

FOR LEASE

50 ECORSE ROAD | YPSILANTI, MICHIGAN



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PROPERTY INFORMATION

Property Address	50 Ecorse Road
City/Township	Ypsilanti
Building Size	17,795 SF
Space Available	16,000 SF
Minimum Available	1,000 SF
Maximum Available	16,000 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker
Parking	Ample

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 123,314 PEOPLE	 MEDIAN AGE 34.1 YEARS OLD
 HOUSEHOLDS 50,572	 CONSUMER SPENDING \$1.4 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$80,084/ANNUALLY	 DAYTIME POPULATION 47,704 PEOPLE

JOIN



AREA TENANTS & EMPLOYERS

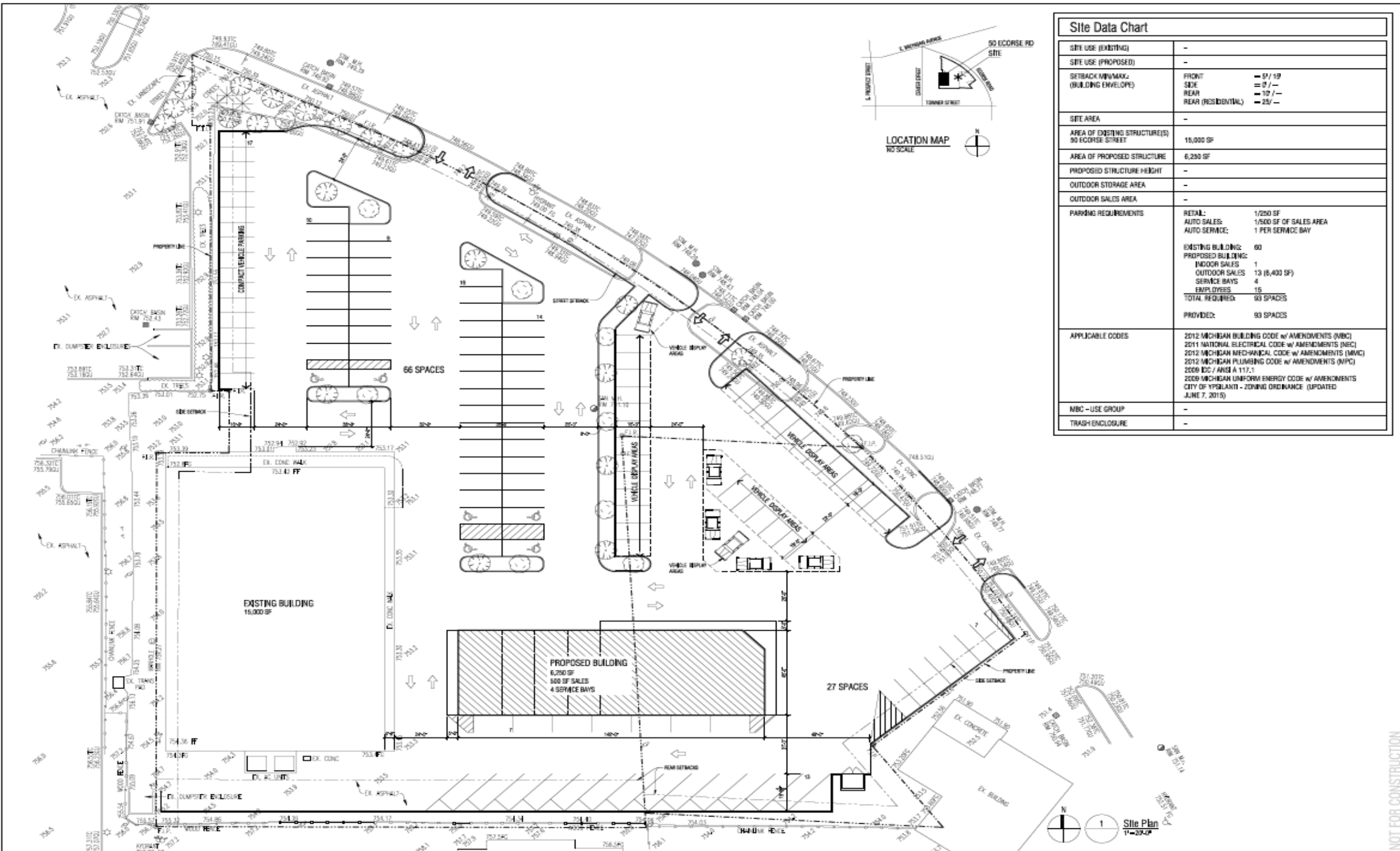


PROPERTY HIGHLIGHTS

- New retail/office development to be developed adjacent to Dollar General on Ecorse Road just south of Michigan Avenue.
- Viable site for medical office users, financial institutions, general offices and/or national neighborhood service retailers.
- Various plans are available to fit the needs of users interested in a build-to-suit opportunity.
- In addition to the site being located just East of Downtown Ypsilanti, Willow Run Airport, St. Joseph's Mercy Hospital and Washtenaw Community College are operating within the trade area.
- Eastern Michigan University Campus, home to over 20,000 students is located within minutes of this site.

