EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

PLAZA LANES OUTLOT

41999 Ann Arbor Rd, Plymouth, MI 48170



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 41999 Ann Arbor Rd | Plymouth, MI 48170



PROPERTY OVERVIEW

Proposed retail strip center on Ann Arbor Rd in Plymouth offers drive-thru potential, build-to-suit options, and flexible layouts tailored to a variety of tenant needs.

OFFERING SUMMARY

Lease Rate:	$40 SF/yr (NNN)
Building Size:	12,358 SF
Available SF:	2,323 - 7,500 SF
Year Built:	2025
Zoning:	ARC - Ann Arbor Road Corridor

PROPERTY HIGHLIGHTS

- Suites ranging from 2,323 – 7,500 SF
- Build to suit
- Drive-thru available

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.

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

BUILDING/PROPERTY INFORMATION: 41999 Ann Arbor Rd | Plymouth, MI 48170

BUILDING INFORMATION

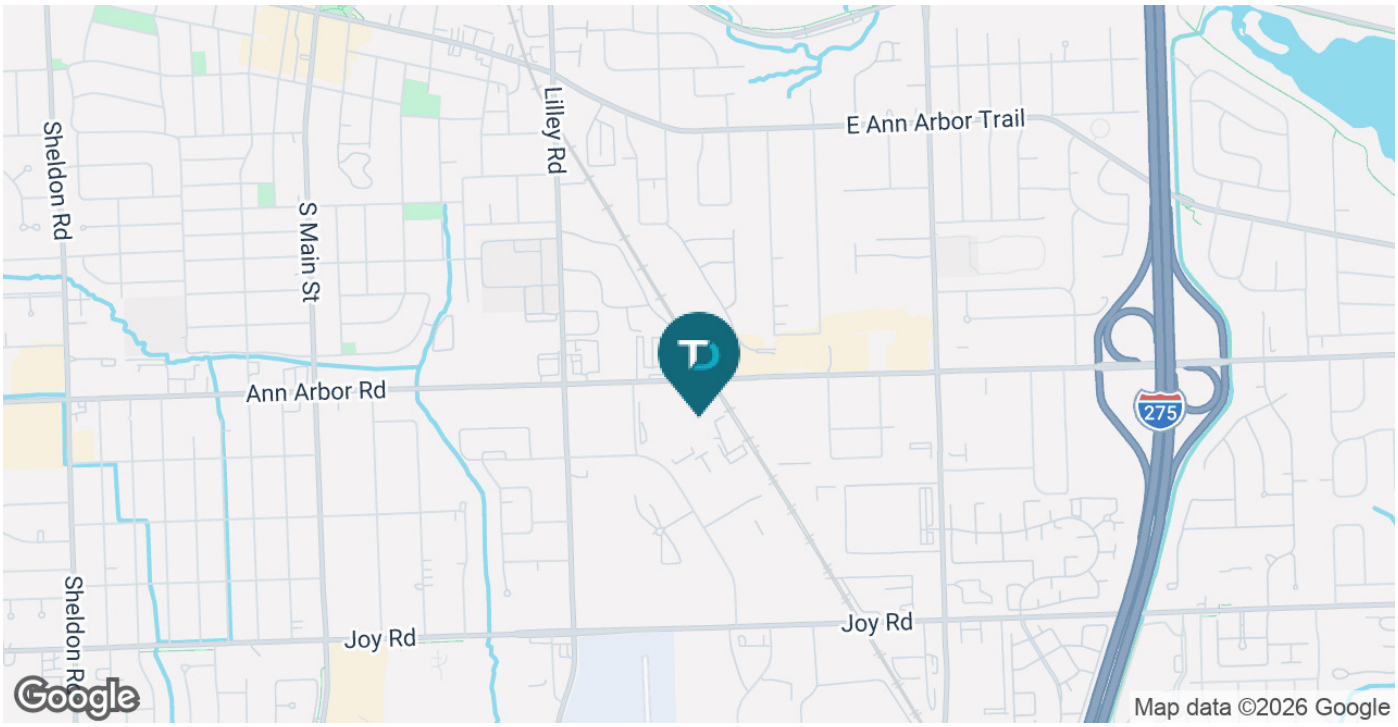
Price/SF:	$40.00/SF NNN
Building Size:	12,358 SF
Year Built:	2025
Number of Floors:	1

