



# Chalmers Place

3365 Washtenaw Avenue  
Ann Arbor, Michigan 48104

For Lease

2,337 SF Available

Built Out Nail Salon

3 Miles from U of M  
Central Campus!

Agent Contact

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Chalmers Place is located off of Washtenaw Avenue in the center of the areas retail concentration. This property is also within close proximity to the University of Michigan's central campus! The region surrounding the property offers a population of 187,000+ and an average household income of over \$80,000 within 5 miles. Opportunity to join Vitamin Shoppe, Verizon, Jimmy Johns, Lady Janes and more!





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## Trade Aerial

### Property Highlights:

- Cross Roads & Traffic**
  - Washtenaw Ave.– 36,000 VPD
  - S Huron Pkwy.– 14,000 VPD
- Rental Rate**
  - \$32.00 + NNN
- 2016 Est. Total Employees**
  - 175,765 in 5 Mile Radius
- 2016 Trade Area Demographics**

Radius	Population	Household Income
1 Mile	7,082	\$90,986
3 Miles	86,789	\$78,807
5 Miles	187,133	\$81,963





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## Site Plan

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## Interior Pictures

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