

# FOR LEASE

Dexter Crossing, Dexter Ann Arbor Rd. | Dexter, MI



CHACONAS GROUP  
ANN ARBOR AREA



Colliers Ann Arbor  
1955 Pauline Blvd, Suite 400  
Ann Arbor, MI 48103  
[www.colliersannarbor.com](http://www.colliersannarbor.com)



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## Property Highlights

7007-7091 Dexter Ann Arbor Rd. | Dexter, MI

- Dexter Crossing, a Neighborhood Shopping Center offers High Traffic Counts and Plenty of Parking for Employees and Guests
- Easy Ingress and Egress with 3 Entrances, and a Traffic Signal at Dan Hoey Road
- 4 Retail/Office Spaces Available @ \$18.00 PSF NNN
  - Unit 7019: 752 SF – [Virtual Tour](#)
  - Unit 7043: 1,205 SF – [Virtual Tour](#)
  - Unit 7073: 2,342 SF – [Virtual Tour](#)
- Well Maintained Center featuring Long-Term, and Mixed-Use Tenants reaching a Broad Demographic of Customers
- Surrounded by Established Neighborhoods, Schools, Retail, and Minutes to Downtown Dexter
- Close Proximity to I-94, Jackson Road, Ann Arbor, Downtown Ann Arbor, and the University of Michigan
- Nearby the Dexter Business & Research Park which Employs Thousands of Individuals within a Mixed-Use Development, including Jolly Pumpkin Artisan Ales + Kitchen, MC3 Cardiopulmonary, and QED Environmental Systems
- In Addition to the Main Strip, 2 Out-Lots are Available for Sale or Built to Suit. Potential Drive-Thru
  - Out-Lot 1 – Corner Location +/- 0.87 Acres
  - Out-Lot 2 – Dexter Ann Arbor Rd +/- 0.63 Acres
- NNN's Currently Estimated at \$4.39 PSF



