EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

HOMETOWN-OFFICE 2353-2355 E STADIUM

2353 E Stadium, Ann Arbor, MI 48104



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JAMES PORTH

Partner

jporth@thomasduke.com

OFFERING SUMMARY: 2353 E Stadium | Ann Arbor, MI 48104



PROPERTY OVERVIEW

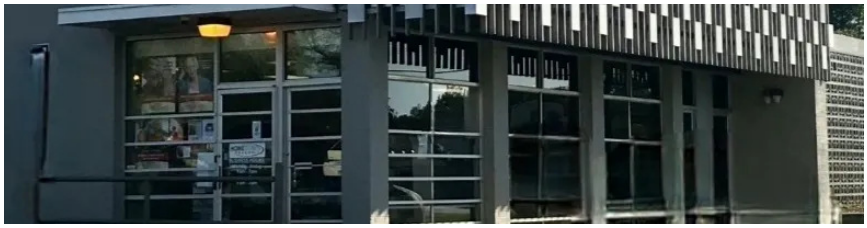
A 8,115 SF office/retail property, consisting of two attached buildings with multiple suites, located off of Stadium Blvd. just west of Stadium & Washtenaw Avenue intersection split in Ann Arbor, Michigan.

OFFERING SUMMARY

Lease Rate:	$1,000 per month (Gross)
Building Size:	8,115 SF
Zoning:	C-1
Parcel:	09-09-34-309-047
Parking:	30 Spaces
Traffic Counts:	E. Stadium = 17,091 VPD

PROPERTY HIGHLIGHTS

- Ideally suited to smaller users. Great for accountants, attorneys, medical and small entrepreneurs.
- Great location with plenty of windows, private entry, and elevator service
- Abundant parking: 30 free surface spaces
- Good visibility
- High-traffic area. Close to shopping and restaurants



The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

LEASE SPACES: 2353 E Stadium | Ann Arbor, MI 48104



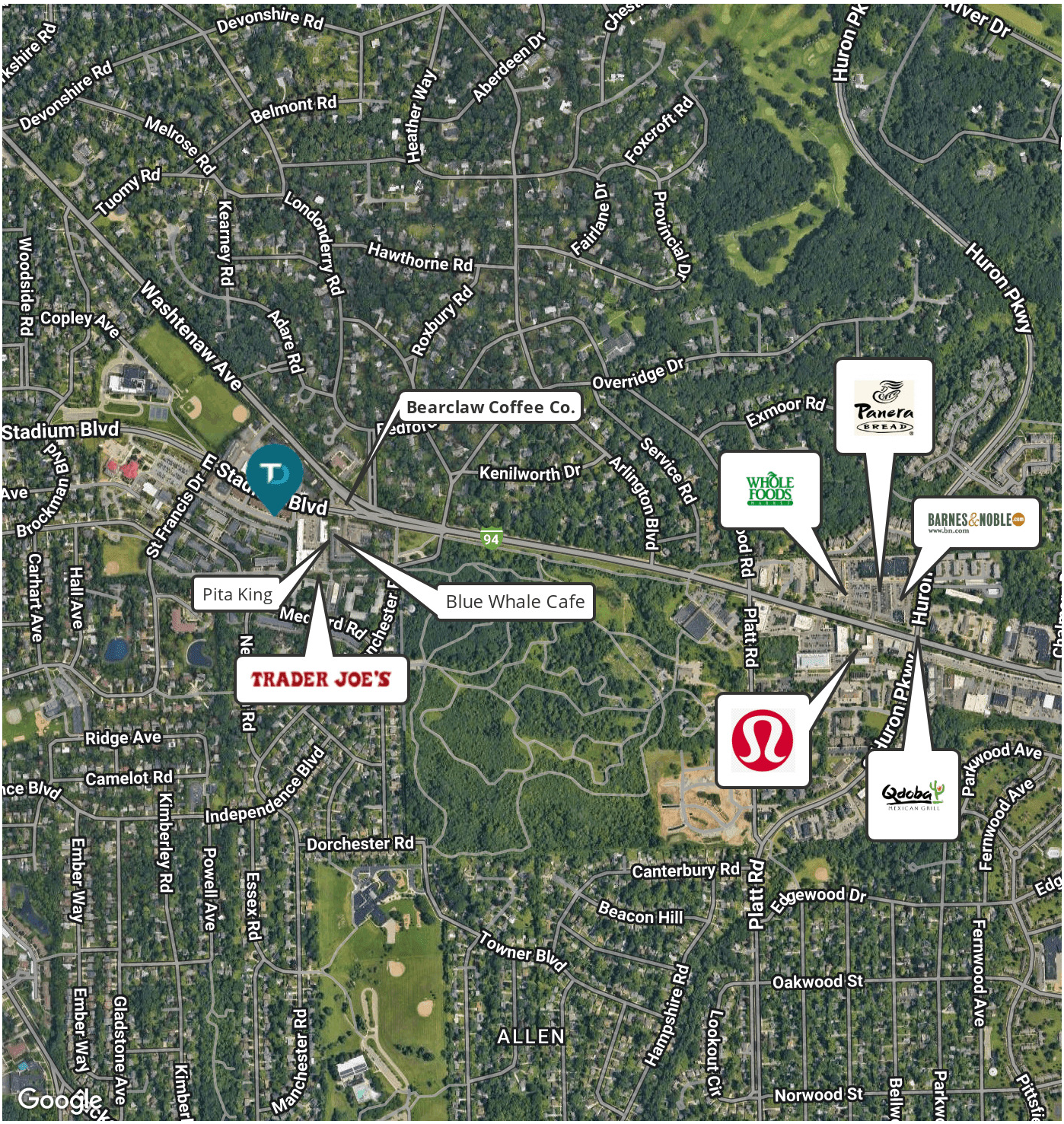
LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	0 SF	Lease Rate:	$1,000 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 4	0 SF	$1,000 per month	Recently renovated office space. Includes 2 work areas and conference room.

