

# DOWNTOWN ANN ARBOR | FOR SALE OR LEASE



**MULTI FAMILY - HOSPITALITY - OFFICE**  
**125 S MAIN , ANN ARBOR, MI 48104**

## **UP TO 24 STORIES | REDEVELOPMENT**

- HEART OF DOWNTOWN ANN ARBOR
- Up To 24 Story - Redevelopment
- 39,949 Square Foot Building
- Zoned D1 (Flexible Zoning)
- Great Exposure For Branding
- High Visibility And Accessibility
- Usable As Office Or Redevelopment
- Prime Corner Location In Ann Arbor



Founding Director

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**STONEPOINT**  
COMMERCIAL REAL ESTATE

# REDEVELOPMENT | MULTI-FAMILY - HOSPITALITY - OFFICE

125 S MAIN , ANN ARBOR, MI 48104



## PROPERTY DESCRIPTION

Presenting an exceptional opportunity for a multi-family, hospitality, office, or mixed use redevelopment on a prime corner of Main Street in Downtown Ann Arbor. The existing property spans 39,949 SF and is zoned D1. With its usable size and flexible zoning, this property is perfectly suited for a legacy development project that caters to the growing demand of multi-family residences, hospitality, and office in the thriving Ann Arbor market.

## PROPERTY HIGHLIGHTS

- 39,949 square foot building
- Zoned D1 (Flexible Zoning)
- Usable as Office or Redevelopment
- Prime Corner Location in Ann Arbor
- Great Exposure for Branding
- High visibility and Accessibility

## OFFERING SUMMARY

|                |                                                        |
|----------------|--------------------------------------------------------|
| Sale Price:    | CONTACT BROKER                                         |
| Lease Rate:    | CONTACT BROKER                                         |
| Available SF:  | 39,949 SF                                              |
|                | 0.31 Acres                                             |
| Lot Size:      | Additional Adjacent .03 AC and 1,500 SF Also Available |
| Building Size: | 39,949 SF                                              |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 1,728     | 5,547     | 12,625   |
| Total Population  | 2,984     | 12,011    | 33,642   |
| Average HH Income | \$80,105  | \$71,100  | \$79,844 |



