

Oxford Companies
734.665.6500
oxfordcompanies.com



Integrated
Real Estate
Services



Retail Property For Lease

332-338 S State St

332-338 S State St

Ann Arbor, MI 48104

11,968 SF

\$50.00 SF/yr (NNN)

Available



Contact Wonwoo Lee for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.972.3159
wlee@oxfordcompanies.com

332-338 S State St
338 S State St
Ann Arbor, MI 48104



Integrated
Real Estate
Services



OFFERING SUMMARY

Lease Rate:	\$50.00 SF/yr (NNN)
Building Size:	11,968 SF
Available SF:	2,046 SF
Submarket:	Washtenaw W of 23
Year Built:	1901
Zoning:	D1
Average Story Height:	12 FT

PROPERTY OVERVIEW

Incredible Downtown Ann Arbor restaurant space next to Nickels Arcade and across from the Diag. Contact our brokerage team to schedule a tour.

PROPERTY HIGHLIGHTS

- HIGH VISIBILITY AND ACCESSIBILITY LOCATED IN THE HEART OF DOWNTOWN ANN ARBOR
- WITHIN WALKING DISTANCE OF LOCAL RETAIL AND RESTAURANTS
- ON STATE ST ACROSS FROM THE DIAG



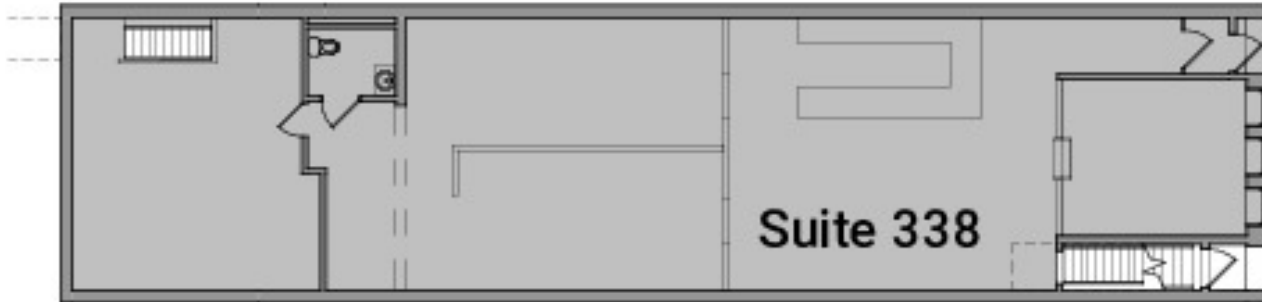
Contact Wonwoo Lee for more information or to schedule a tour.

Office: 734.665.6500
Cell: 734.972.3159
wlee@oxfordcompanies.com

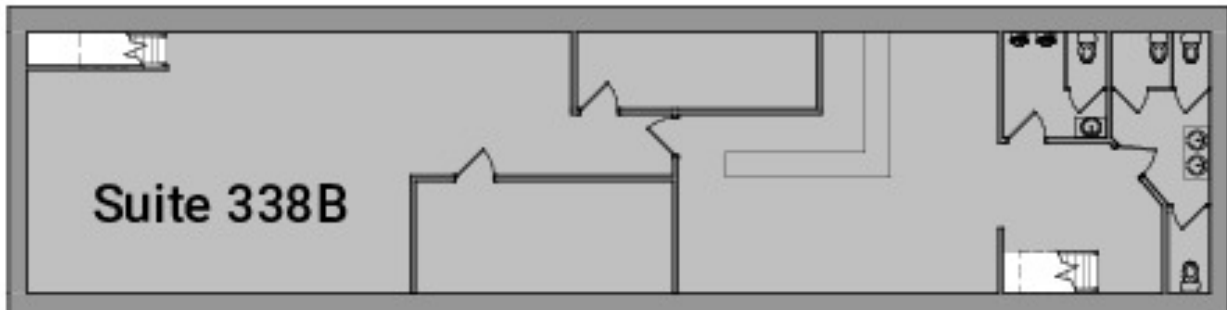
332-338 S State St
338 S State St
Ann Arbor, MI 48104



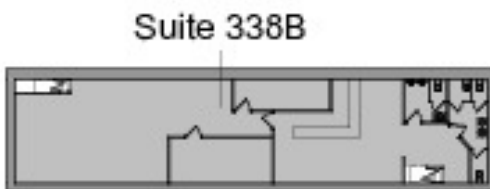
Integrated
Real Estate
Services



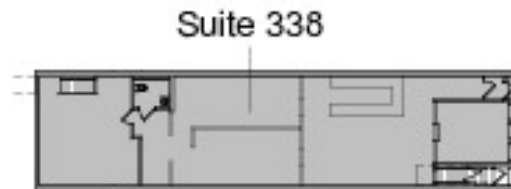
4 Level 01 - Enlarged Existing Floor Plan
338 8' 16' 32' 1/16" = 1'-0"



