

For Lease

Former Bank Branch with Drive-Thru

Reuse, Repositioning or Redevelopment Opportunity

Drive-thru Available NO Restrictions

– Building SF: +/- 4,307

– Land AC: +/- 2.190

– Parking Stalls: +/- 50

– Zoning: C-2 Regional Commercial District

Site Address:

6983 E Michigan Ave
Saline, Michigan 48176

All Brokers Protected

Contact:

Anthony Denha

989-737-5125

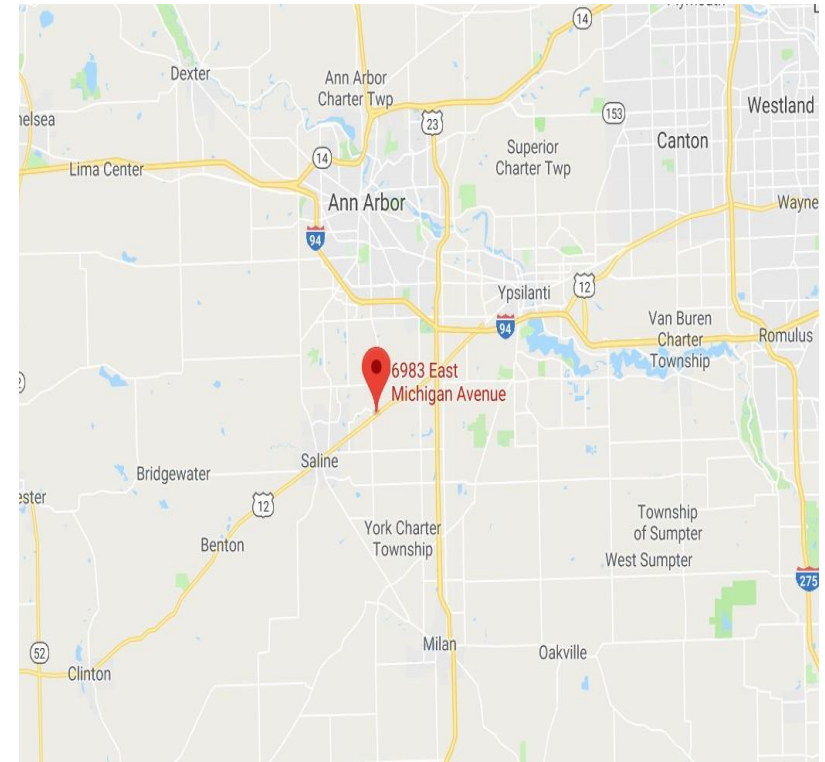
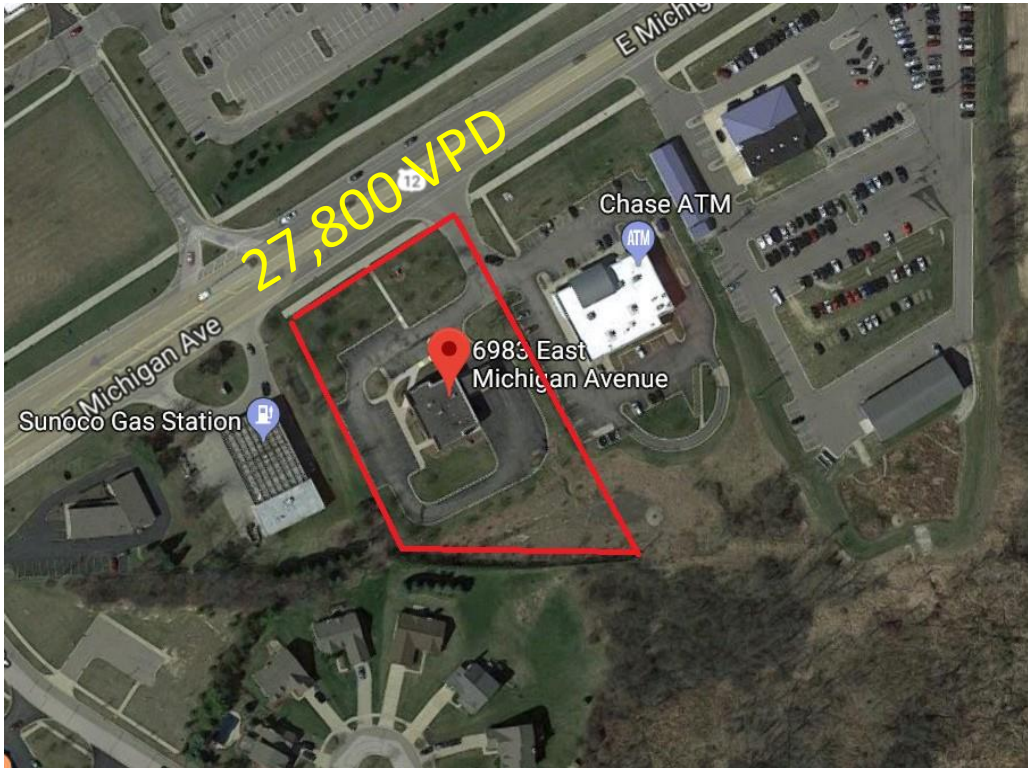
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Area Demographics

