

PLAZA LANES OUTLOT

41999 Ann Arbor Rd, Plymouth, MI 48170



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

JORDAN SCHAFER

Associate

jschafer@thomasduke.com

STEVE VALLI

Partner

svalli@thomasduke.com

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

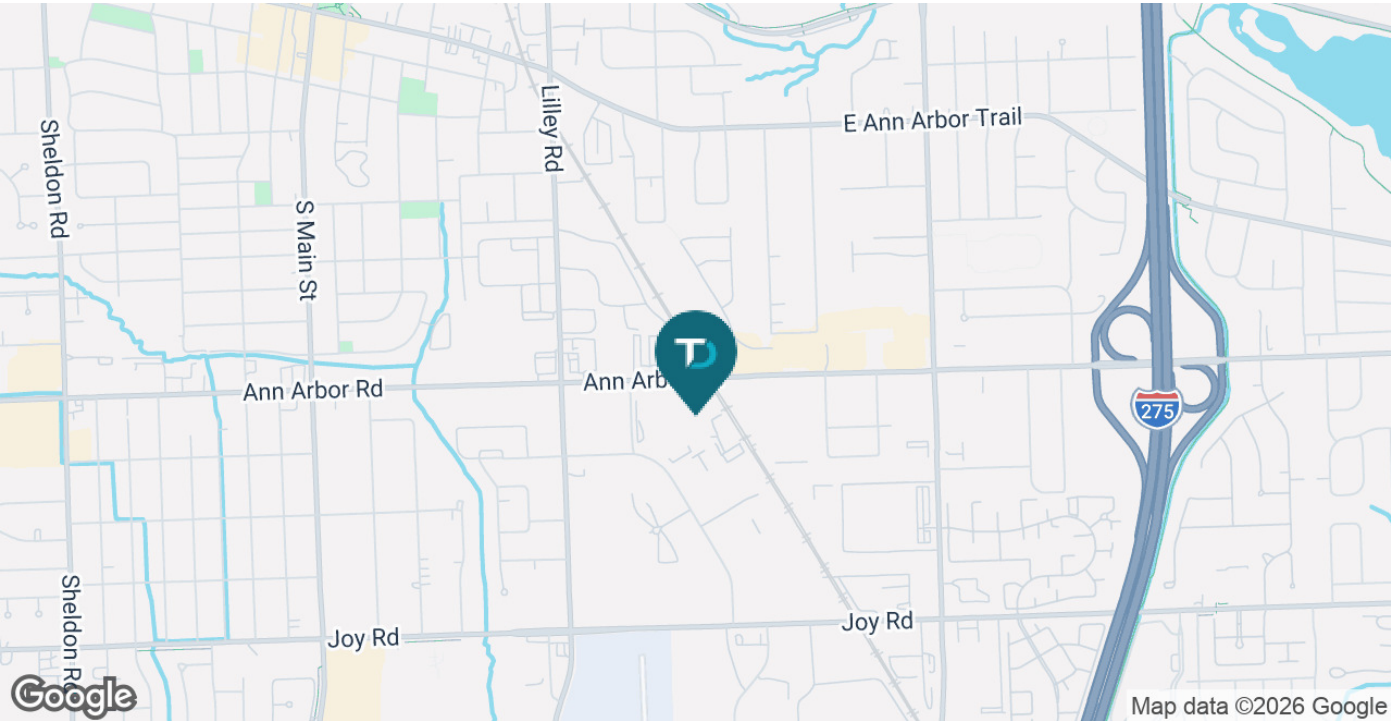
- Suites ranging from 2,323 – 7,500 SF
- Build to suit
- Drive-thru available

