

# CLG REALTY

## ADVISORS.

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450 S. MAIN STREET  
ANN ARBOR, MI 48104

## CANNABIS BUSINESS OPPORTUNITY

2,560 TOTAL SF | 7+ STREET PARKING SPACES | MAIN LEVEL TURN KEY  
AND LICENSED AS MRTMA RETAILER WITH CONSUMPTION LOUNGE  
LOUNGE LICENSING IN PROGRESS | D-2 ZONING | ASSUMABLE LEASE

CLG REALTY ADVISORS

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# 450 S. MAIN STREET ANN ARBOR, MI 48104



## SQUARE FEET

2,560 Total SF

Green-Zone

Main level built out and turn key - licensed as cannabis retailer. Upper level in process of consumption lounge license. Rare business opportunity located within a half mile of central campus, University of Michigan.

## PARKING

7 Spaces + Street

## ZONING

D-2

## BUILT

1959

## COUNTY

Washtenaw

## APN

090929411024

## ACREAGE

0.11

## BUSINESS OPPORTUNITY ONLY

## LIST PRICE

Inquire

## LEASE

\$11,000/Month NNN

\* Seller Financing Available



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## Population

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	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2010 Population	62,452	147,323	281,545
2022 Population	66,029	153,315	294,630
2027 Population Projection	65,703	152,244	292,883
Annual Growth 2010-2022	0.5%	0.3%	0.4%
Annual Growth 2022-2027	-0.1%	-0.1%	-0.1%
Median Age	31.6	33.4	34.1
Bachelor's Degree or Higher	71%	69%	56%
U.S. Armed Forces	0	44	122

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## Income

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	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Avg Household Income	\$103,461	\$109,188	\$104,956
Median Household Income	\$71,558	\$76,684	\$75,288
< \$25,000	5,410	10,867	19,499
\$25,000 - 50,000	4,346	9,948	19,755
\$50,000 - 75,000	4,147	10,497	19,997
\$75,000 - 100,000	2,964	7,415	14,925
\$100,000 - 125,000	2,196	5,538	10,838
\$125,000 - 150,000	1,443	3,994	8,288
\$150,000 - 200,000	2,575	5,830	9,898
\$200,000+	3,645	9,534	15,646