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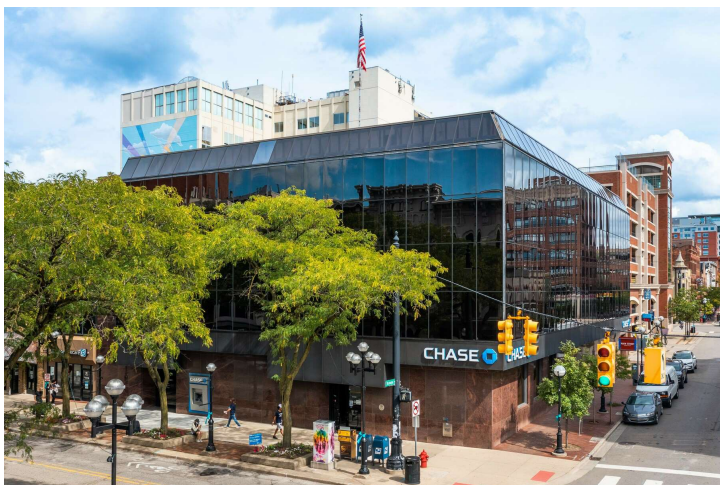
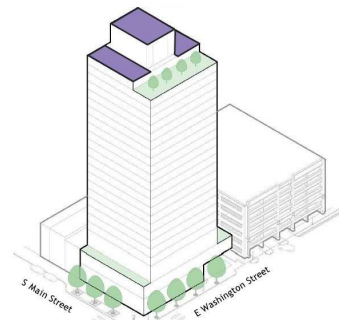
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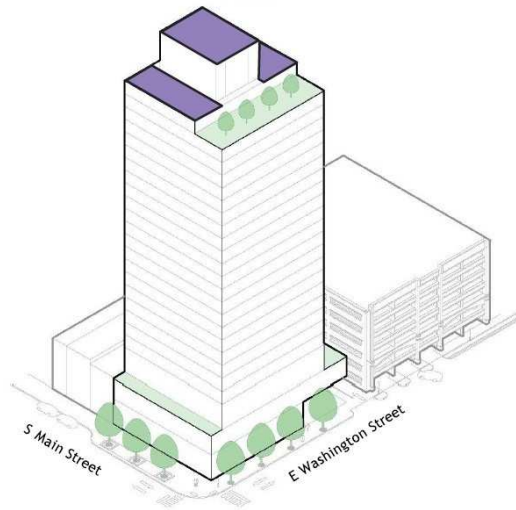
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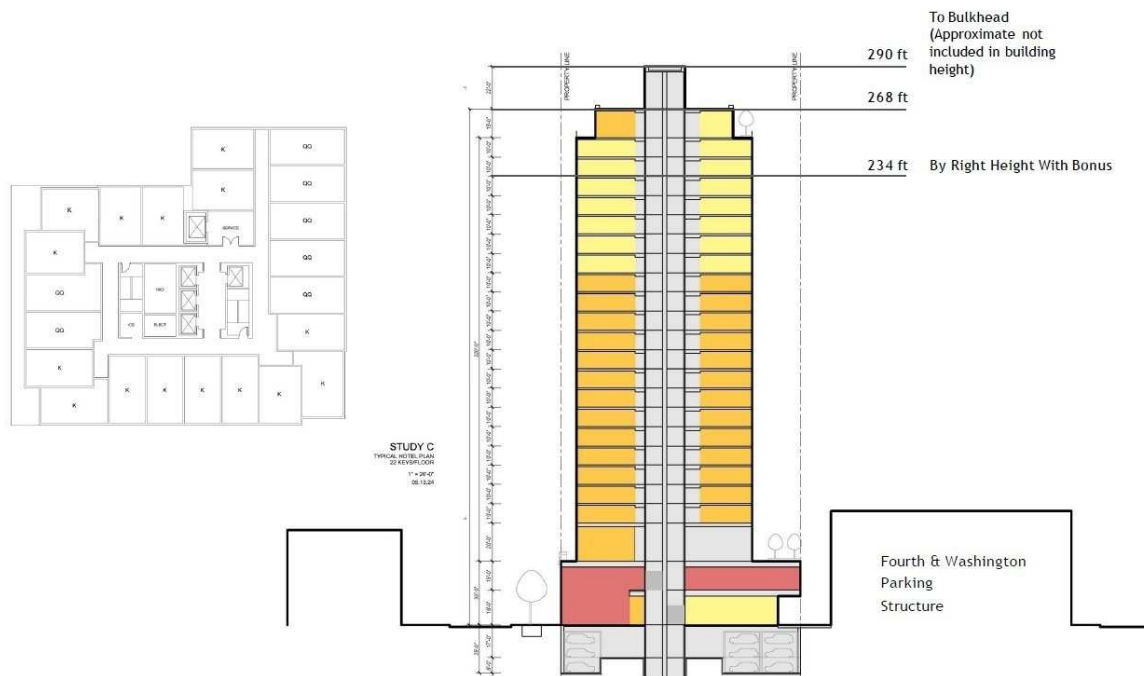
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# REDEVELOPMENT RENDERINGS