# Property Photos

7007-7091 Dexter Ann Arbor Rd. | Dexter, MI





# Property Photos

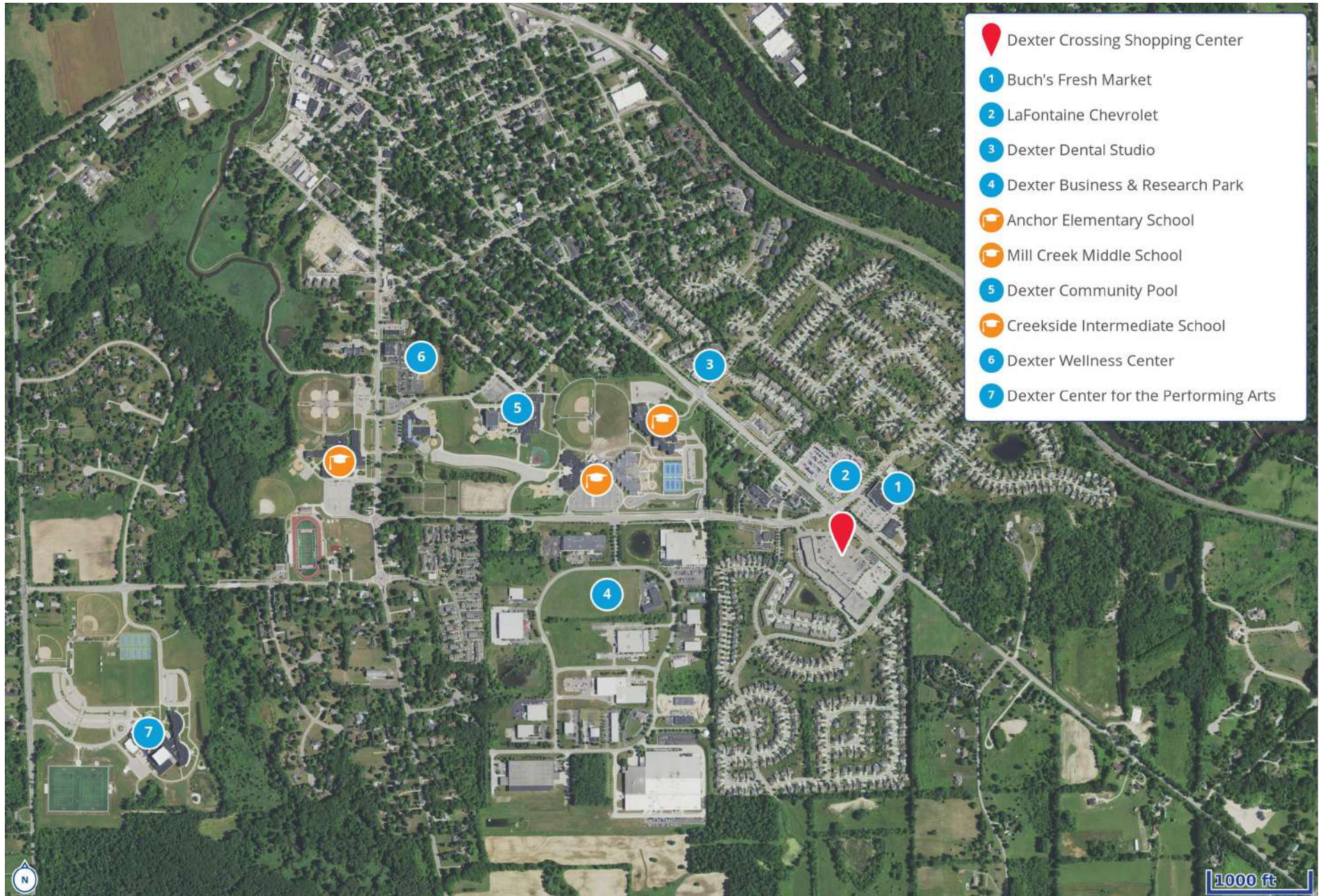
7007-7091 Dexter Ann Arbor Rd. | Dexter, MI