50 ECORSE ROAD

SITE PLAN



Site Data Chart	
SITE USE (EXISTING)	-
SITE USE (PROPOSED)	-
SETBACK/ENVELOPE (BUILDING ENVELOPE)	FRONT = 5' / 15' SIDE = 0' / - REAR = 10' / - REAR (RESIDENTIAL) = 25' / -
SITE AREA	-
AREA OF EXISTING STRUCTURE(S) 50 ECORSE STREET	15,000 SF
AREA OF PROPOSED STRUCTURE	6,250 SF
PROPOSED STRUCTURE HEIGHT	-
OUTDOOR STORAGE AREA	-
OUTDOOR SALES AREA	-
PARKING REQUIREMENTS	RETAIL: 1/250 SF AUTO SALES: 1/500 SF OF SALES AREA AUTO SERVICE: 1 PER SERVICE BAY
	EXISTING BUILDING: 60 PROPOSED BUILDING: INDOOR SALES: 1 OUTDOOR SALES: 13 (8,400 SF) SERVICE BAYS: 4 EMPLOYEES: 15 TOTAL REQUIRED: 93 SPACES PROVIDED: 93 SPACES
APPLICABLE CODES	2012 MICHIGAN BUILDING CODE w/ AMENDMENTS (MBC) 2011 NATIONAL ELECTRICAL CODE w/ AMENDMENTS (NEC) 2012 MICHIGAN MECHANICAL CODE w/ AMENDMENTS (MMC) 2012 MICHIGAN PLUMBING CODE w/ AMENDMENTS (MPC) 2009 ICC / ANSI A 117.1 2009 MICHIGAN UNIFORM ENERGY CODE w/ AMENDMENTS CITY OF YPSILANTI - ZONING ORDINANCE (UPDATED JUNE 7, 2015)
MBC - USE GROUP	-
TRASH ENCLOSURE	-

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CONTRACT

KEY PLAN

OWNER

PROJECT NAME

50 Ecorse Road
Ypsilanti, MI 48198

PROJECT NO.

15-156

EGGS / NUMBER

DATE

DESIGNED BY

SSA

CHECKED BY

DWG

APPROVED BY

DATE

SHEET NAME

SITE PLAN -

OPTION B: AUTO

SALES / SERVICE

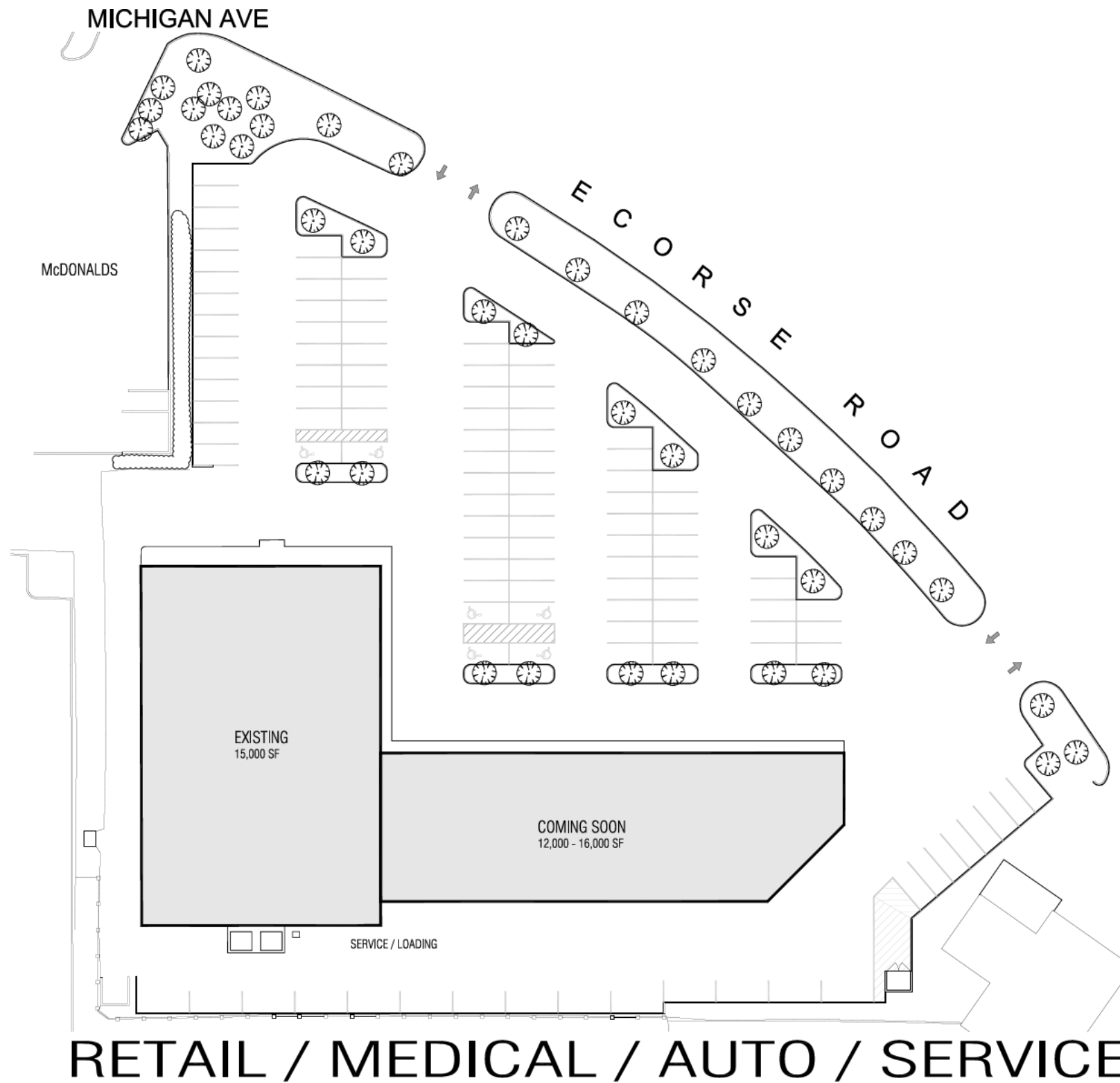
SHEET NO.

