



AREA
DRAWS



**URBAN
OUTFITTERS**

Moosejaw

**CVS
pharmacy**

Walgreens

CONTACT

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PROPERTY INFORMATION

Space Available	6,500 SF
Minimum Available	1,411 SF
Maximum Available	6,500 SF
Asking Rate	Contact Broker
Estimated NNN Charge's	\$6.00 PSF

DEMOGRAPHICS

Population	157,706 people
Households	64,015 homes
Average Household Income	\$101,773/annually
Employees	174,448 employees

ADDRESS

**212 SOUTH 4TH STREET
ANN ARBOR, MICHIGAN 48104**

PROPERTY HIGHLIGHTS

Montgomery Houze is a state-of-the-art mixed-use development featuring 44 apartment units and up to 6,500 SF of retail space on S. 4th Avenue between E Liberty and E Washington Streets.

The University of Michigan whom enrolls over 45,000 students annually is within walking distance of the site.

Consistently voted top 10 places to live & work in the United States, Ann Arbor is home to over 120,000 residents and provides jobs for over 190,000 employees.

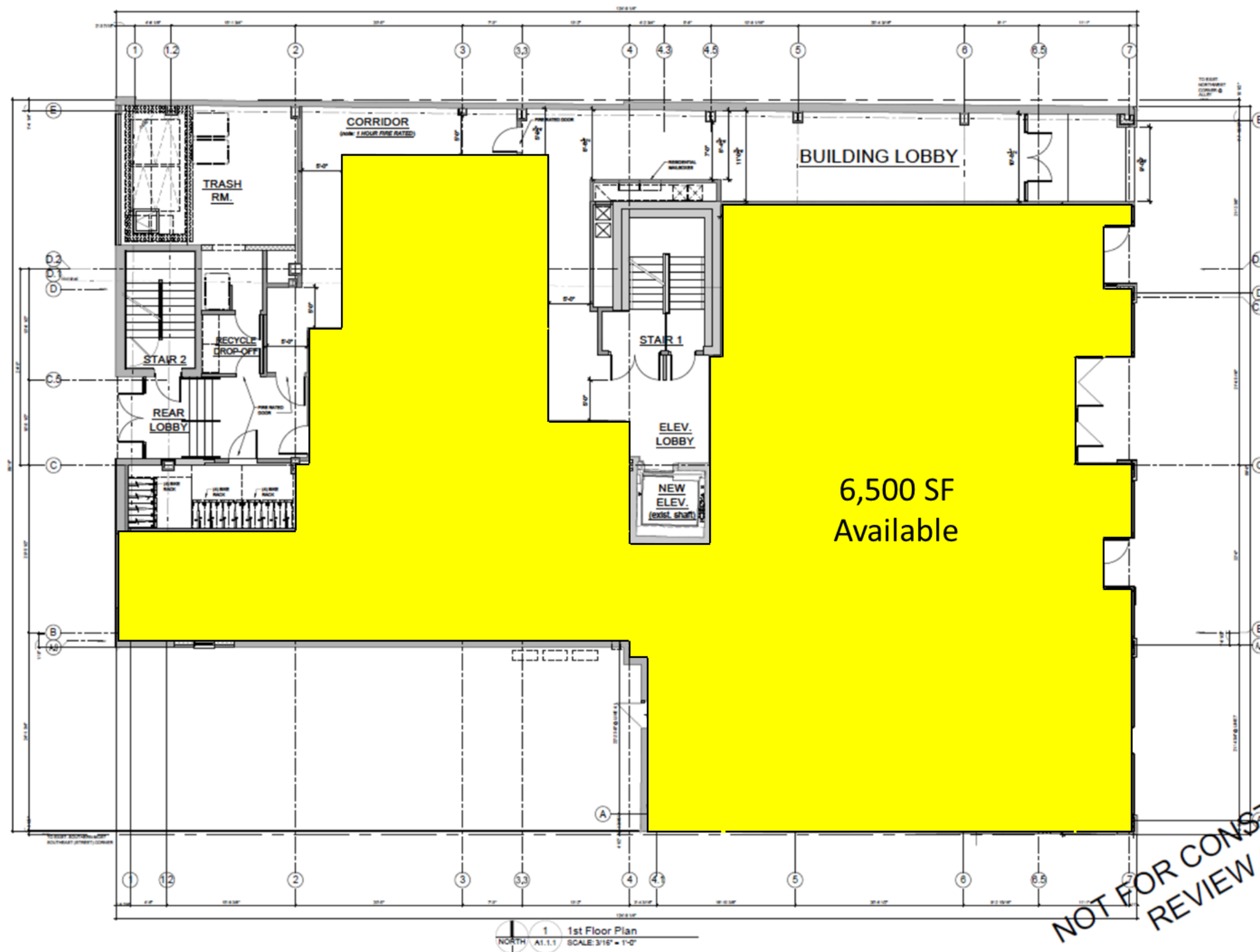
University of Michigan Hospital, the #1 ranked hospital in Michigan, features 1,000 medical & surgical beds and examines over 2 million outpatients annually.

