

1329 SOUTH MAIN STREET | ANN ARBOR
INVESTMENT PROPERTY



Jim Chaconas
Executive Vice President
734 769 5005
jim.chaconas@colliers.com

Eric Rudland
Associate
734 769 5012
eric.rudland@colliers.com



Colliers | Ann Arbor
1955 Pauline Blvd, Suite 400
Ann Arbor, MI 48103
www.CollidersAnnArbor.com



1329 SOUTH MAIN STREET, ADRIAN | INVESTMENT PROPERTY
SUMMARY

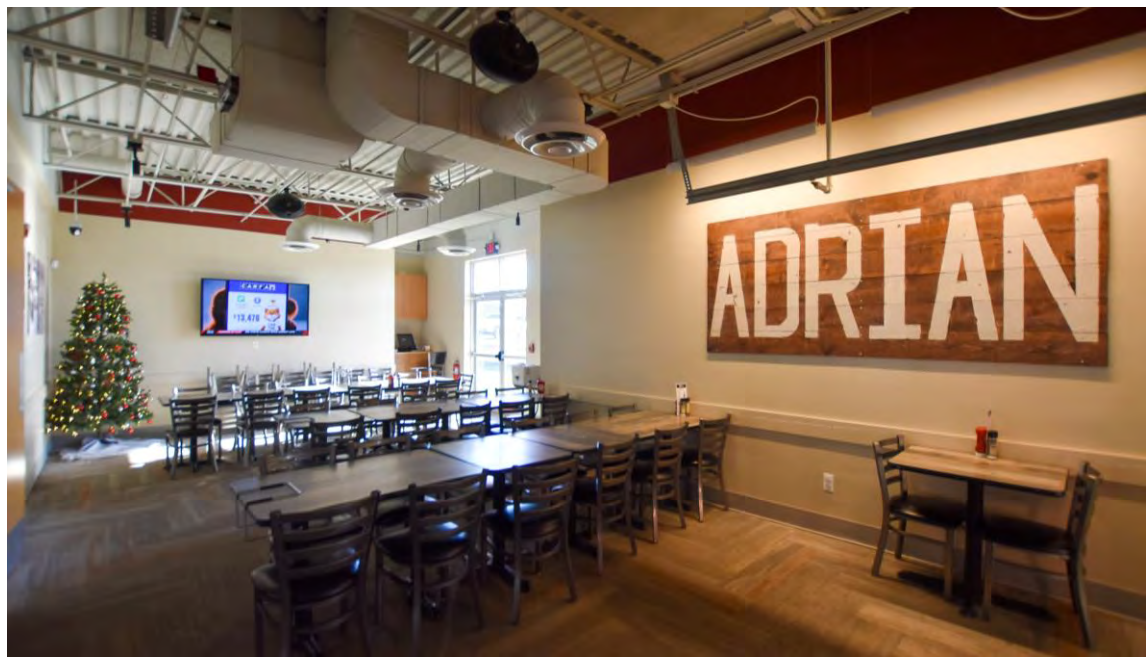


1329 South Main Street | Adrian, MI

- 6,683 SF | \$1,650,000
- Prime NNN Investment opportunity
- The property was built-to-suit as a restaurant for Aubree's Pizzeria & Grill, est 2017 – one of their 8 Michigan locations
- Long-term, high-return lease in place
- Located on an outlot of Adrian Mall, near Hampton Inn & Suites, Meijer, Lowe's Home Improvement, and more national tenants (see merchant map)
- Surrounded by established neighborhoods