# Merchant / Location Map

7007-7091 Dexter Ann Arbor Rd. | Dexter, MI

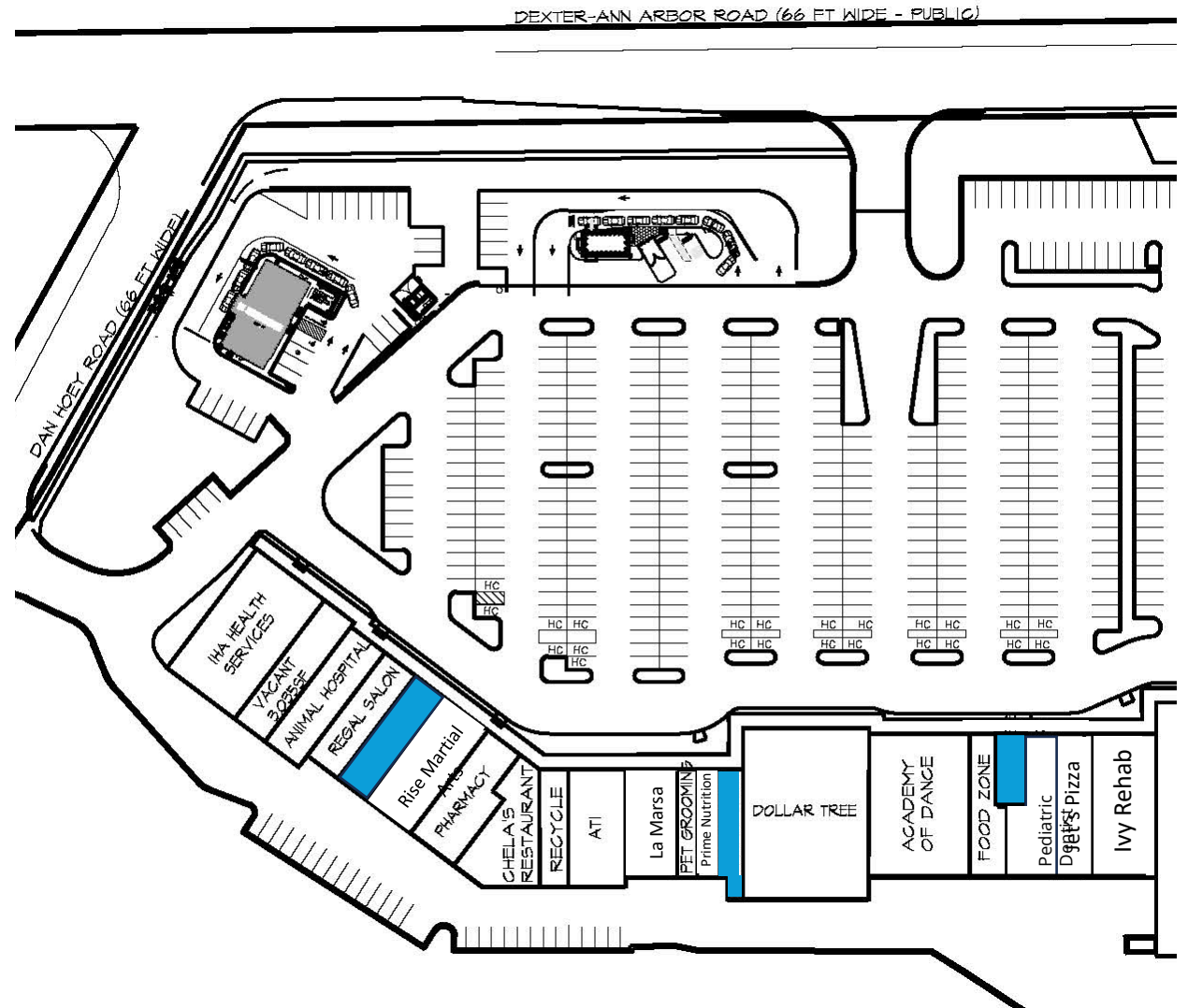




# Site Plan & Current Tenant List

7007-7091 Dexter Ann Arbor Rd. | Dexter, MI

- Ivy Rehab for Kids
- Jet's Pizza
- Dexter Pediatric Dentistry
- **Unit 7019 - Available**
- Food Zone Chinese Restaurant
- Michigan Academy of Dance
- Dollar Tree
- **Unit 7043 - Available**
- Prime Nutrition
- Wolfe Pet Grooming Studio
- La Marsa Dexter
- ATI Physical Therapy
- Thompson Recycle Company
- Chela's Restaurant & Taqueria
- Jensen's Community Pharmacy
- Rise Martial Arts
- **Unit 7073 - Available**
- Regal Salon Spa Studios
- MiVet Animal Clinic
- Trinity Health