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	ARC - Ann Arbor Road Corrid
Traffic Count:	24,837 Vehicles/Day (Costar, 2024)
Legal Description:	Available upon request
APN:	78-062-01-0020 310 & 78-062-01-0020-309

LOCATION INFORMATION

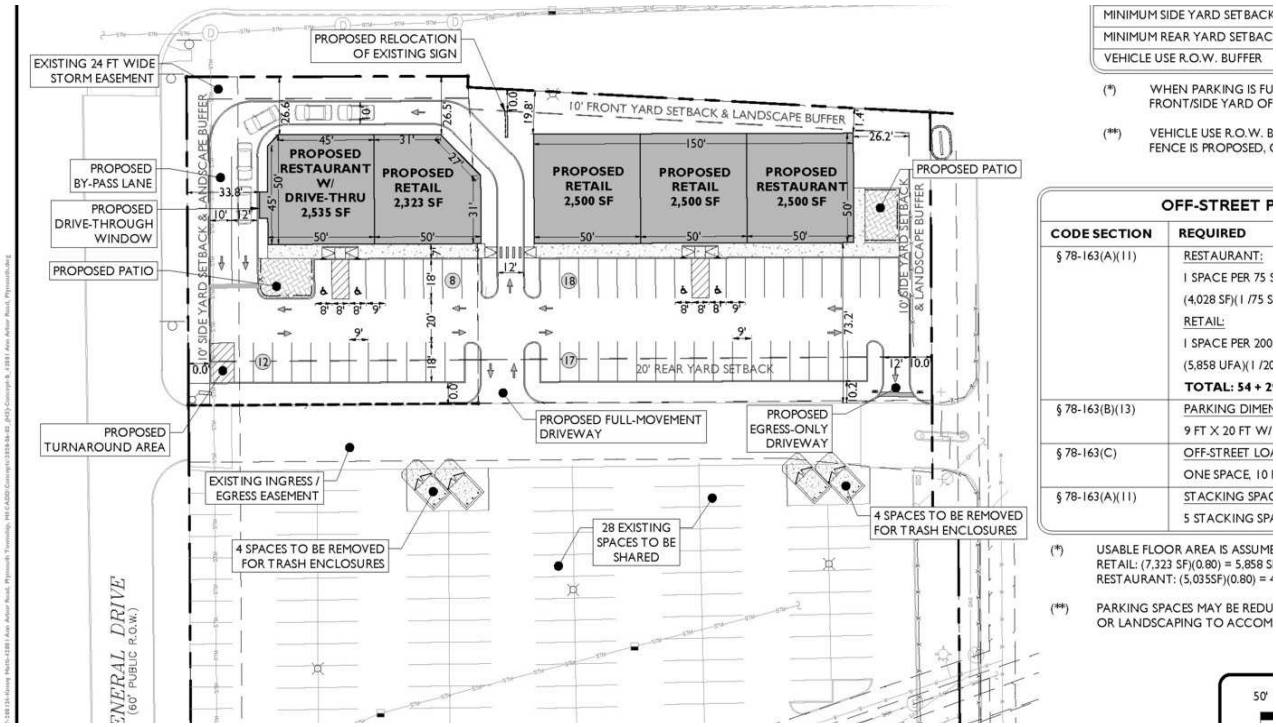
This out lot parcel is located in front of Plaza Lanes on the south side of Ann Arbor Rd between Lilly Rd and Haggerty Rd.