Downtown Ann Arbor is backed by a strong presence of national retailers and fine restaurants including Ruth's Chris Steak House, Pacific Rim, The Chop House, Urban Outfitters, Moosejaw, and Shinola.

Ann Arbor Comedy Showcase operates on the basement floor of this site and has been serving Ann Arbor with unique entertainers since its opening in 1984.

Two parking structures located a block north and south of the site provide over 1,100 parking spaces. Street parking also available on S. 4th St.

Downtown Ann Arbor provides easy accessibility to major freeways including I-94, US-23, and M-14.



**J BRADLEY MOORE
& ASSOCIATES**

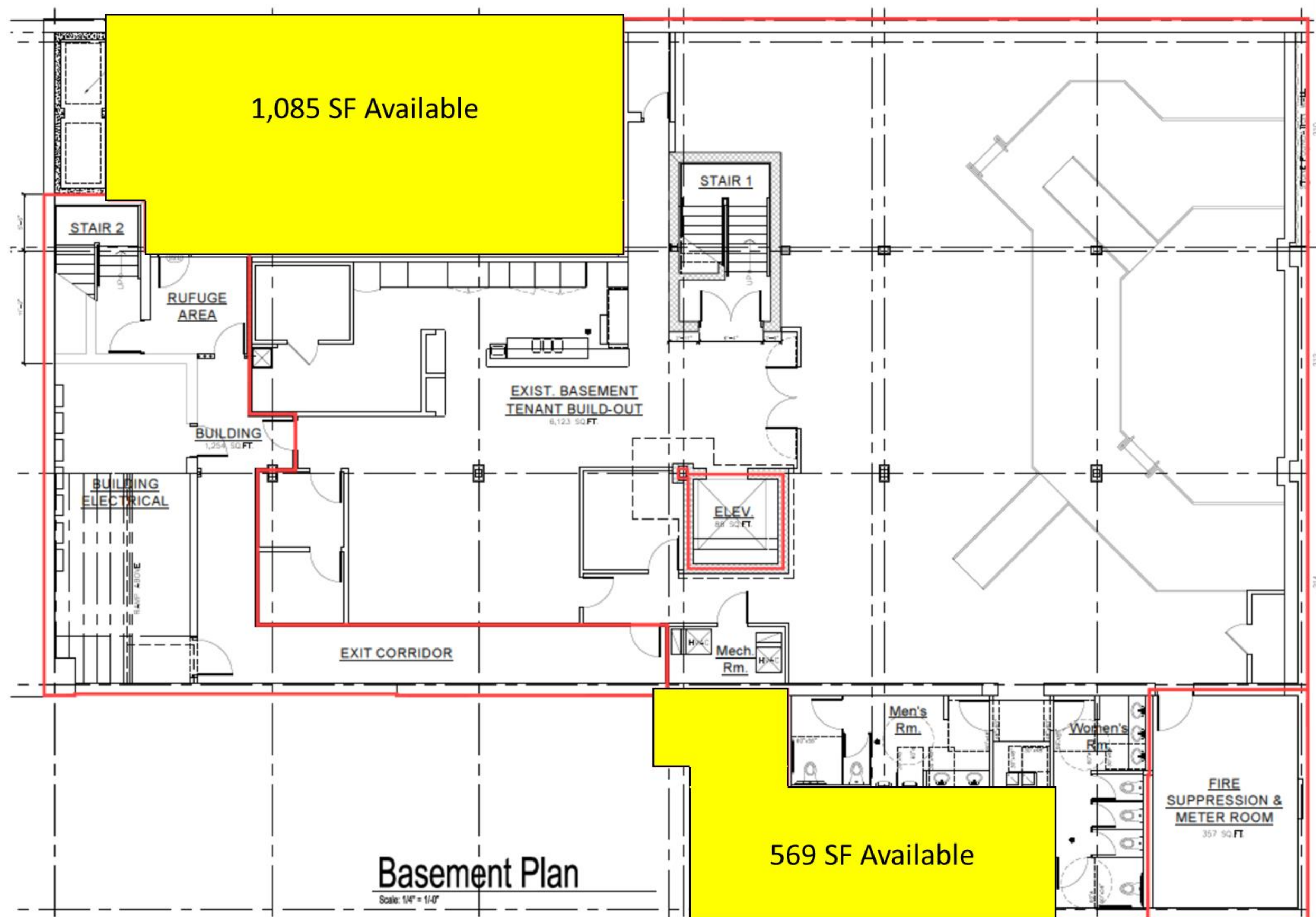
Montgomery Building
210-216 S. 4th Ave. Ann Arbor, MI