# Out-Lot Locations

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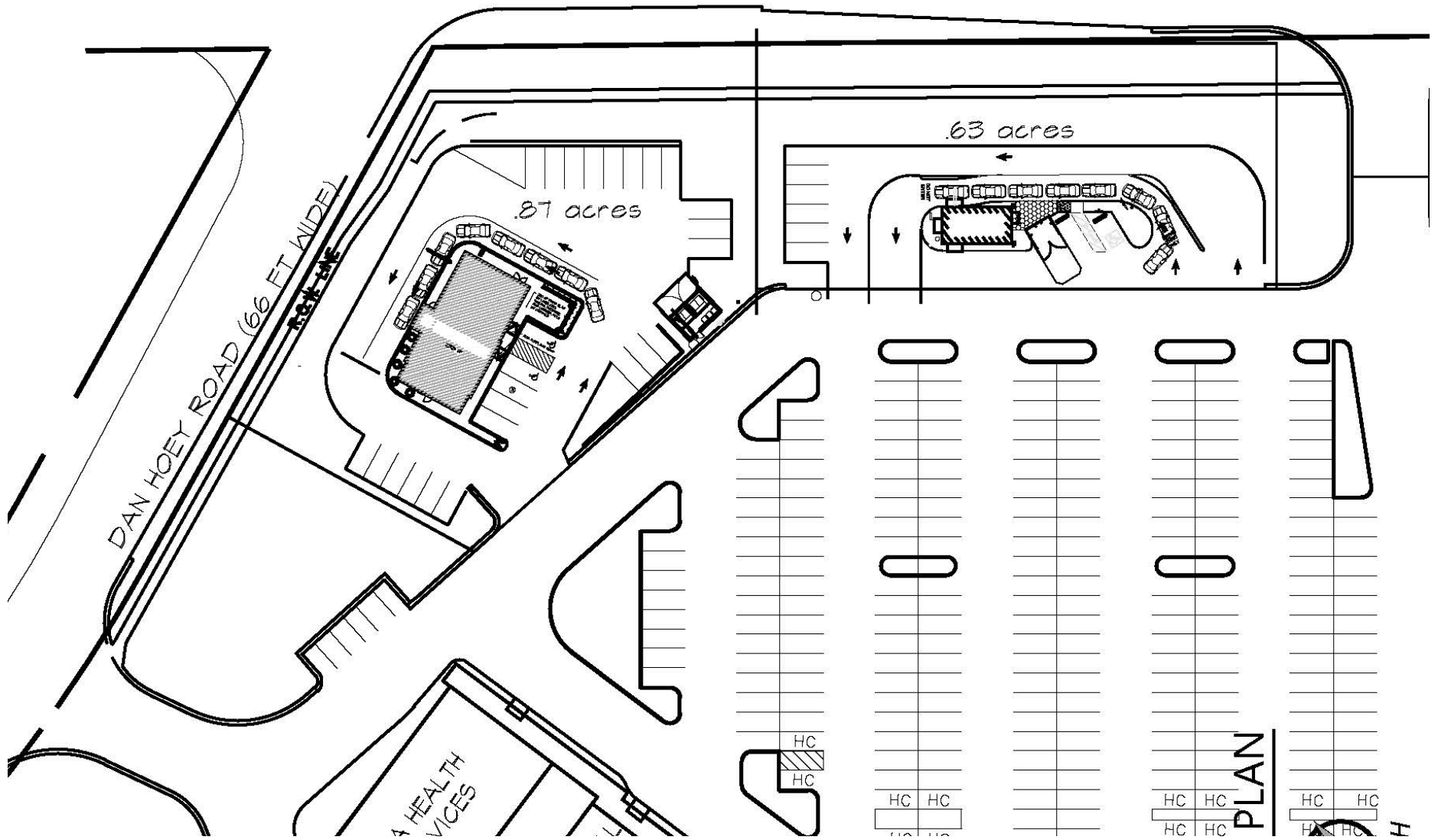




# Out-Lot Locations

7007-7091 Dexter Ann Arbor Rd. | Dexter, MI

DEXTER-ANN ARBOR ROAD





# Aerial Map

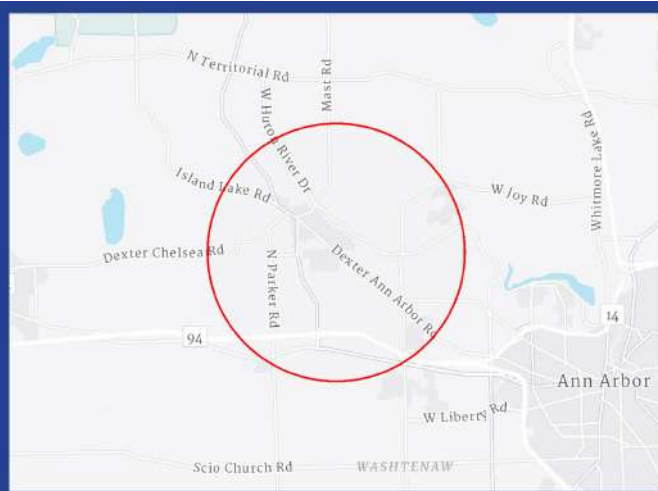
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# Demographics