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

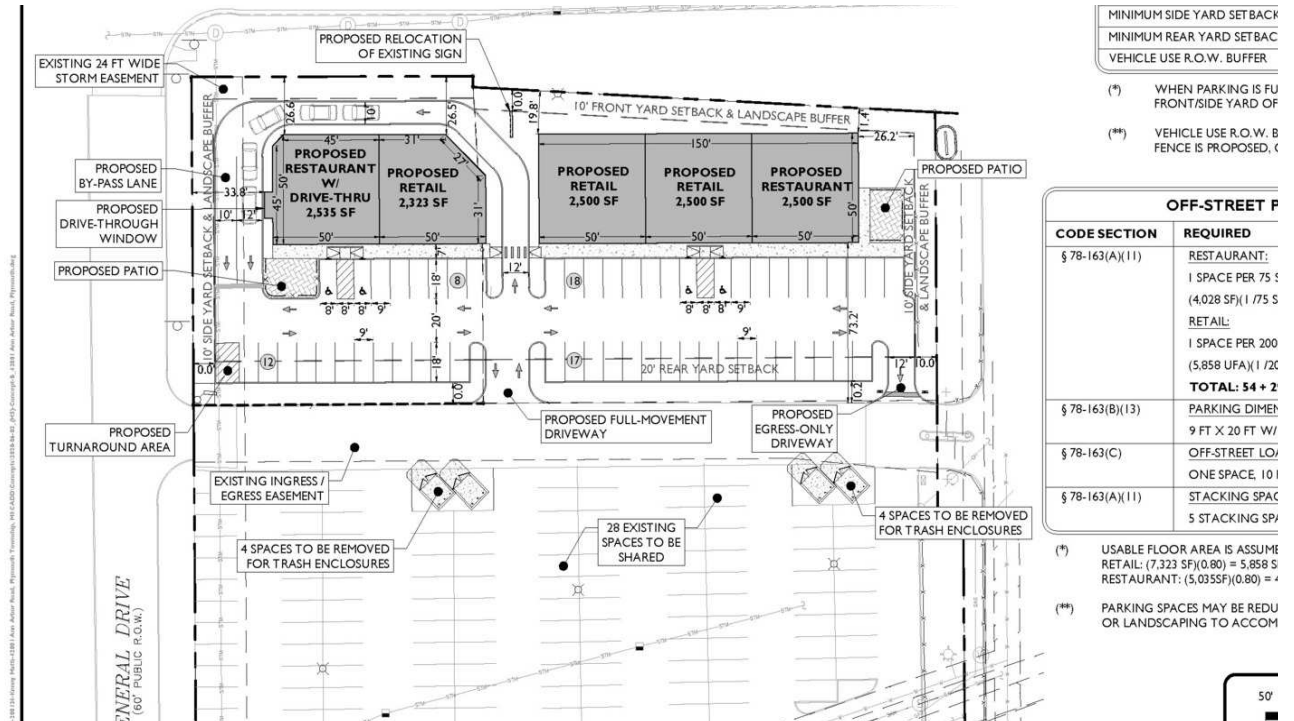
BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$40.00/SF NNN	Property Type:	Retail
Building Size:	12,358 SF	Property Subtype:	Strip Center
Year Built:	2025	Zoning	ARC - Ann Arbor Road Corrid
Number of Floors:	1	Traffic Count:	24,837 Vehicles/Day (Costar, 2024)
		Legal Description:	Available upon 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.



