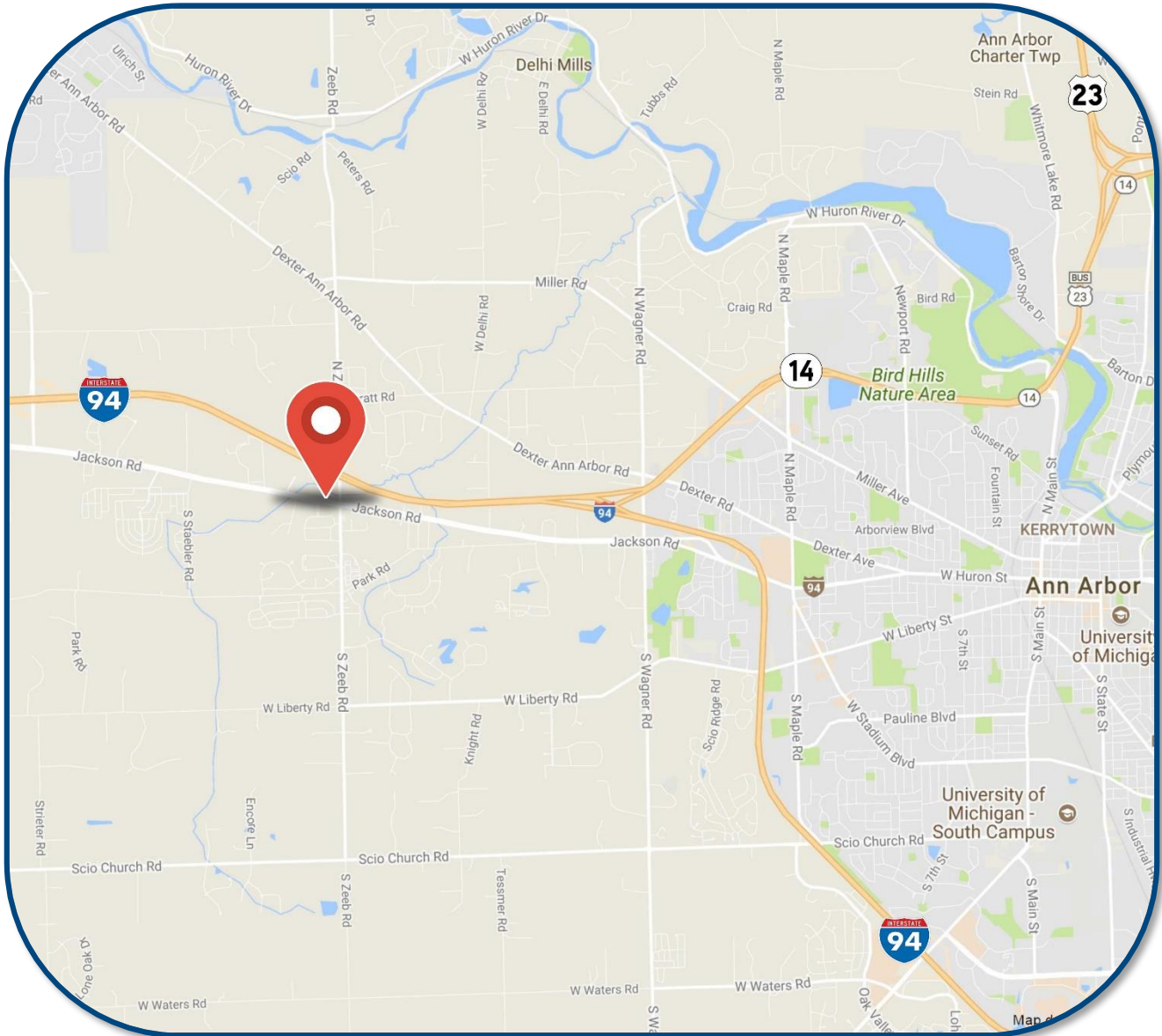
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> LOCATION MAP



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> AREA MERCHANT MAP



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SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2892/-83.8402

RS1

5630 Jackson Rd

Ann Arbor, MI 48103

1 mi radius

3 mi radius

5 mi radius

POPULATION	2017 Estimated Population	3,120	16,738	64,352
	2022 Projected Population	3,311	17,694	68,063
	2010 Census Population	3,079	16,284	61,142
	2000 Census Population	2,118	14,124	56,019
	Projected Annual Growth 2017 to 2022	1.2%	1.1%	1.2%
	Historical Annual Growth 2000 to 2017	2.8%	1.1%	0.9%
	2017 Median Age	39	40.2	38.1
HOUSEHOLDS	2017 Estimated Households	1,157	6,698	27,465
	2022 Projected Households	1,196	6,905	28,310
	2010 Census Households	1,146	6,521	25,956
	2000 Census Households	826	5,517	23,542
	Projected Annual Growth 2017 to 2022	0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2017	2.4%	1.3%	1.0%
RACE AND ETHNICITY	2017 Estimated White	76.3%	80.2%	79.9%
	2017 Estimated Black or African American	4.5%	6.2%	6.6%
	2017 Estimated Asian or Pacific Islander	14.4%	8.6%	8.7%
	2017 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
	2017 Estimated Other Races	4.6%	4.8%	4.6%
	2017 Estimated Hispanic	3.9%	4.3%	4.8%
INCOME	2017 Estimated Average Household Income	\$158,731	\$135,613	\$120,199
	2017 Estimated Median Household Income	\$127,749	\$108,490	\$94,821
	2017 Estimated Per Capita Income	\$58,857	\$54,283	\$51,324
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.0%	0.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	0.7%	1.6%	2.0%
	2017 Estimated High School Graduate	7.2%	12.6%	10.7%
	2017 Estimated Some College	9.0%	13.2%	13.9%
	2017 Estimated Associates Degree Only	5.3%	5.7%	4.8%
	2017 Estimated Bachelors Degree Only	30.0%	26.7%	28.1%
	2017 Estimated Graduate Degree	46.7%	39.3%	39.6%
BUSINESS	2017 Estimated Total Businesses	285	1,192	4,048
	2017 Estimated Total Employees	3,457	12,779	61,619
	2017 Estimated Employee Population per Business	12.1	10.7	15.2
	2017 Estimated Residential Population per Business	10.9	14.0	15.9

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