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LEASE SPACES: 41999 Ann Arbor Rd | Plymouth, MI 48170



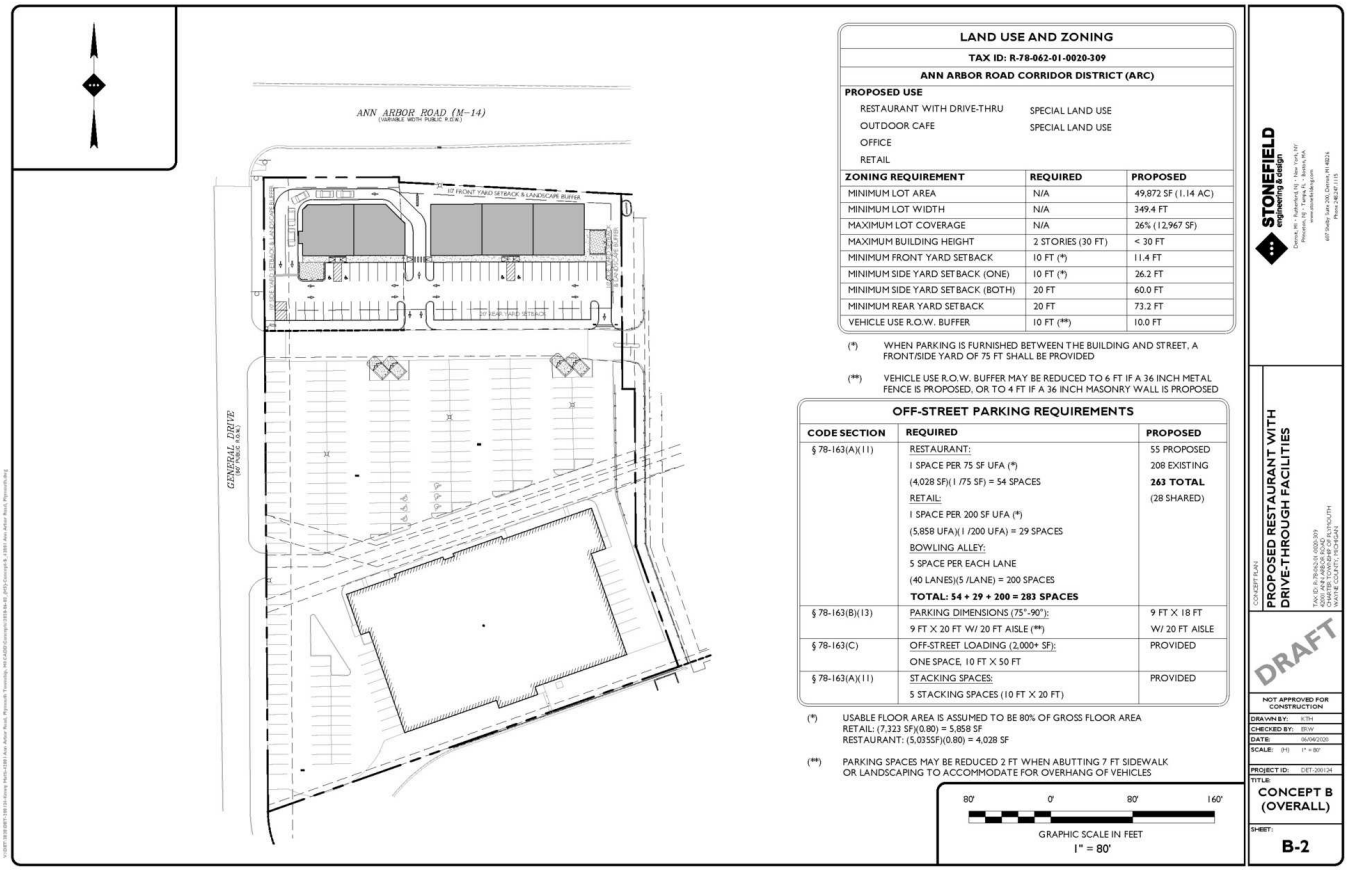
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,323 - 7,500 SF	Lease Rate:	$40 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A	Available	2,535 SF	NNN	$40.00 SF/yr
B	Available	2,323 SF	NNN	$40.00 SF/yr
C	Available	2,500 - 7,500 SF	NNN	$40.00 SF/yr
D	Available	2,500 - 7,500 SF	NNN	$40.00 SF/yr
E	Available	2,500 - 7,500 SF	NNN	$40.00 SF/yr