A2-01_B

DATE

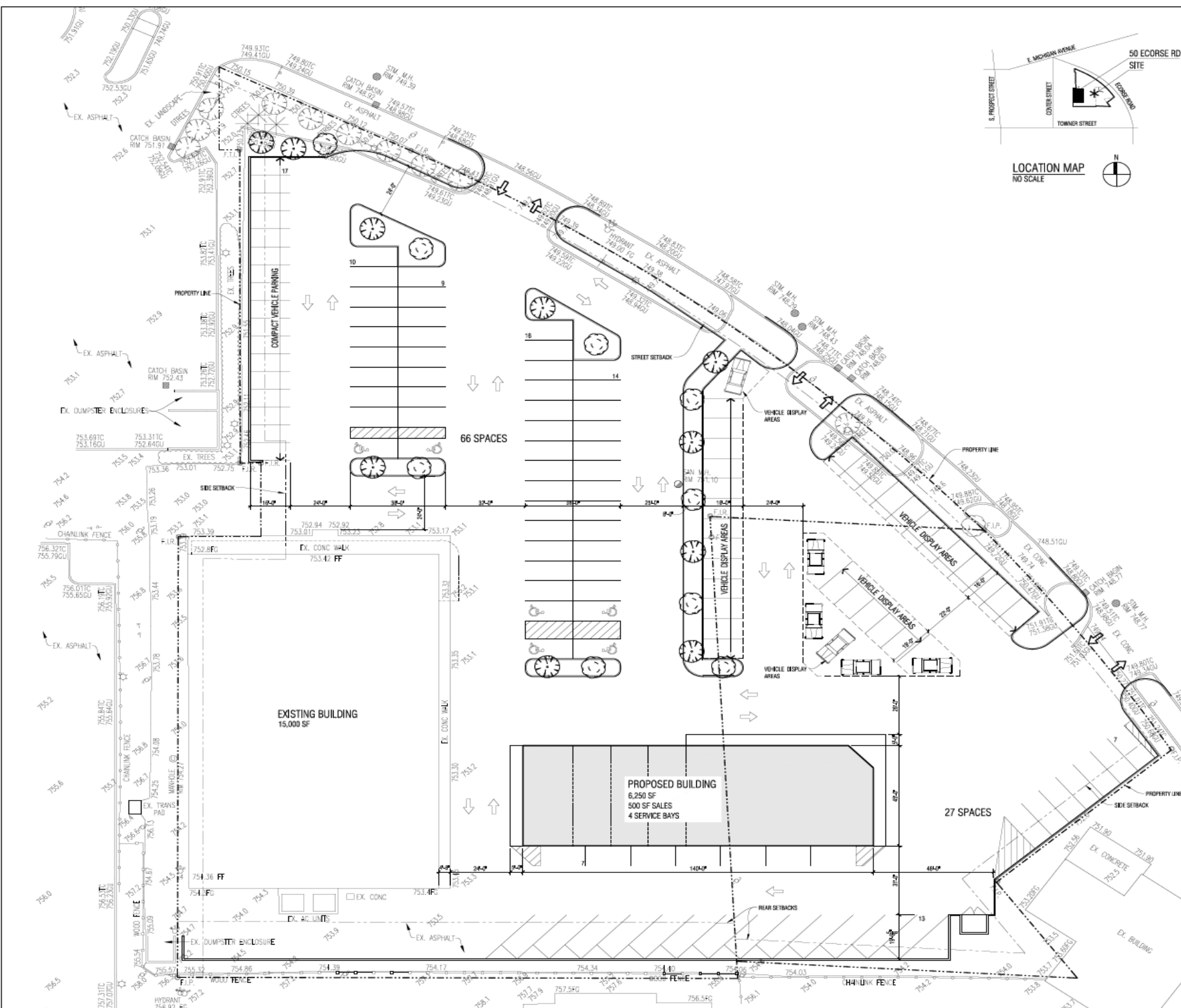
11/11/15

NOT FOR CONSTRUCTION



50 ECORSE ROAD

SITE PLAN C



Site Data Chart	
SITE USE (EXISTING)	-
SITE USE (PROPOSED)	-
SETBACK MIN/MAX : (BUILDING ENVELOPE)	FRONT = 9' / 19' SIDE = 0' / - REAR = 10' / - REAR (RESIDENTIAL) = 25' / -
SITE AREA	-
AREA OF EXISTING STRUCTURE(S) 50 ECORSE STREET	15,000 SF
AREA OF PROPOSED STRUCTURE	6,250 SF
PROPOSED STRUCTURE HEIGHT	-
OUTDOOR STORAGE AREA	-
OUTDOOR SALES AREA	-
PARKING REQUIREMENTS	RETAIL: 1/250 SF AUTO SALES: 1/500 SF OF SALES AREA AUTO SERVICE: 1 PER SERVICE BAY
	EXISTING BUILDING: 60 PROPOSED BUILDING: INDOOR SALES 1 OUTDOOR SALES 13 (6,400 SF) SERVICE BAYS 4 EMPLOYEES 15 TOTAL REQUIRED: 93 SPACES PROVIDED: 93 SPACES
APPLICABLE CODES	2012 MICHIGAN BUILDING CODE w/ AMENDMENTS (MBC) 2011 NATIONAL ELECTRICAL CODE w/ AMENDMENTS (NEC) 2012 MICHIGAN MECHANICAL CODE w/ AMENDMENTS (MIMC) 2012 MICHIGAN PLUMBING CODE w/ AMENDMENTS (MPC) 2009 ICC / ANS I 117.1 2009 MICHIGAN UNIFORM ENERGY CODE w/ AMENDMENTS CITY OF YPSILANTI - ZONING ORDINANCE (UPDATED JUNE 7, 2015)
MBC - USE GROUP	-
TRASH ENCLOSURE	-

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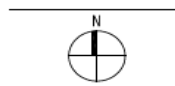
OWNER