3 Lower Level - Enlarged Existing Floor Plan
338 8' 16' 32' 1/16" = 1'-0"



2 Lower Level - Key Plan
338 20' 40' 80' 1" = 40'-0"



1 Level 01 - Key Plan
338 20' 40' 80' 1" = 40'-0"



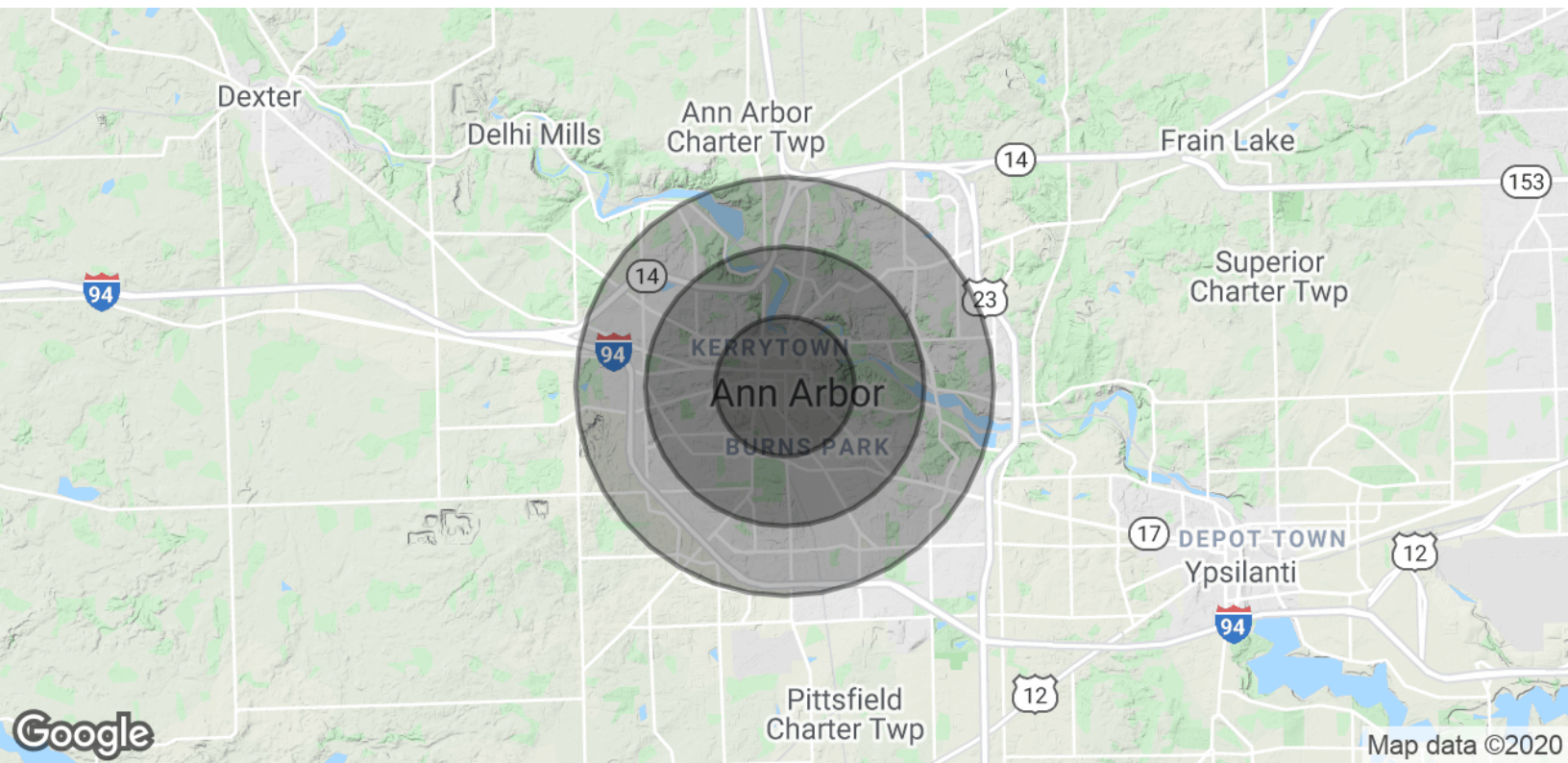
Contact Wonwoo Lee for
more information or to
schedule a tour.

Office: 734.665.6500
Cell: 734.972.3159
wlee@oxfordcompanies.com

332-338 S State St
 338 S State St
 Ann Arbor, MI 48104

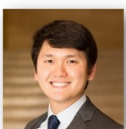


Integrated
 Real Estate
 Services



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	33,964	73,665	118,287
Average age	23.0	27.5	30.8
Average age (Male)	23.0	27.3	30.3
Average age (Female)	22.9	27.8	31.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,512	25,382	44,303
# of persons per HH	3.2	2.9	2.7
Average HH income	\$46,013	\$67,105	\$73,919
Average house value	\$335,233	\$339,457	\$325,562

* Demographic data derived from 2010 US Census



Contact Wonwoo Lee for
 more information or to
 schedule a tour.

Office: 734.665.6500
 Cell: 734.972.3159
wlee@oxfordcompanies.com