	1- mile	3-miles	5-miles	Traffic Counts	27,800 VPD
 Median Household Income	\$145,512	\$109,424	\$83,601	Strong housing growth	200+ currently being developed
 Population	2,151	20,690	73,057	Daytime workforce population	14,973
 Households	680	7,660	30,057	Saline High School	1,800 Students
Average Age	36.3	39.2	38.4	Saline Middle School	1,231 Students

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SITE SUMMARY

Highly desirable location **with drive thru (4 lanes)**, access off of E. Michigan avenue, and sits across from Walmart.

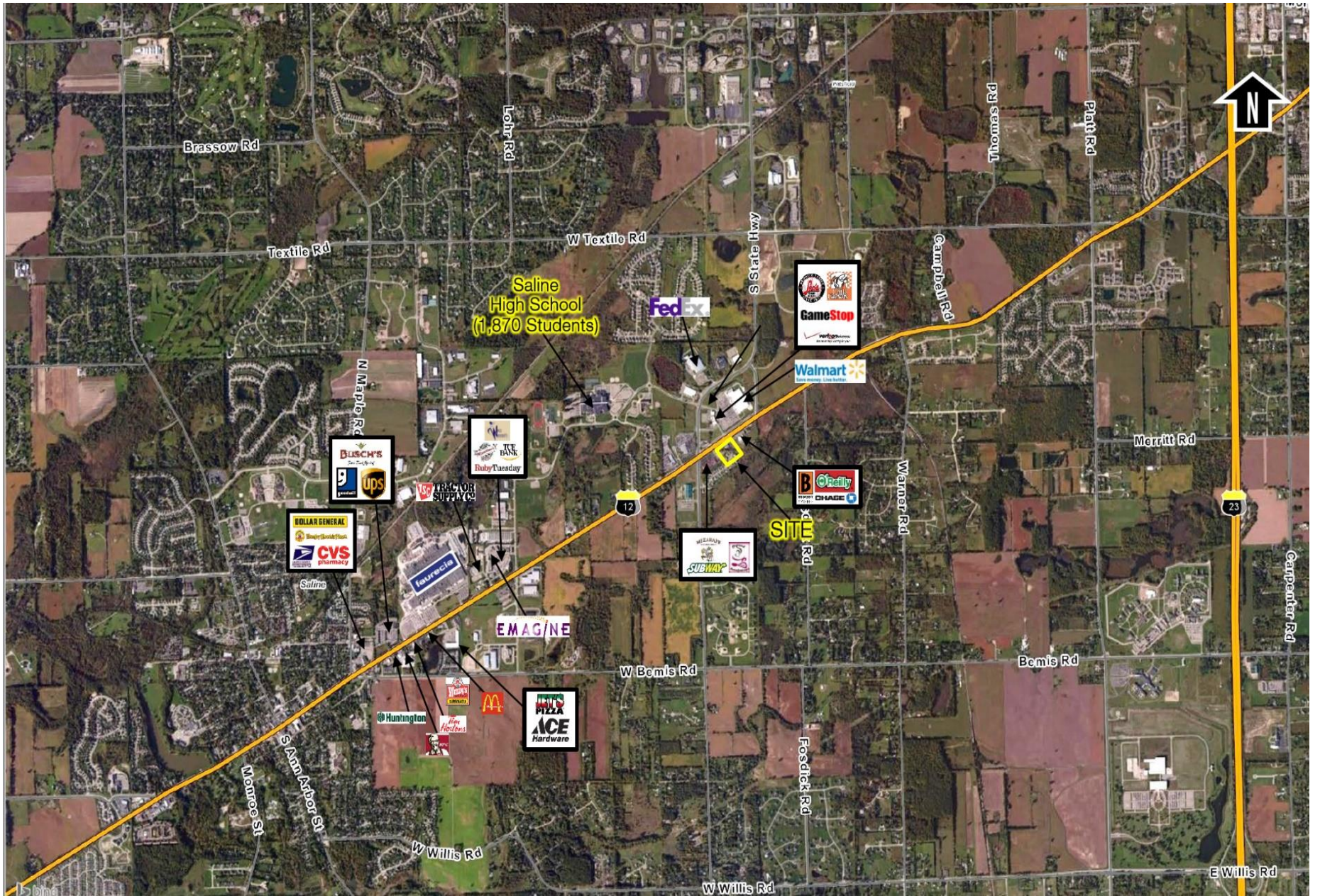
Some important highlights of the property