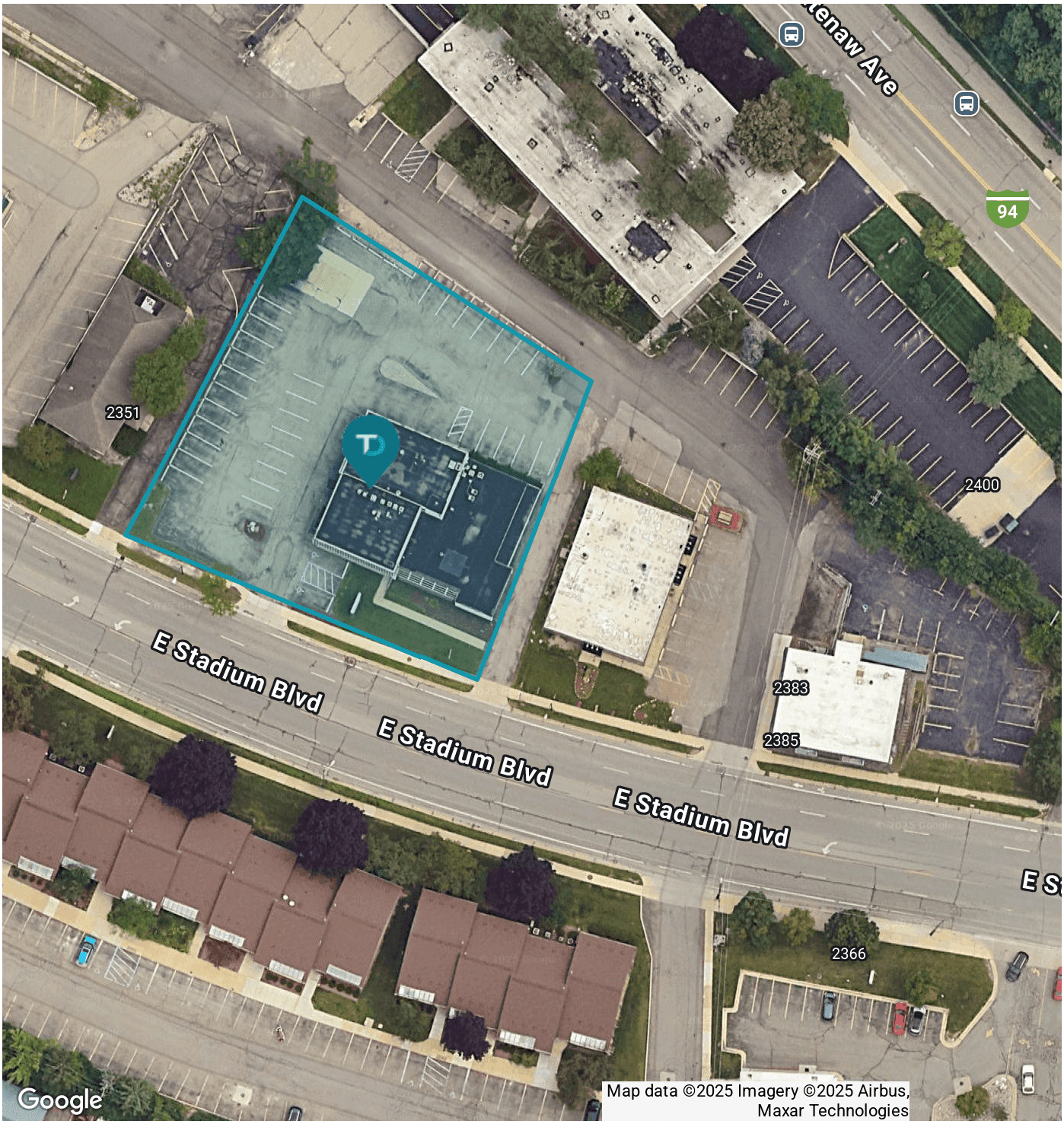
RETAILER MAP: 2353 E Stadium | Ann Arbor, MI 48104