SITE PLAN: 41999 Ann Arbor Rd | Plymouth, MI 48170



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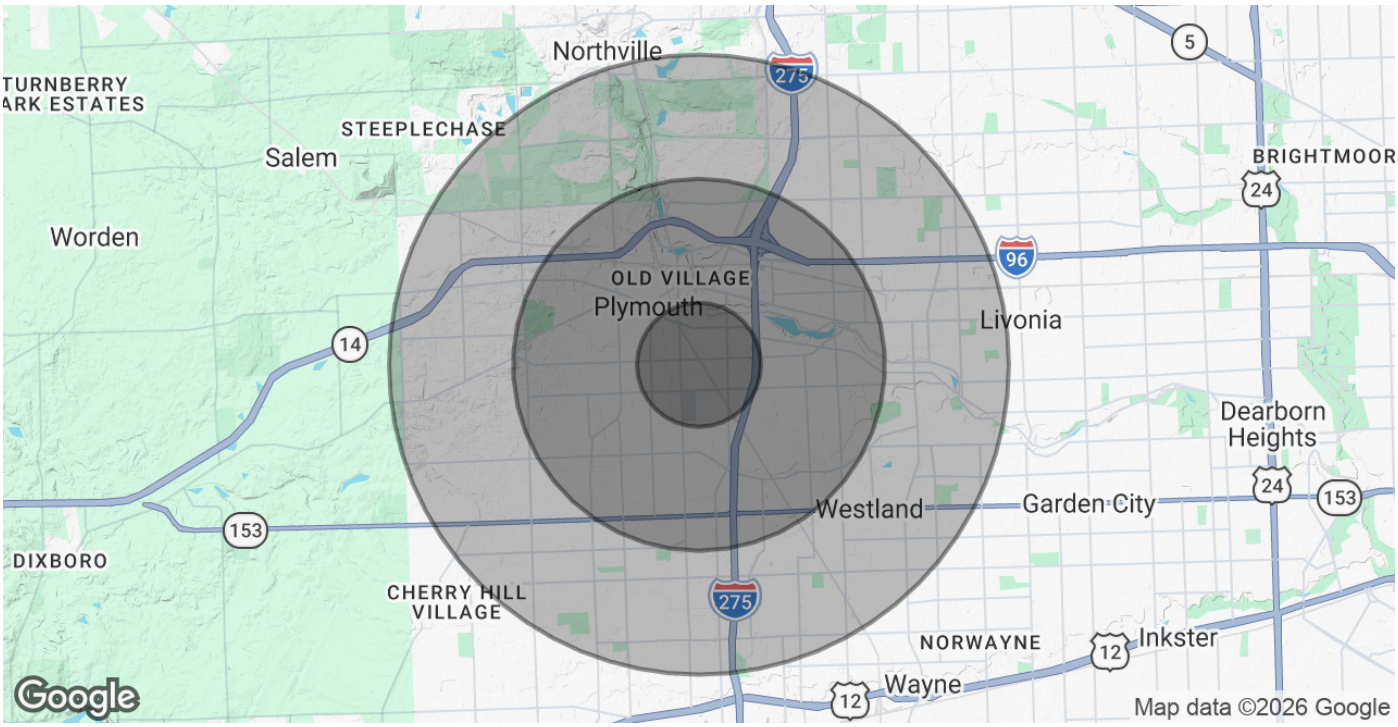
RETAILER MAP: 41999 Ann Arbor Rd | Plymouth, MI 48170



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DEMOGRAPHICS MAP & REPORT: 41999 Ann Arbor Rd | Plymouth, MI 48170



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,910	77,922	205,239
Average Age	44	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,843	33,266	84,142
# of Persons per HH	2.1	2.3	2.4
Average HH Income	$109,673	$125,096	$135,728
Average House Value	$355,043	$361,477	$369,090

2020 American Community Survey (ACS)

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