PROJECT NAME

50 Ecorse Road
Ypsilanti, MI 48198

PROJECT NO.
15-156

ISSUES / REVISIONS
Preliminary Review 11/20/15



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SSA

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DWG

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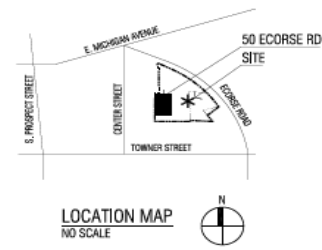
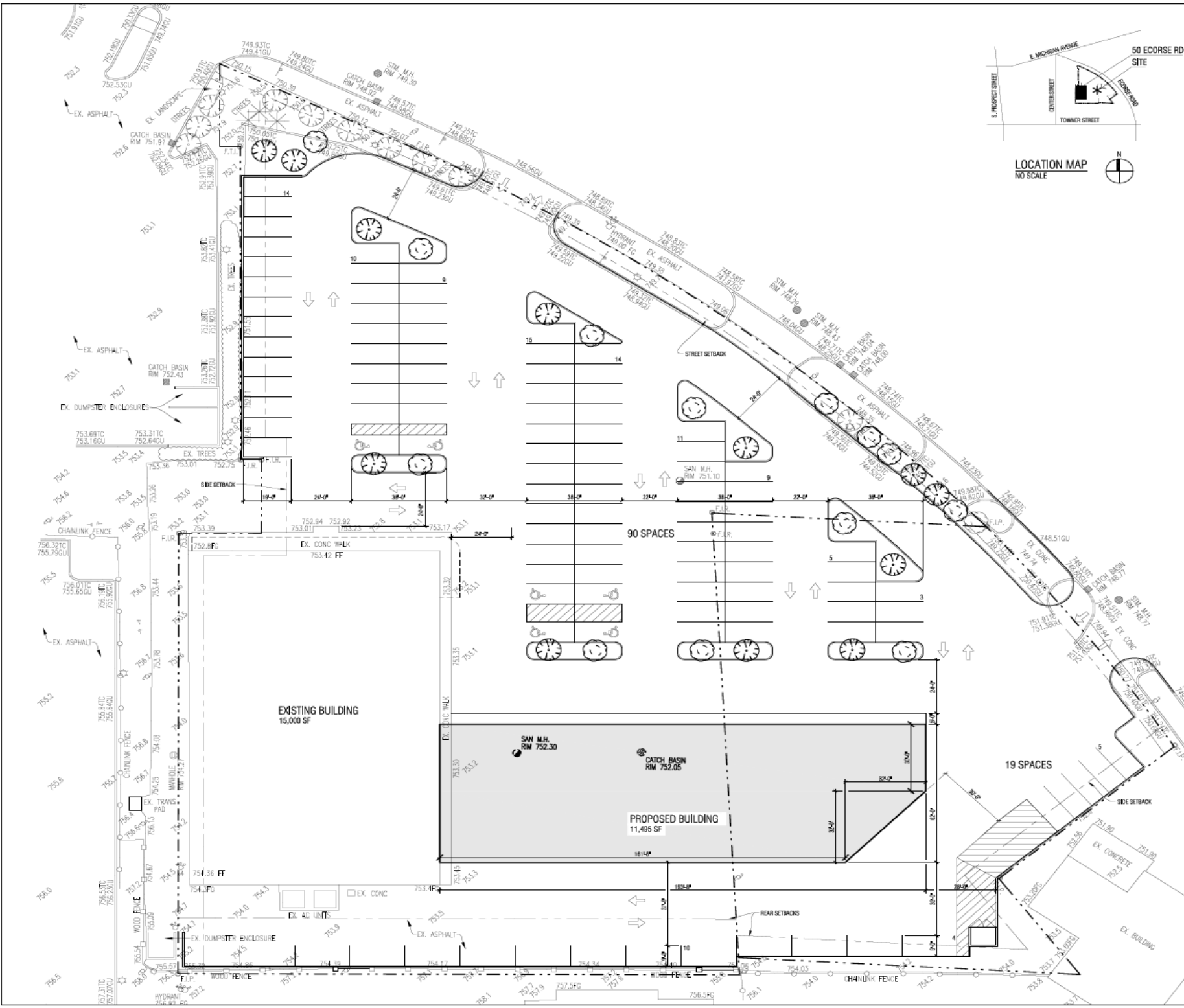
SHEET NAME
**SITE PLAN -
OPTION B: AUTO
SALES / SERVICE**

SHEET NO.
A2-01_B

NOT FOR CONSTRUCTION

50 ECORSE ROAD

SITE PLAN D



Site Data Chart	
SITE USE (EXISTING)	-
SITE USE (PROPOSED)	-
SETBACK MIN/MAX: (BUILDING ENVELOPE)	FRONT = 5' / 19' SIDE = 0' / - REAR = 10' / - REAR (RESIDENTIAL) = 25' / -
SITE AREA	-
AREA OF EXISTING STRUCTURE(S) 50 ECORSE STREET	15,000 SF
AREA OF PROPOSED STRUCTURE	11,495 SF
PROPOSED STRUCTURE HEIGHT	-
OUTDOOR STORAGE AREA	-
OUTDOOR SALES AREA	-
PARKING REQUIREMENTS	RETAIL: 1/250 SF EXISTING BUILDING: 60 PROPOSED BUILDING: 46 TOTAL REQUIRED: 106 SPACES PROVIDED: 109 SPACES
APPLICABLE CODES	2012 MICHIGAN BUILDING CODE w/ AMENDMENTS (MBC) 2011 NATIONAL ELECTRICAL CODE w/ AMENDMENTS (NEC) 2012 MICHIGAN MECHANICAL CODE w/ AMENDMENTS (MMC) 2012 MICHIGAN PLUMBING CODE w/ AMENDMENTS (MPC) 2009 ICC / ANSI A 117.1 2009 MICHIGAN UNIFORM ENERGY CODE w/ AMENDMENTS CITY OF YPSILANTI - ZONING ORDINANCE (UPDATED JUNE 7, 2015)
MBC - USE GROUP	-
TRASH ENCLOSURE	-

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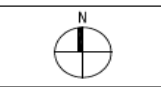
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PROJECT NAME