## Household Income By Age

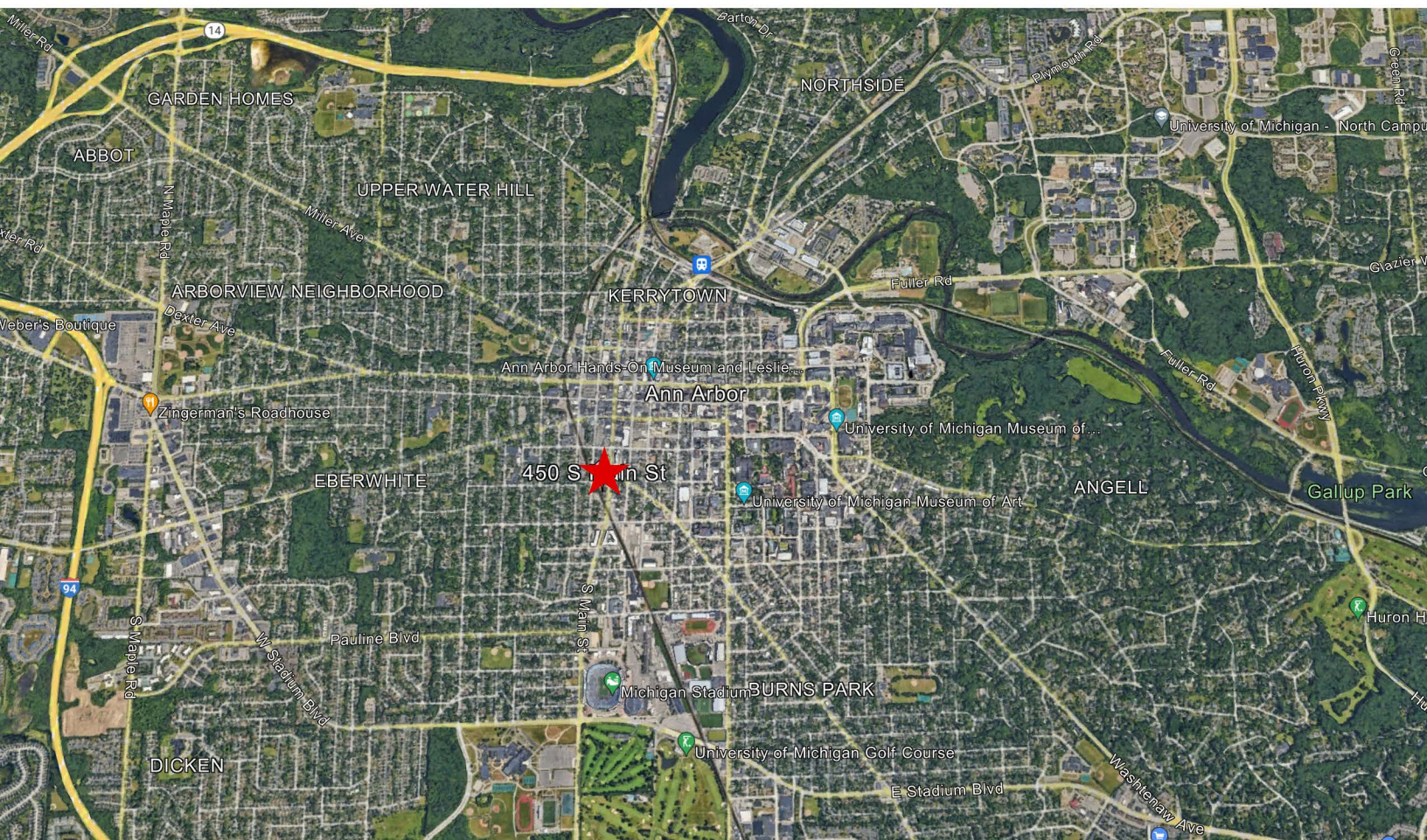
	5 mile 2022 Avg Household Income	5 mile 2022 Median Household Income
15 - 24	\$60,223	\$40,886
25 - 34	\$79,559	\$59,051
35 - 44	\$110,320	\$86,388
45 - 54	\$142,025	\$117,019
55 - 64	\$131,698	\$95,277
65 - 74	\$122,174	\$87,744
75+	\$99,753	\$60,803

## Consumer Spending Details

Radius	2 mile			5 mile	
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household
Expand All					
Apparel	\$43,805,568	\$1,639	\$663	\$107,123,874	\$1,684
Entertainment, Hobbies & P...	\$123,655,164	\$4,627	\$1,873	\$301,083,494	\$4,732
Food & Alcohol	\$234,024,843	\$8,757	\$3,544	\$571,238,715	\$8,978
Household	\$140,079,336	\$5,242	\$2,121	\$351,232,896	\$5,520
Transportation & Maintenance	\$199,713,075	\$7,473	\$3,025	\$489,552,727	\$7,694
Health Care	\$39,224,384	\$1,468	\$594	\$98,894,331	\$1,554
Education & Daycare	\$67,735,451	\$2,535	\$1,026	\$167,950,307	\$2,640
<b>Total Specified Consumer S...</b>	<b>\$848,237,821</b>	<b>\$31,741</b>	<b>\$12,846</b>	<b>\$2,087,076,344</b>	<b>\$32,803</b>

## Consumer Spending

	5 mile Households
Education & Daycare	\$167,950,307
Health Care	\$98,894,331
Transportation & Maintenance	\$489,552,727
Household	\$351,232,896
Food & Alcohol	\$571,238,715
Entertainment, Hobbies & Pets	\$301,083,494
Apparel	\$107,123,874



### Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
South Main Street	W Jefferson St N	16,607	2022	0.04 mi
Packard St	S Main St NW	4,130	2022	0.06 mi
MAIN ST	W Jefferson St	15,743	2020	0.07 mi
South Ashley Street	W Madison St	1,709	2019	0.11 mi
W William St	S Main St E	5,097	2022	0.12 mi
1ST ST	W William St N	959	2020	0.12 mi
South First Street	W William St N	7,807	2022	0.12 mi
MAIN ST	W William St	9,361	2020	0.14 mi
S Ashley St	W Madison St S	607	2022	0.14 mi
ASHLEY ST	W Madison St S	626	2020	0.14 mi



**CLG REALTY**  
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