

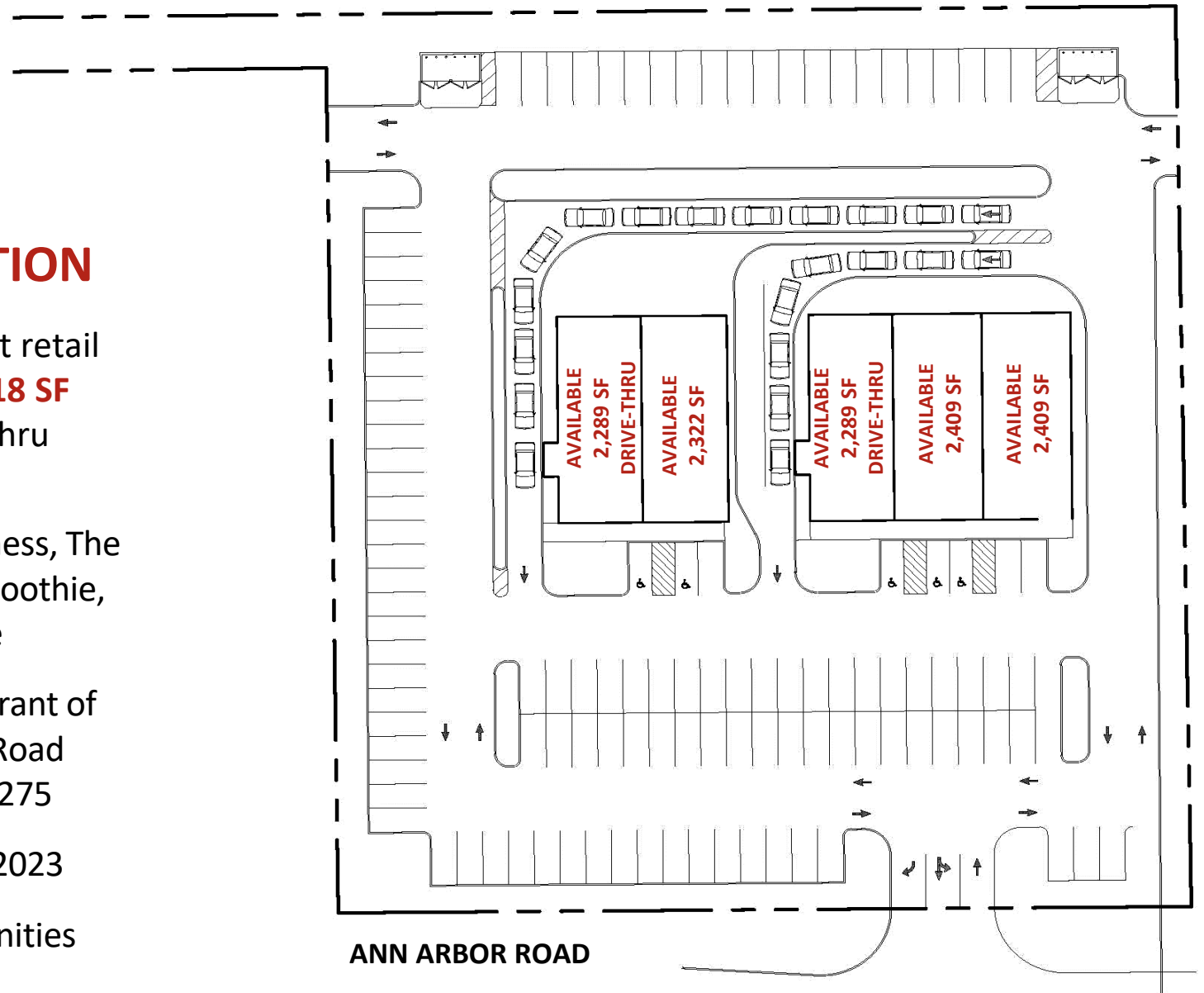
# NEW RETAIL DEVELOPMENT

## FOR LEASE

40700 Ann Arbor Rd  
Plymouth, MI 48170

## PROPERTY INFORMATION

- New two building multi-tenant retail development with up to **11,718 SF** available for lease with drive-thru opportunities
- Nearby retailers include La Fitness, The Henry Ford Center, Tropical Smoothie, AT&T, Chipotle and many more
- Located at the Northeast quadrant of Ann Arbor Road and Haggerty Road with quick access to Highway I-275
- Available for occupancy in Q3 2023
- Retail and restaurant opportunities available