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Ypsilanti, MI 48198

PROJECT NO.
15-156

ISSUES / REVISIONS
Preliminary Review 11/20/15



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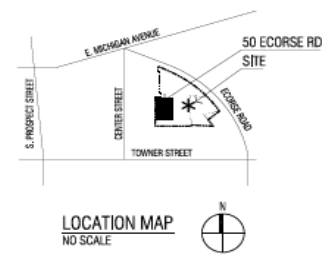
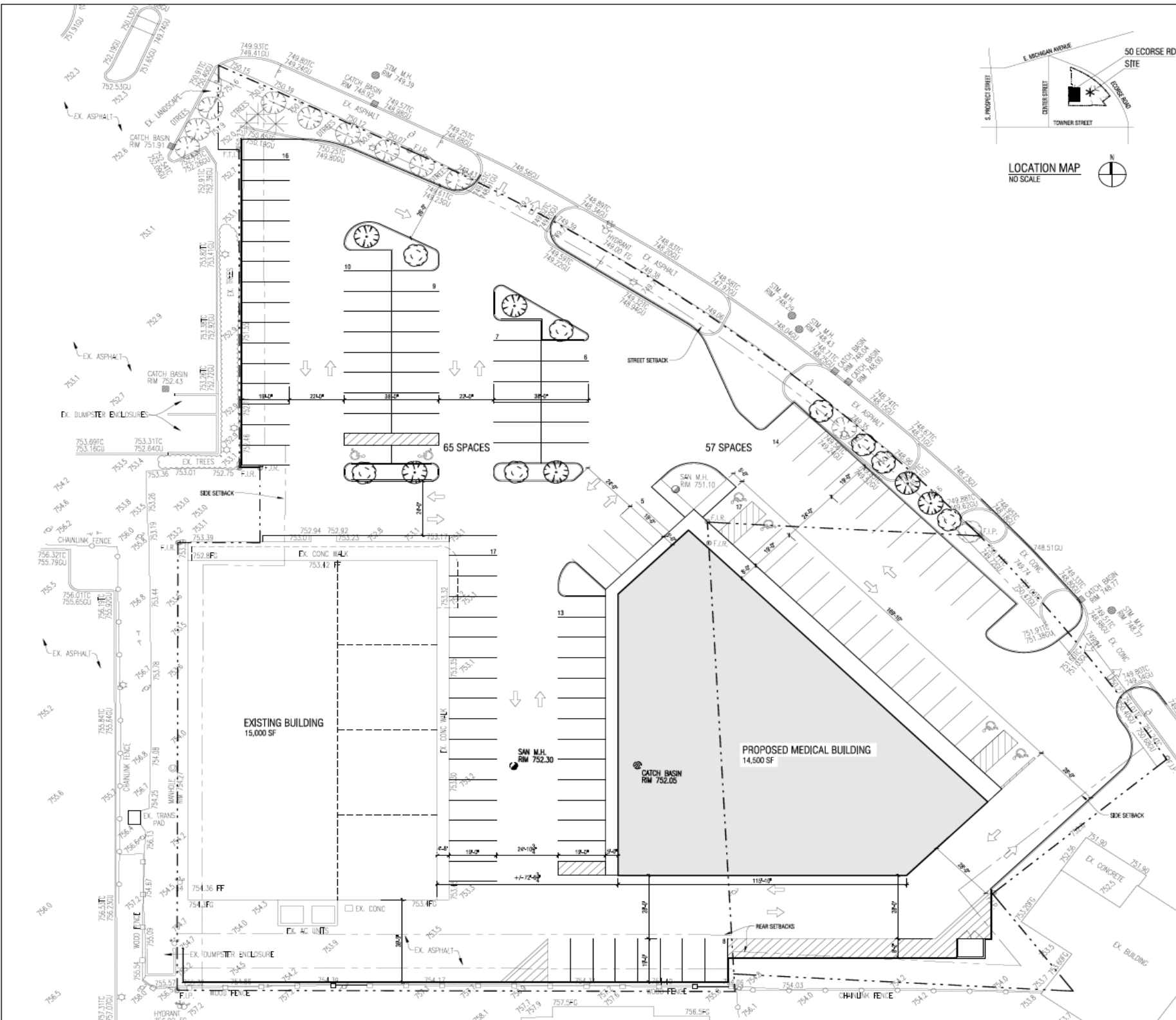
SHEET NAME
**SITE PLAN -
OPTION A: RETAIL
ADDITION**