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INTERIOR PHOTOS

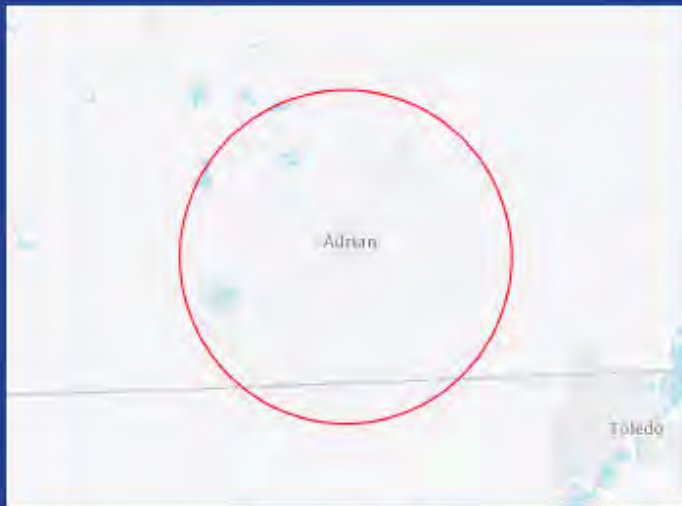


1329 SOUTH MAIN STREET, ADRIAN | INVESTMENT PROPERTY
AERIAL MAP



1329 SOUTH MAIN STREET, ADRIAN | INVESTMENT PROPERTY MERCHANT MAP

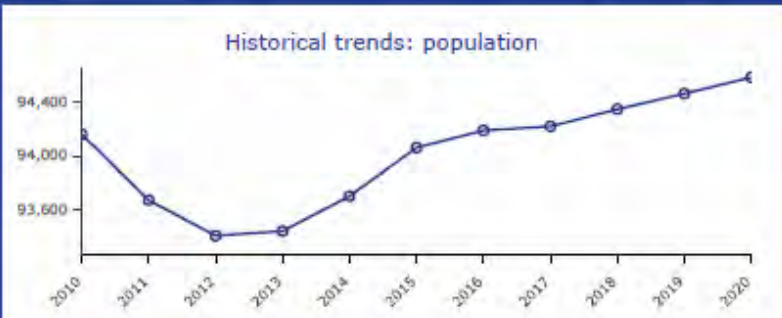
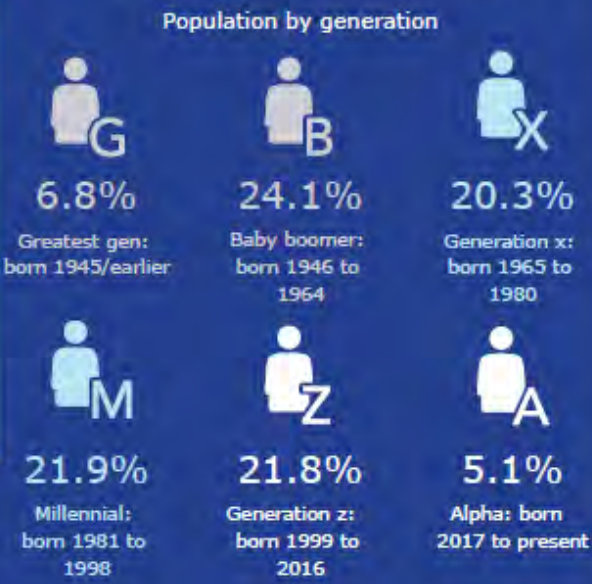
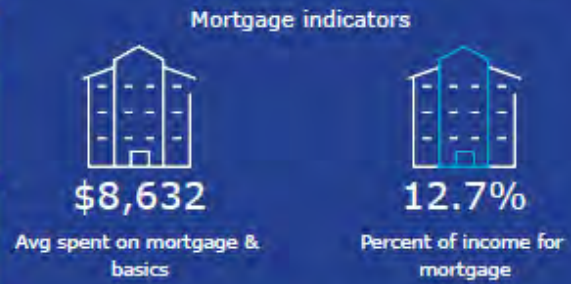
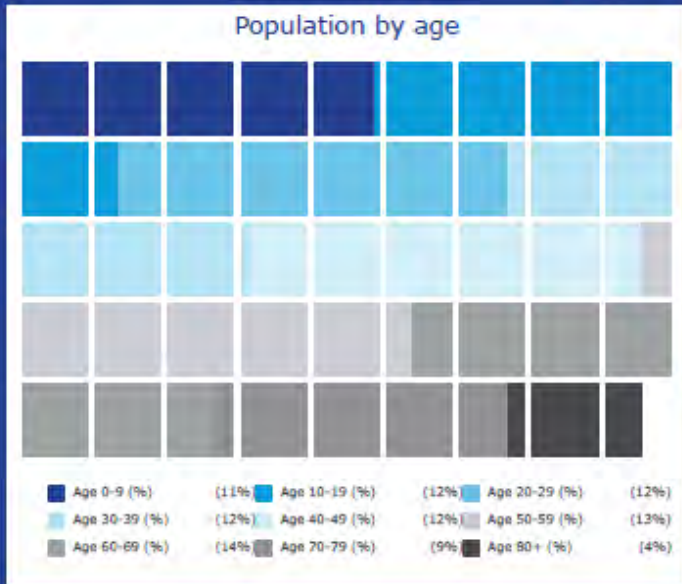