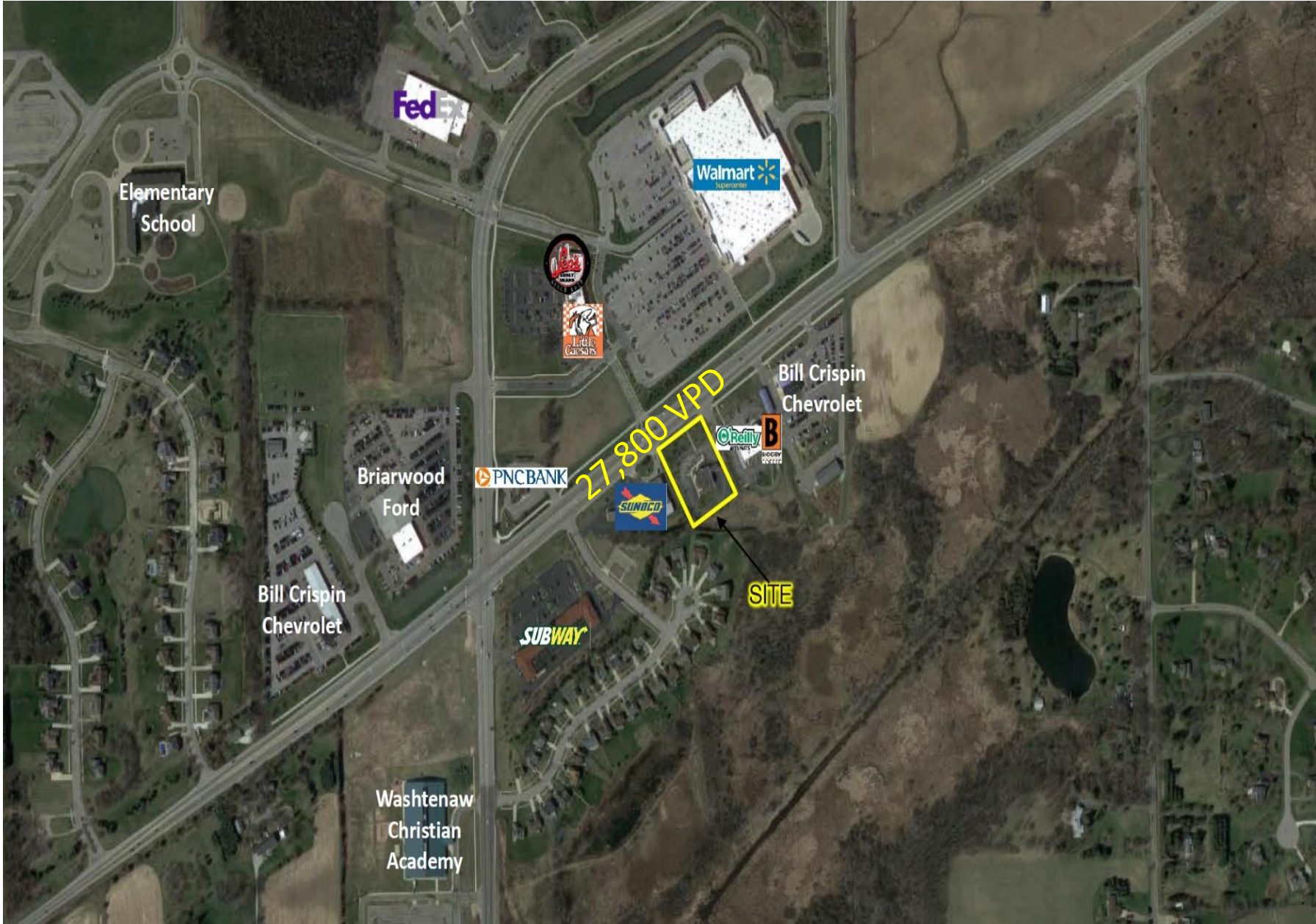
1. Household Incomes in 1 mile exceed \$145k with 3 mile household incomes \$110k
2. Has curb cut on E. Michigan Ave which allows traffic to enter and exit from all directions. Per the township, MDOT will not allow any additional curb cuts off of E. Michigan Ave in this area.
3. Traffic counts on E. Michigan alone exceed 27,800 vpd
4. Across from a Walmart superstore
5. Saline MI is a sub-market of Ann Arbor Michigan which continues to experience strong household growth.
6. Daytime workforce population in immediate area of 14,973
7. Saline High school 1.1 miles: 1,800 Students
8. Saline Middle School 3 miles: 1,231 Students
9. Approximately 2.5 miles from downtown Saline
10. Average age of residents in 3 miles is just under 40 years old. Age groups that consist of families with children.