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## CONCEPTUAL DRAWINGS FAVORED BY THE MUNICIPALITY



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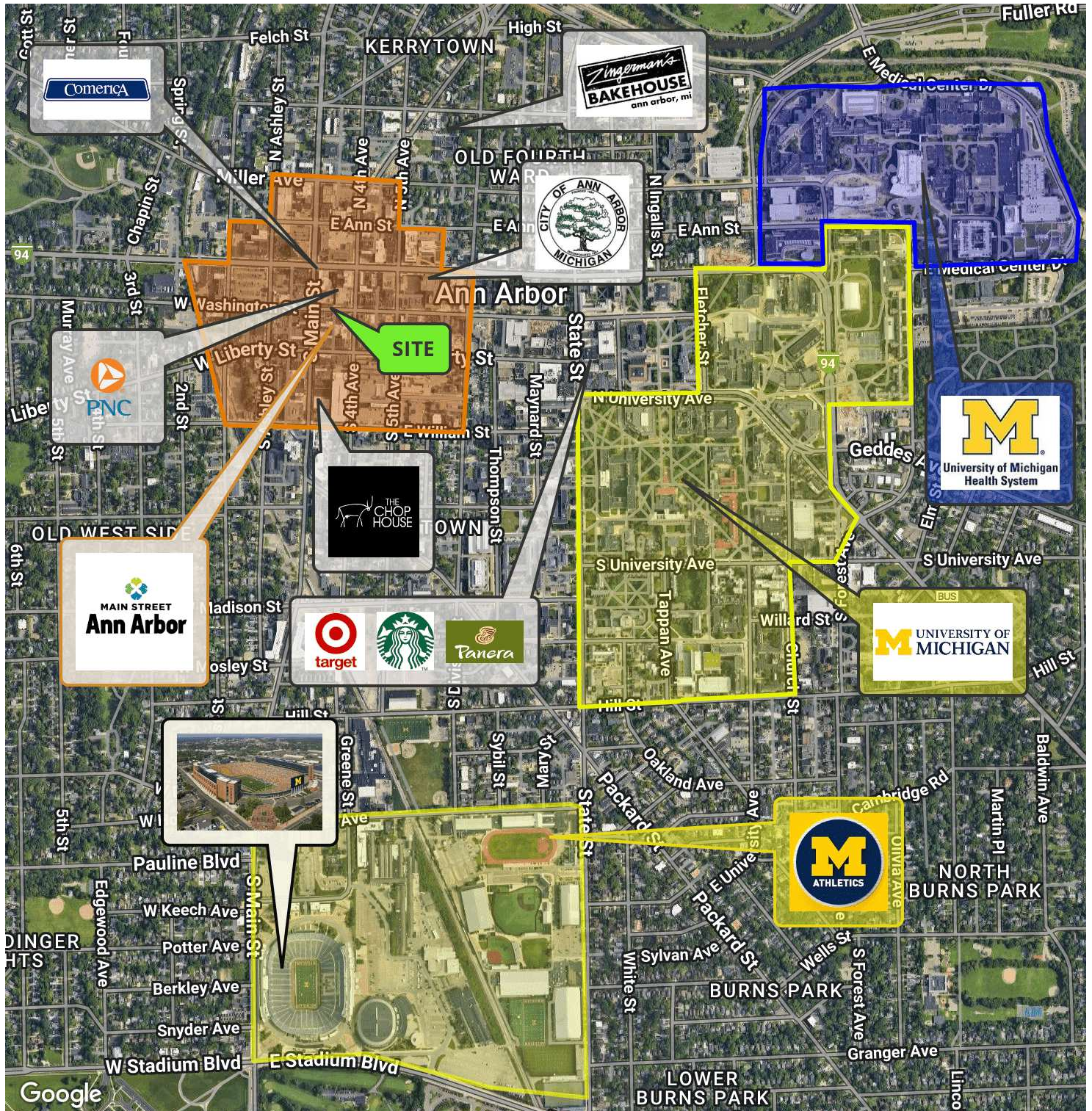
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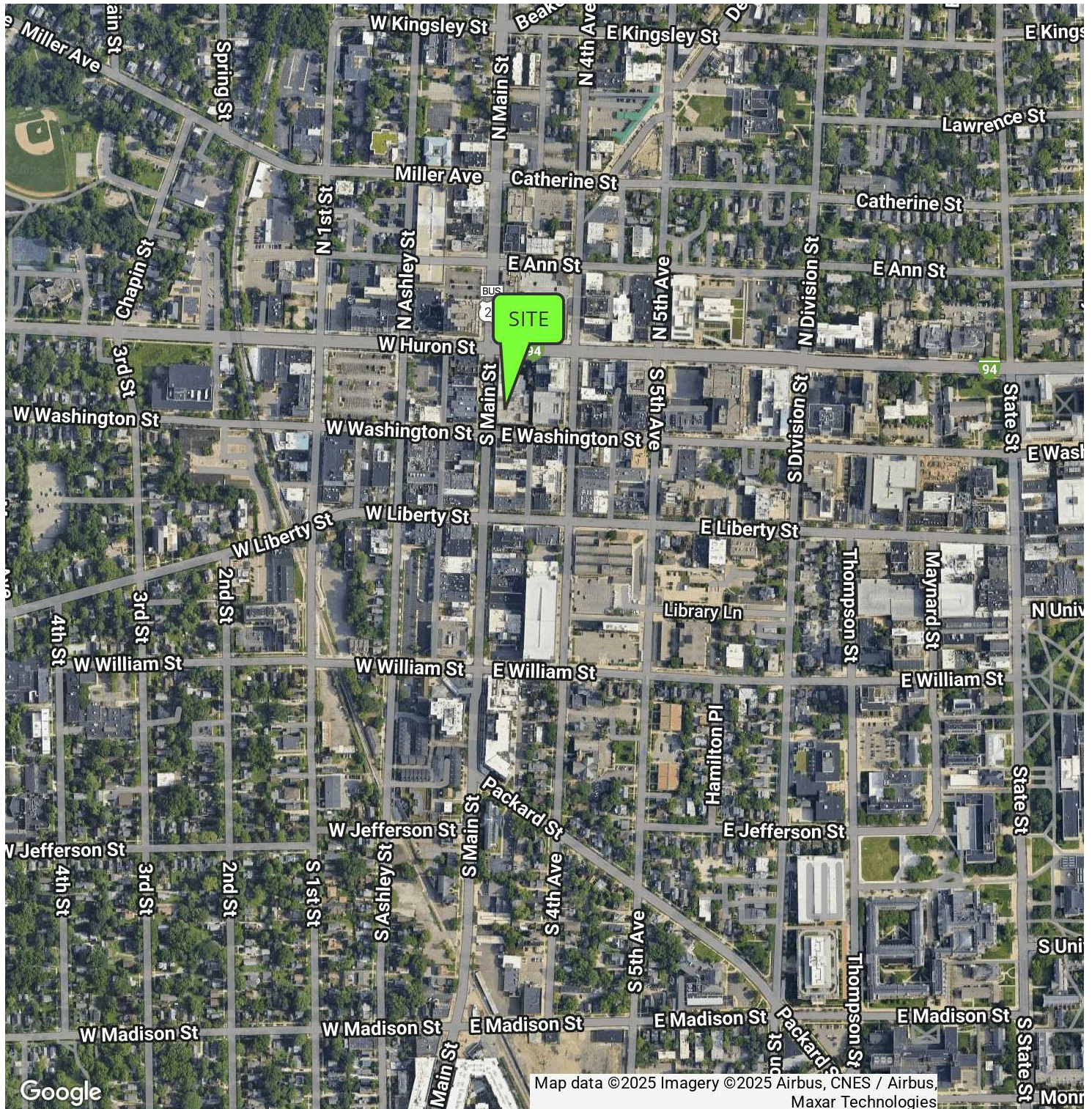
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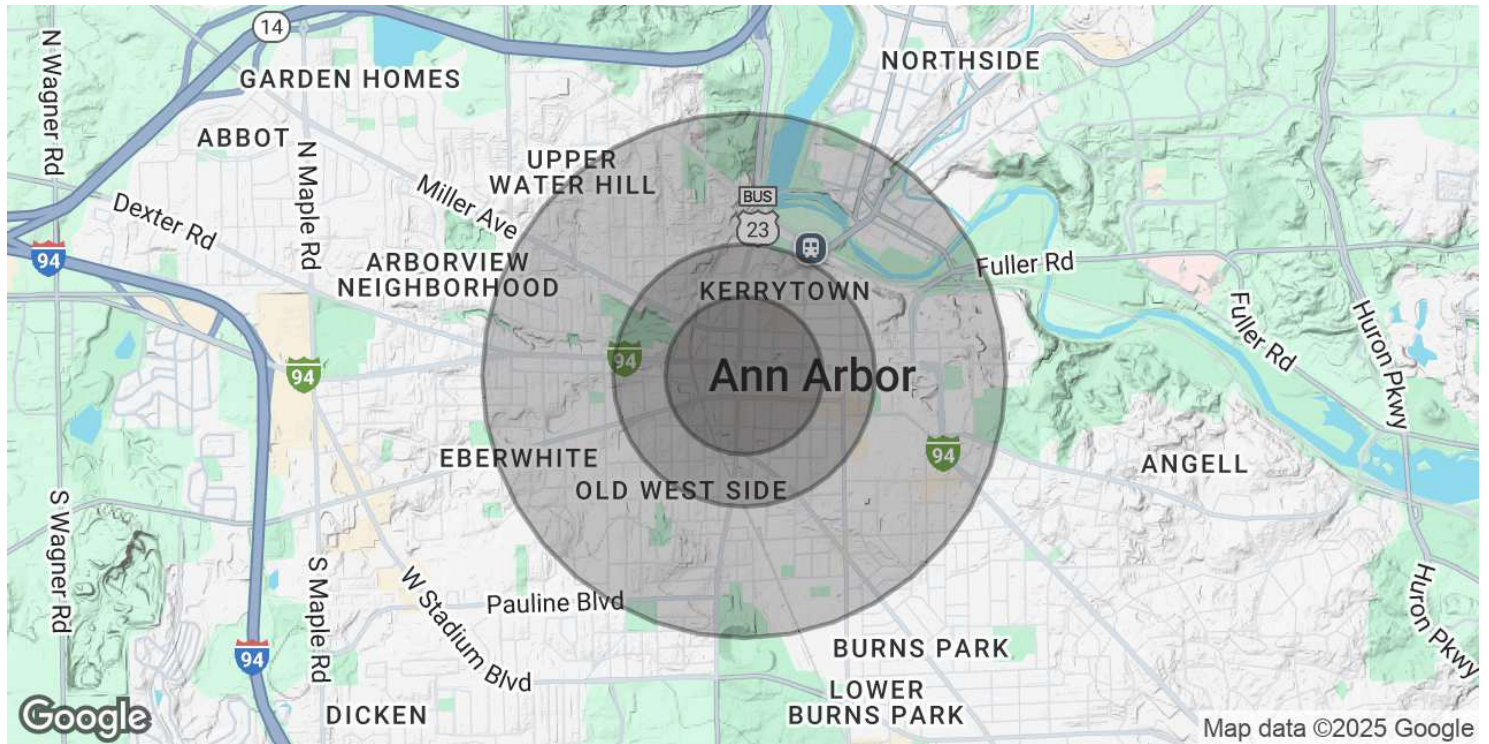
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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

|                      |       |        |        |
|----------------------|-------|--------|--------|
| Total Population     | 2,984 | 12,011 | 33,642 |
| Average Age          | 34    | 30     | 30     |
| Average Age (Male)   | 35    | 31     | 30     |
| Average Age (Female) | 34    | 30     | 30     |

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,728     | 5,547     | 12,625    |
| # of Persons per HH | 1.7       | 2.2       | 2.7       |
| Average HH Income   | \$80,105  | \$71,100  | \$79,844  |
| Average House Value | \$682,917 | \$577,895 | \$510,784 |

Demographics data derived from AlphaMap



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