SHEET NO.
A2-01_A

NOT FOR CONSTRUCTION

50 ECORSE ROAD

SITE PLAN E



Site Data Chart	
SITE USE (EXISTING)	-
SITE USE (PROPOSED)	-
SETBACK MIN/MAX: (BUILDING ENVELOPE)	FRONT = 9' / 15' SIDE = 0' / - REAR = 10' / - REAR (RESIDENTIAL) = 25' / -
SITE AREA	-
AREA OF EXISTING STRUCTURE(S) 50 ECORSE STREET	15,000 SF
AREA OF PROPOSED STRUCTURE	14,500 SF
PROPOSED STRUCTURE HEIGHT	-
OUTDOOR STORAGE AREA	-
OUTDOOR SALES AREA	-
PARKING REQUIREMENTS	MEDICAL: 1/300 SF OF WAITING ROOM AREA AND 1 PER EXAM ROOM OR DENTAL CHAIR EXISTING BUILDING: 60 PROPOSED BUILDING: 58 TOTAL REQUIRED: 118 SPACES PROVIDED: 122 SPACES
APPLICABLE CODES	2012 MICHIGAN BUILDING CODE w/ AMENDMENTS (MBC) 2011 NATIONAL ELECTRICAL CODE w/ AMENDMENTS (NEC) 2012 MICHIGAN MECHANICAL CODE w/ AMENDMENTS (MMC) 2012 MICHIGAN PLUMBING CODE w/ AMENDMENTS (MPC) 2009 ICC / ANSI A 117.1 2009 MICHIGAN UNIFORM ENERGY CODE w/ AMENDMENTS CITY OF YPSILANTI - ZONING ORDINANCE (UPDATED JUNE 7, 2015)
MBC - USE GROUP	-
TRASH ENCLOSURE	-

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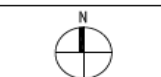
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Ypsilanti, MI 48198

PROJECT NO.

15-156

ISSUES / REVISIONS

Preliminary Review 11/20/15



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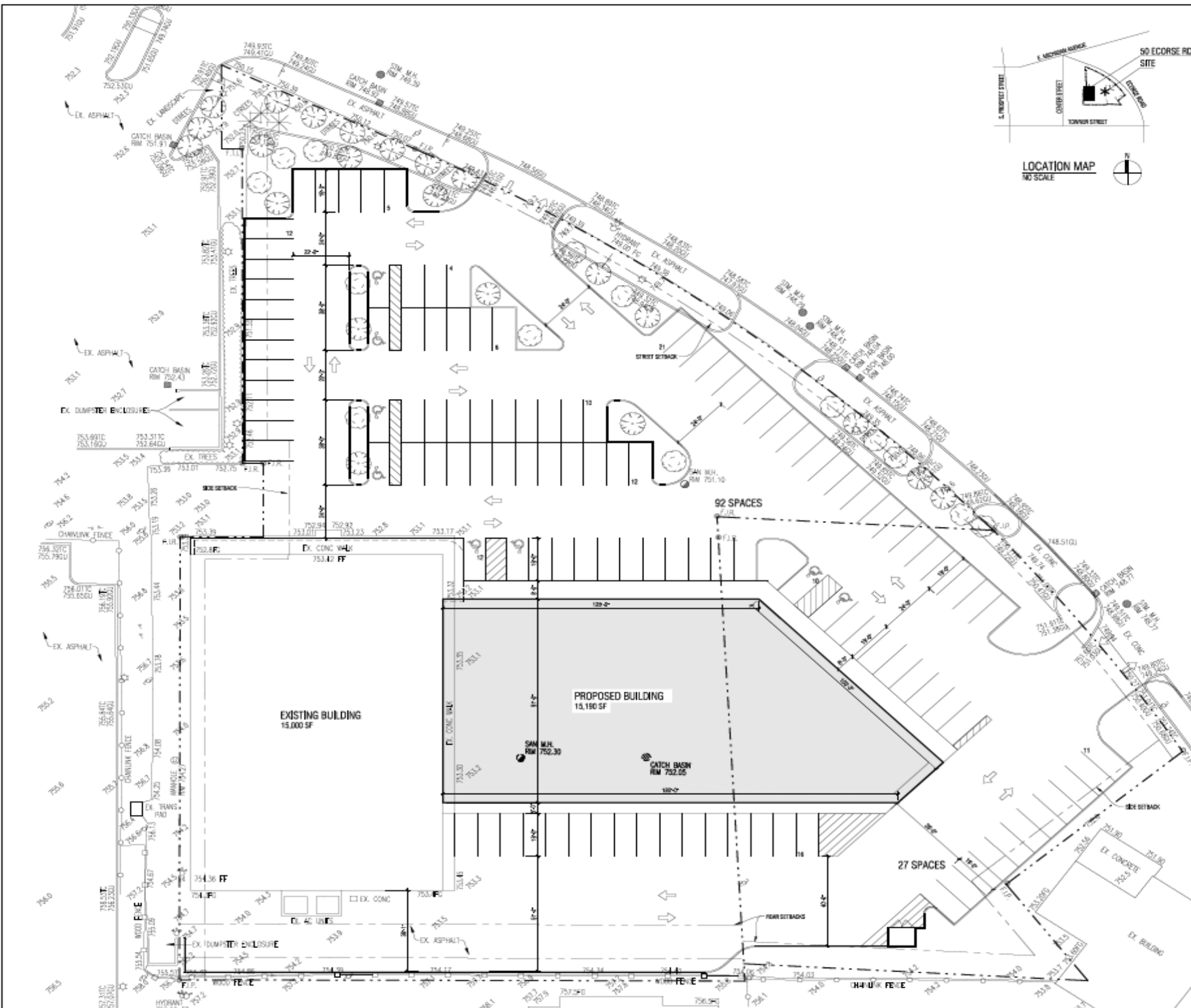
SHEET NAME

SITE PLAN -
OPTION C:
MEDICAL BUILDING

SHEET NO.