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

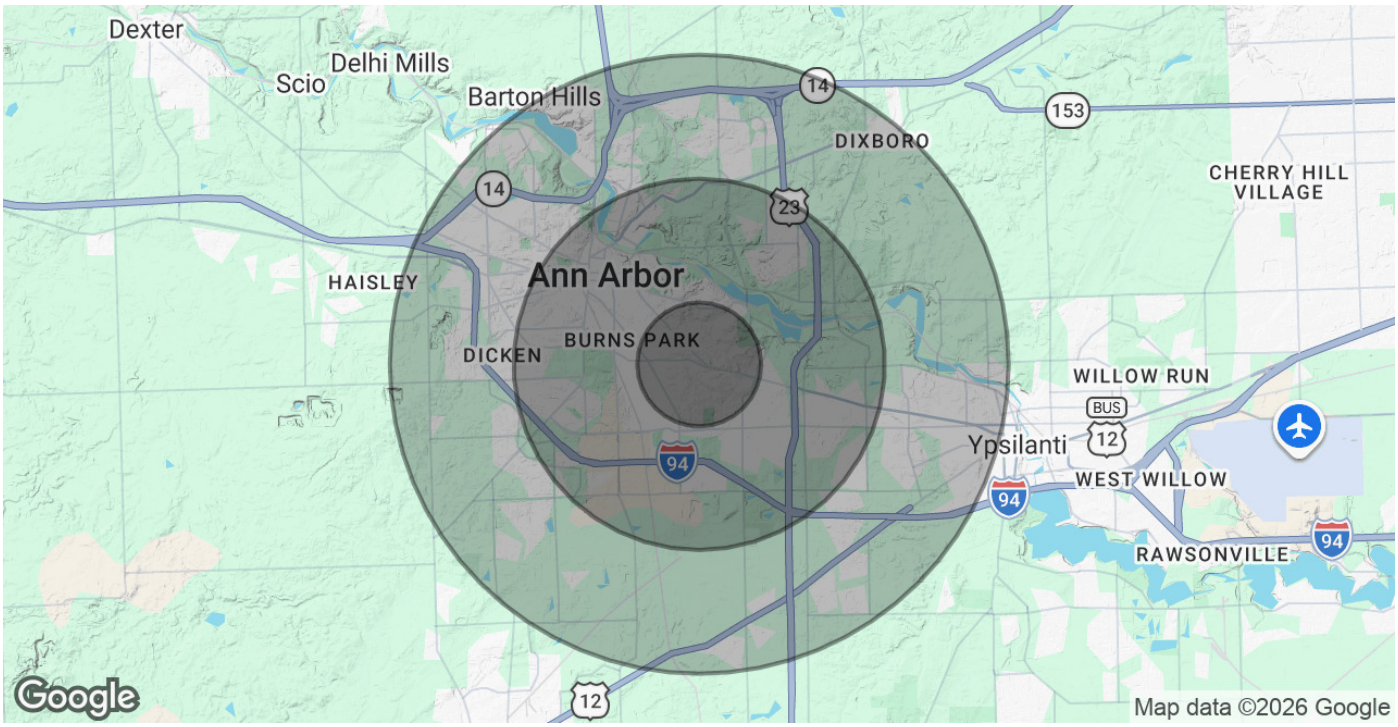
AERIAL MAP: 2353 E Stadium | Ann Arbor, MI 48104



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

DEMOGRAPHICS MAP & REPORT: 2353 E Stadium | Ann Arbor, MI 48104



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,819	109,922	199,671
Average Age	37.7	29.5	32.2
Average Age (Male)	38.3	29.4	32.0
Average Age (Female)	37.5	29.7	32.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,183	40,673	80,111
# of Persons per HH	2.3	2.7	2.5
Average HH Income	$113,739	$71,050	$75,582
Average House Value	$366,975	$356,614	$308,452

2020 American Community Survey (ACS)

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

ADVISOR BIO 1: 2353 E Stadium | Ann Arbor, MI 48104



JAMES PORTH

Partner

jporth@thomasduke.com

Direct: **248.760.5805**

PROFESSIONAL BACKGROUND

A Partner, Jim heads up our Washtenaw County team. He's developed specialized expertise in the sale of student-housing apartments near the University of Michigan. Representing some of the most prestigious student-housing management companies, Jim is unmatched by any other broker in the area, leading the market in sales and investment acquisitions of these properties. His versatility and extensive knowledge of the local market enable him also to excel in the brokerage of commercial, office, industrial, and retail properties, as well as residential and commercial land for development.

James has led his team to $100's of millions in closed transactions. Foundational to this accomplishment is his commitment to strong working relationships with all players, including government officials, in the growing Ann Arbor market. Jim is an incomparable asset to anyone looking to buy or sell commercial property in Washtenaw County.

Thomas Duke Company
37000 Grand River, Ste. 360
Farmington Hills, MI 48335
248.476.3700