3 Mile Radius



13,193

Population

5,099

Households

2.59

Avg size household

43.4

Median age

\$101,939

Median household income

\$407,621

Median home value

179

Wealth index

92

Housing affordability

35

Diversity index

## Mortgage indicators



\$18,853

Avg spent on mortgage & basics



24.0%

Percent of income for mortgage

## Population by generation



3.9%

Greatest gen: born 1945/earlier



23.3%

Baby boomer: born 1946 to 1964



23.4%

Generation x: born 1965 to 1980



19.7%

Millennial: born 1981 to 1998



22.3%

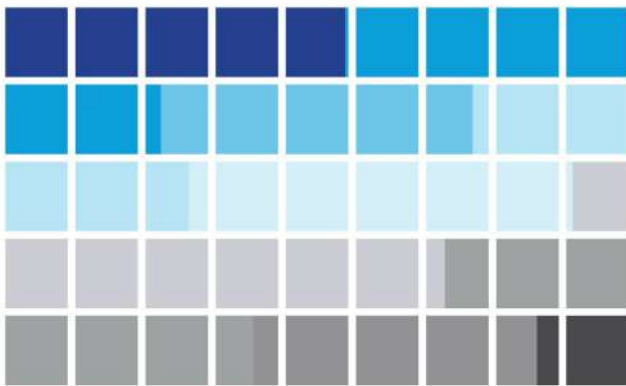
Generation z: born 1999 to 2016



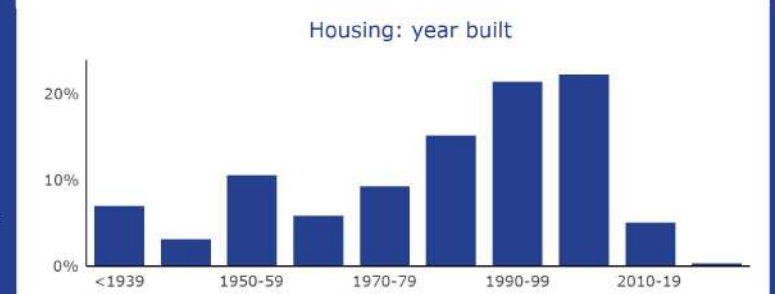
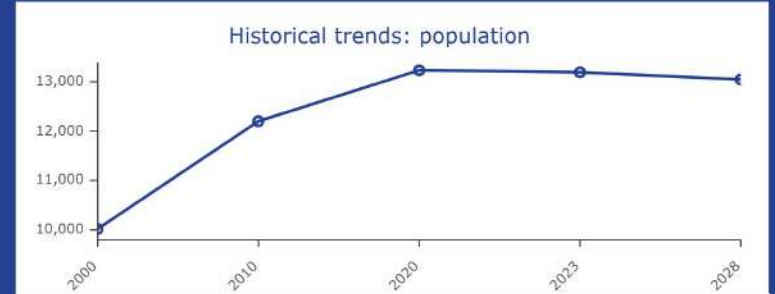
7.5%

Alpha: born 2017 to present

## Population by age



Age 0-9 (%) (11%) Age 10-19 (%) (11%) Age 20-29 (%) (14%) Age 30-39 (%) (11%) Age 40-49 (%) (12%) Age 50-59 (%) (16%) Age 60-69 (%) (14%) Age 70-79 (%) (9%) Age 80+ (%) (3%)







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ANN ARBOR AREA

# Dexter Crossing

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Dexter, MI

**For Lease**

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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*

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