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



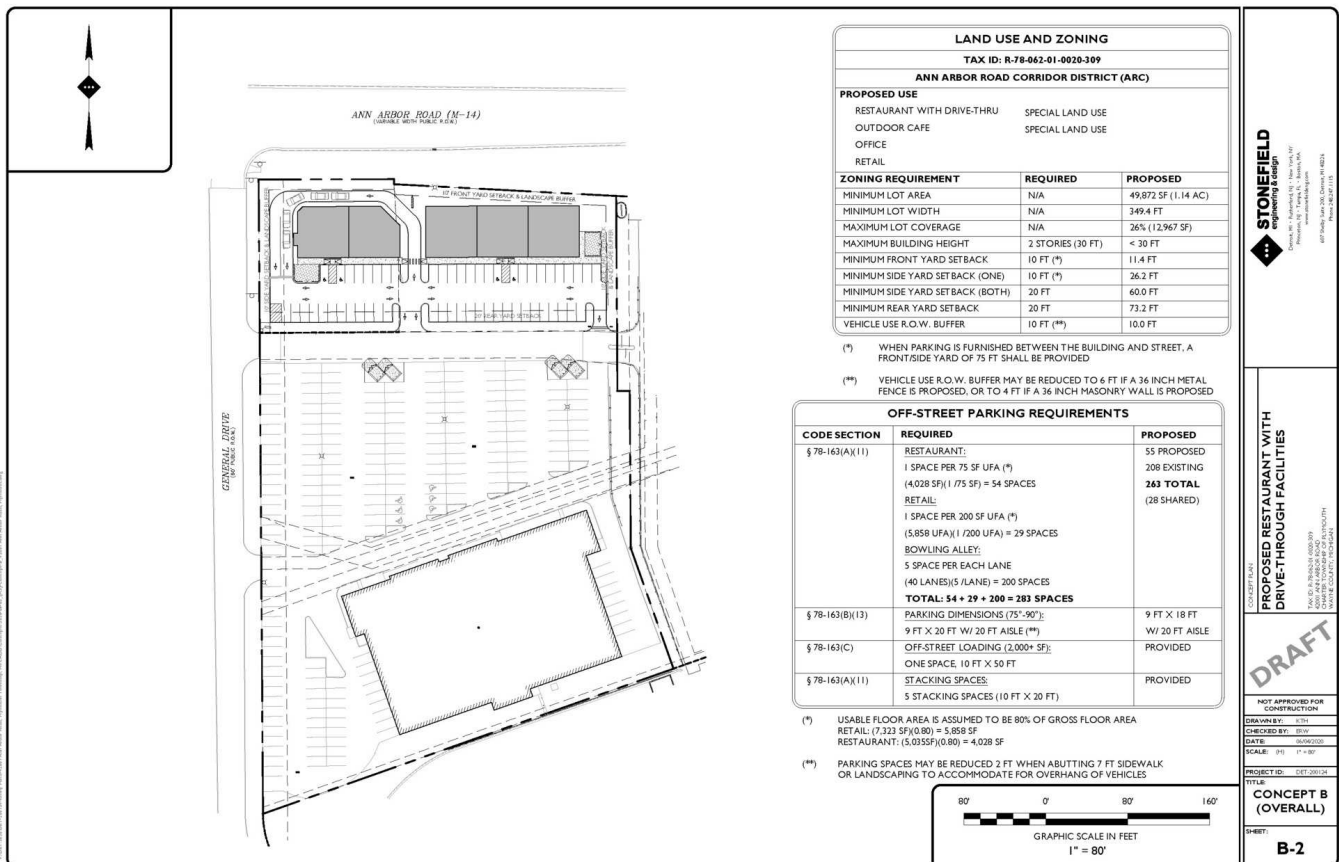
LEASE INFORMATION

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

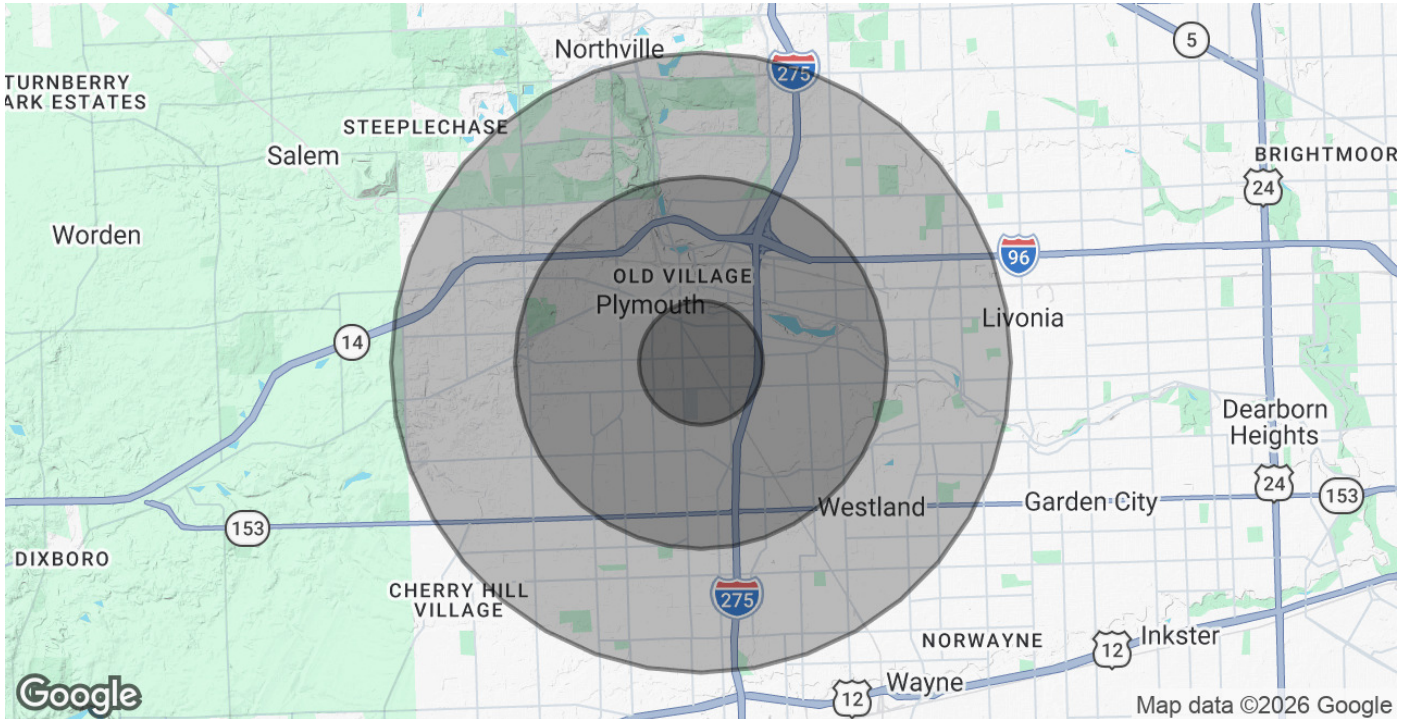
SITE PLAN: 41999 Ann Arbor Rd | Plymouth, MI 48170



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



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)