A2-01_C

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Site Data Chart	
SITE USE (EXISTING)	-
SITE USE (PROPOSED)	-
SETBACK MIN/MAX: (BUILDING ENVELOPE)	FRONT = 5' / 15' SIDE = 0' / - REAR = 10' / - REAR (RESIDENTIAL) = 25' / -
SITE AREA	-
AREA OF EXISTING STRUCTURE(S)	15,000 SF
AREA OF PROPOSED STRUCTURE	15,190 SF
PROPOSED STRUCTURE HEIGHT	-
OUTDOOR STORAGE AREA	-
OUTDOOR SALES AREA	-
PARKING REQUIREMENTS	RETAIL: 1/250 SF EXISTING BUILDING: 60 PROPOSED BUILDING: 61 TOTAL REQUIRED: 121 SPACES PROVIDED: 119 SPACES
APPLICABLE CODES	2012 MICHIGAN BUILDING CODE w/ AMENDMENTS (MBC) 2011 NATIONAL ELECTRICAL CODE w/ AMENDMENTS (NEC) 2012 MICHIGAN MECHANICAL CODE w/ AMENDMENTS (MMC) 2009 ICC / ANSI A 117.1 2009 MICHIGAN UNIFORM ENERGY CODE w/ AMENDMENTS CITY OF YPSILANTI - ZONING ORDINANCE (UPDATED JUNE 7, 2015)
MBC - USE GROUP	-
TRASH ENCLOSURE	-

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PROJECT NO.

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Ypsilanti, MI 48196

15-156

ISSUES / REVISIONS

Preliminary Review 11/20/15

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SHEET NAME

SITE PLAN -

OPTION D: RETAIL

ADDITION

SHEET NO.

A2-01_D

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SHEET NAME

SITE PLAN -

OPTION D: RETAIL

ADDITION

SHEET NO.

A2-01_D





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	11,098	64,371	115,369
2023 Population	11,278	67,198	123,314
2028 Population Projection	11,194	66,948	123,739
Annual Growth 2010-2023	0.1%	0.3%	0.5%
Annual Growth 2023-2028	-0.1%	-0.1%	0.1%
Median Age	36.7	33.1	34.1
Bachelor's Degree or Higher	25%	31%	37%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,001	26,324	47,247
2023 Households	5,109	27,519	50,572
2028 Household Projection	5,077	27,456	50,793
Owner Occupied Households	2,236	13,911	28,092
Renter Occupied Households	2,841	13,546	22,701
Avg Household Income	\$62,763	\$71,196	\$80,084
Median Household Income	\$50,319	\$55,098	\$60,228

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,755	38,700	74,744
Black	2,667	22,670	34,341
American Indian/Alaskan Native	78	372	669
Asian	252	2,003	7,352
Hawaiian & Pacific Islander	3	33	69
Two or More Races	522	3,420	6,140
Hispanic Origin	737	3,911	8,079

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,093	6,651	11,385
\$50,000 - 75,000	981	5,406	10,146
\$75,000 - 100,000	659	3,566	6,521
\$100,000 - 125,000	427	2,679	4,778
\$125,000 - 150,000	235	1,406	2,877
\$150,000 - 200,000	138	969	2,389
\$200,000+	132	1,059	3,045

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	4,337	827	5	16,087	1,997	8	41,708	4,767	9
Trade Transportation & Utilities	559	104	5	2,683	266	10	6,141	511	12
Information	158	14	11	447	39	11	625	64	10
Financial Activities	268	67	4	989	225	4	2,000	416	5
Professional & Business Services	531	90	6	1,672	229	7	3,265	433	8
Education & Health Services	1,249	332	4	5,606	679	8	21,094	2,447	9
Leisure & Hospitality	706	69	10	2,750	186	15	5,251	333	16
Other Services	526	131	4	1,373	331	4	2,054	488	4
Public Administration	340	20	17	567	42	14	1,278	75	17
Goods-Producing Industries	397	37	11	4,032	138	29	5,996	279	21
Natural Resources & Mining	2	1	2	9	3	3	48	10	5
Construction	91	23	4	280	79	4	817	178	5
Manufacturing	304	13	23	3,743	56	67	5,131	91	56
Total	4,734	864	5	20,119	2,135	9	47,704	5,046	9

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*