# Aerial



Southworth Ave

Ave

E Ann Arbor Trail

INTERSTATE 275

INTERSTATE 275

GRAND TRAVERSE  
PIE COMPANY  
xfinity

PITA WAY  
Leo's CONEY ISLAND  
U.C. URGENT MEDICAL CARE  
tropical CAFE SMOOTHIE

LA FITNESS

CVS pharmacy

BURGER KING

SITE

Ann Arbor Rd

Ann Arbor Rd

Vico PRODUCTS

Plastipak PACKAGING INC

Bank of America

CHIPOTE MEXICAN GRILL  
AT&T

HENRY FORD HEALTH

Hines Park LINCOLN

SUBURBAN Cadillac of Plymouth

Haggerty Rd

Massey Dr

amazon

Dutch Bros

Comfort INN



General Dr

# Aerial



Levan Rd



SITE



Sheldon Rd



Ann Arbor Rd

Main St



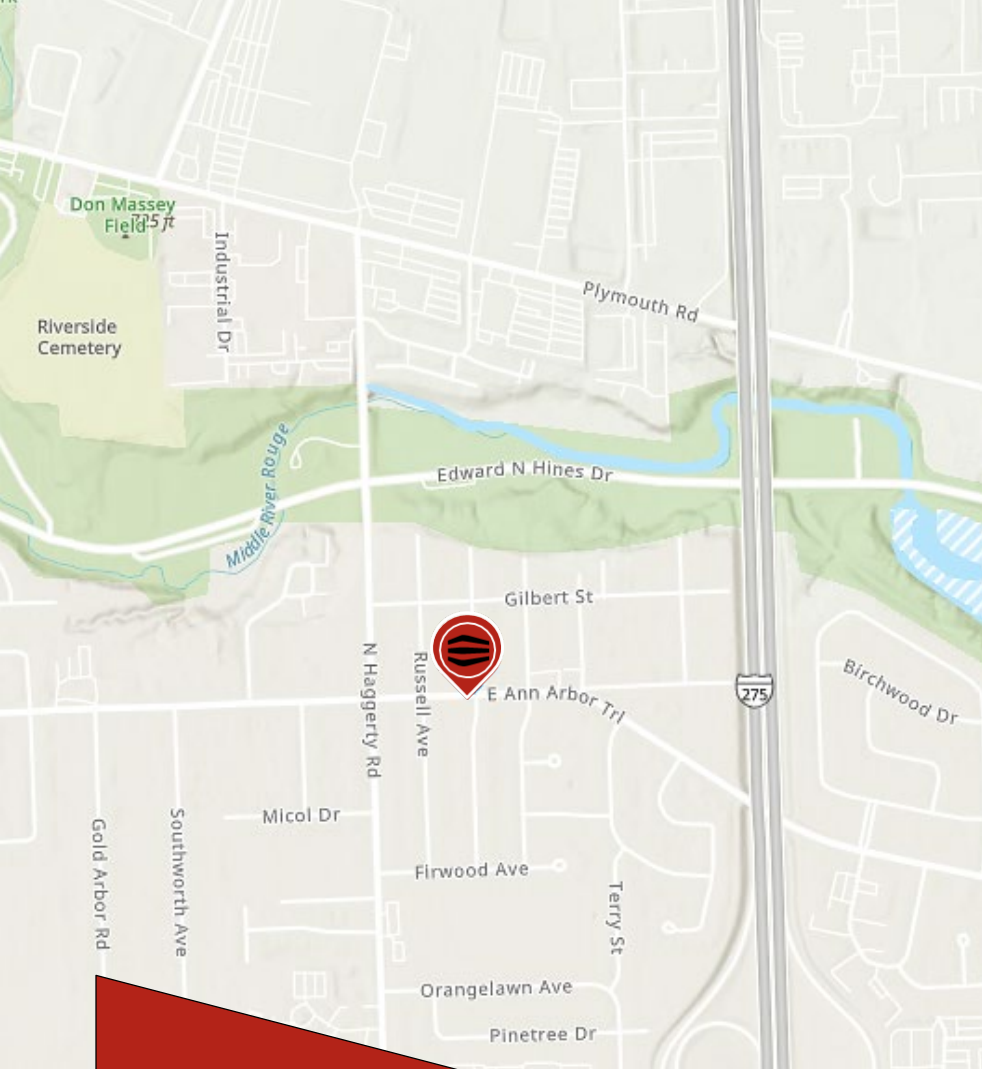
Joy Rd



Churchill High School

Joy Rd





# DEMOGRAPHICS

	1-MILE	3 - MILES	5 - MILES
POPULATION	9,475	80,551	225,799
HH INCOME Average	\$90,249	\$109,613	\$120,886
HOUSEHOLDS	4,618	35,702	93,828
DAYTIME Population	9,649	99,321	249,342

# TRAFFIC COUNTS

Ann Arbor Road	24,450 VPD
Haggerty Road	64,796 VPD
Interstate I-275	134,983 VPD

# AREA RETAILERS



## Contact Us

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The average  
income within 3-  
miles is over  
100K

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