Area Facts:

- Just South of World-Renowned University of Michigan; Living Alumni of 500,000
- Located Directly Across from a Walmart Super Center and Other Retail many National names
- Growing Demographics; 13% Population Growth in 5 Mile Radius Since 2000
- Close To US 23 and I-94 Freeways, Connecting To Downtown Ann Arbor

6983 E. Michigan is located in Saline, MI which neighbors the dynamic city of Ann Arbor, MI. O' Reilly Auto Parts, BIGGBY Coffee (with drive thru), and a drive-thru Chase ATM occupy property to the west. With Walmart directly across the street to the north. The quality construction offers grade-A construction and build. This prime parcel is situated across from a Walmart Super Center with all frontage on East Michigan Avenue, located just one parcel from northern signalized intersection at South State Road and East Michigan Avenue. The site is situated just south of U.S. 23 and I-94 which act as connectors to downtown Ann Arbor. Ann Arbor is home to the prestigious University of Michigan and Big Ten Wolverines, U of M is one of the foremost research universities in the United States. The campus grounds entail 584 buildings comprised of 34 million square feet, serving as the core component to Ann Arbor' s economy, employing 30,000 individuals. U of M Hospital is ranked #1 in U. S. News & World Report for the best hospital in the state of Michigan in 2015. Among a host of shopping trade zones and destinations throughout the high-growth area (11.68%+ Since 2000) in the Ann Arbor region.





Elementary School

FedEx

Walmart Supercenter



Bill Crispin Chevrolet

Briarwood Ford

PNC BANK

27,800 VPD



SITE

Bill Crispin Chevrolet

SUBWAY

Washtenaw Christian Academy



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