Population Trends & Key Indicators

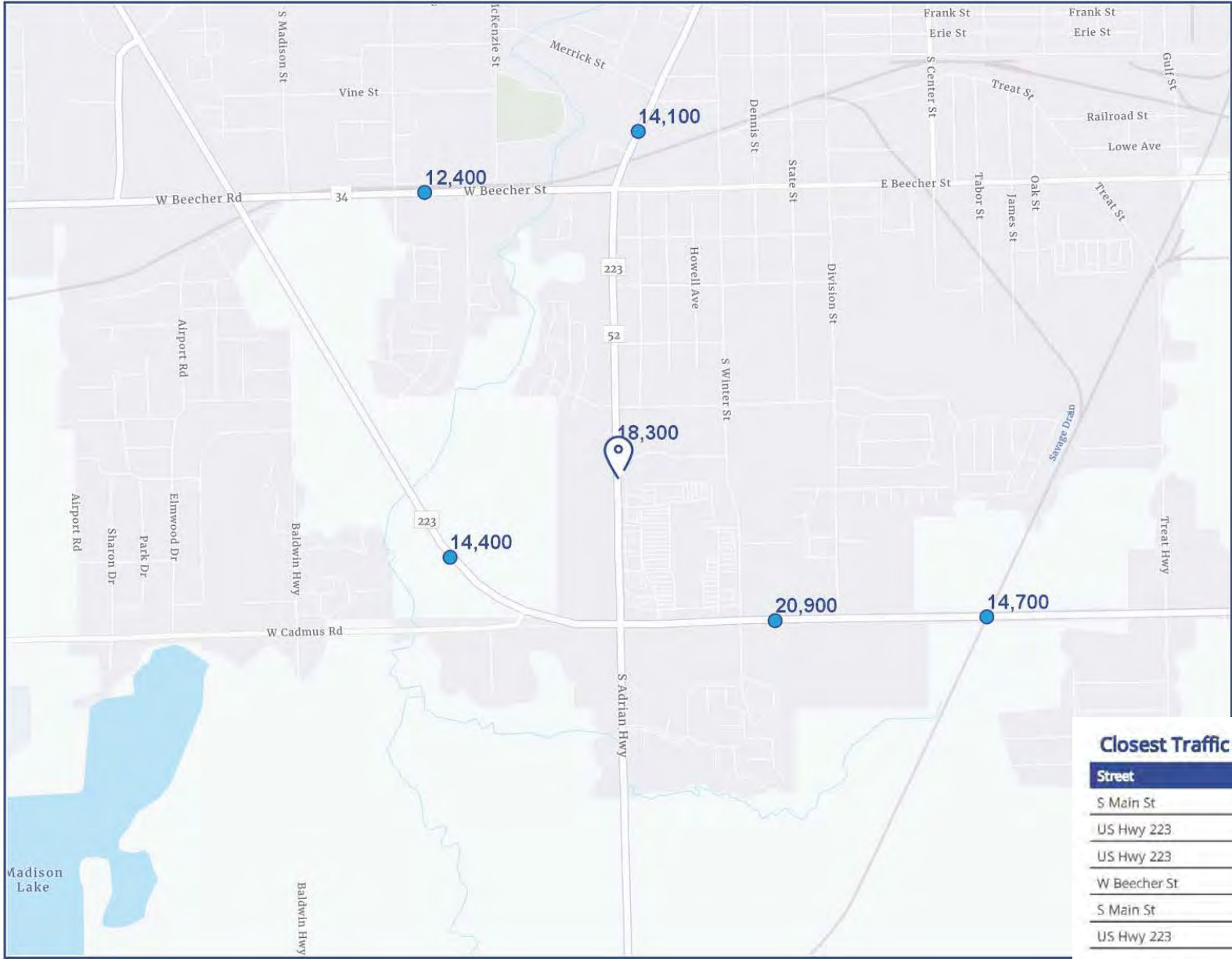
1329 S Main St, Adrian, Michigan, 49221, 15 mile radius

94,580	35,940	2.49	42.0	\$53,645	\$162,738	75	158	31
Population	Households	Avg size household	Median age	Median household income	Median home value	Wealth index	Housing affordability	Diversity index



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TRAFFIC COUNTS



Closest Traffic Counts

Street	Count	Type	Year	Dist.
S Main St	18,300	AADT	2015	.07
US Hwy 223	14,400	AADT	2003	.43
US Hwy 223	20,900	AADT	2015	.49
W Beecher St	12,400	AADT	2015	.80
S Main St	14,100	AADT	2015	.81
US Hwy 223	14,700	AADT	2015	.91



1329 SOUTH MAIN STREET | ADRIAN
INVESTMENT OPPORTUNITY

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