Proposed A.L. Tel Flyer	04.2
Minor Dimensions	02.2

JDMA Project No.
213120

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 **CMP** REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

IS PROUD TO PRESENT

MONTGOMERY HOUZE MIXED/USED DEVELOPMENT

210 S 4th Avenue Ann Arbor, MI

POPULATION	1 MILE	3 MILE	5 MILE
2025 Projection	37,879	109,319	160,881
2020 Estimate	37,126	107,013	157,706
2010 Census	33,023	99,044	148,775
Growth 2020-2025	2.03%	2.15%	2.01%
Growth 2010-2020	12.42%	8.05%	6.00%
2020 Population Hispanic Origin	1,836	5,238	8,546

2020 Population by Race:

White	28,318	77,575	110,230
Black	1,609	6,495	13,018
Am. Indian & Alaskan	105	291	496
Asian	5,874	18,888	27,903
Hawaiian & Pacific Island	29	69	121
Other	1,191	3,695	5,938
U.S. Armed Forces:	0	20	34

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Projection	12,632	43,019	65,340
2020 Estimate	12,301	42,045	64,015
2010 Census	11,428	39,919	61,644
Growth 2020 - 2025	2.69%	2.32%	2.07%
Growth 2010 - 2020	7.64%	5.33%	3.85%
Owner Occupied	3,007	17,927	29,446
Renter Occupied	9,294	24,118	34,568
2020 Avg Household Income	\$80,317	\$101,189	\$101,773
2020 Med Household Income	\$46,702	\$72,303	\$72,395

2020 Households by Household Inc:

<\$25,000	4,067	9,927	13,949
\$25,000 - \$50,000	2,313	6,131	10,290
\$50,000 - \$75,000	1,581	5,523	8,638
\$75,000 - \$100,000	1,043	4,862	7,371
\$100,000 - \$125,000	759	3,518	5,476
\$125,000 - \$150,000	452	2,241	3,568
\$150,000 - \$200,000	920	4,491	6,555
\$200,000+	1,166	5,351	8,166

DAYTIME EMPLOYMENT

NUMBER OF BUSINESSES

NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
Total Businesses	2,703	8,462	12,556	46,831	129,334	174,448
Retail	209	609	952	1,237	7,286	12,690
Wholesale	24	70	151	189	577	2,123
Hospitality & Food Service	220	431	586	4,560	9,247	13,025
Real Estate, Renting, Leasing	105	300	433	631	2,342	3,034
Finance & Insurance	133	411	613	802	2,278	3,852
Information	87	201	280	1,306	3,138	5,022
Scientific & Technology Services	386	815	1,151	3,055	6,258	9,954
Management of Companies	7	10	11	32	83	86
Health Care & Social Assistance	963	4,192	6,152	4,092	57,705	73,411
Education Services	108	235	316	26,402	29,306	31,925
Public Administration & Sales	79	105	148	1,058	1,485	2,554
Arts, Entertainment, Recreation	57	134	195	583	1,382	2,498
Utilities	2	3	6	10	23	62
Admin Support & Waste Management	45	129	229	624	1,043	1,968
Construction	54	172	324	635	1,498	2,387
Manufacturing	20	89	178	328	1,419	3,518
Agriculture, Mining, Fishing	2	5	9	5	18	169
Other Services	202	551	822	1,282	4,246	6,170



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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