



JOIN

**DOLLAR GENERAL**

AREA  
TENANTS



**CONTACT**

6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322

P: 248 538 2000 F: 248 538 9905  
[www.cmprealestategroup.com](http://www.cmprealestategroup.com)

JORDAN JABBORI

[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

CHRIS JONNA

[cjonna@cmprealestategroup.com](mailto:cjonna@cmprealestategroup.com)

## PROPERTY INFORMATION

Shopping Center Size	17,795 SF
Space Available	16,000 SF
Minimum Available	1,000 SF
Maximum Available	16,000 SF
Asking Rate	Contact Broker
NNN Charge's	Contact Broker
Parking	Ample

## DEMOGRAPHICS

Population	127,845 people
Households	52,064 homes
Average Household Income	\$72,824/annually
Employees	46,228 employees

## ADDRESS

**50 ECORSE ROAD  
YPSILANTI, MICHIGAN 48198**

## PROPERTY HIGHLIGHTS

New retail/office development to be developed adjacent to Dollar General on Ecorse Road just south of Michigan Avenue.

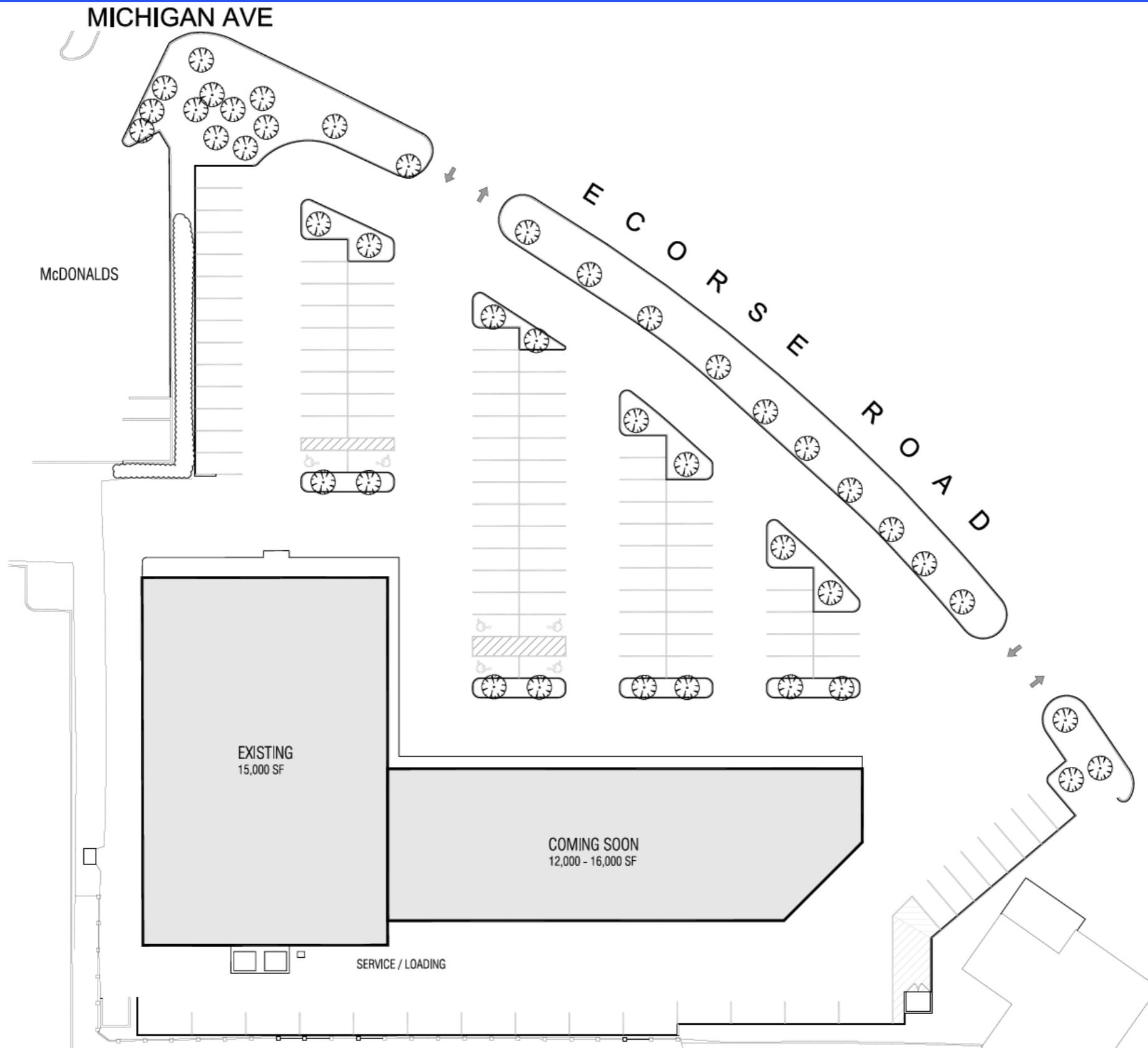
Viable site for medical office users, financial institutions, general offices and/or national neighborhood service retailers.

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.

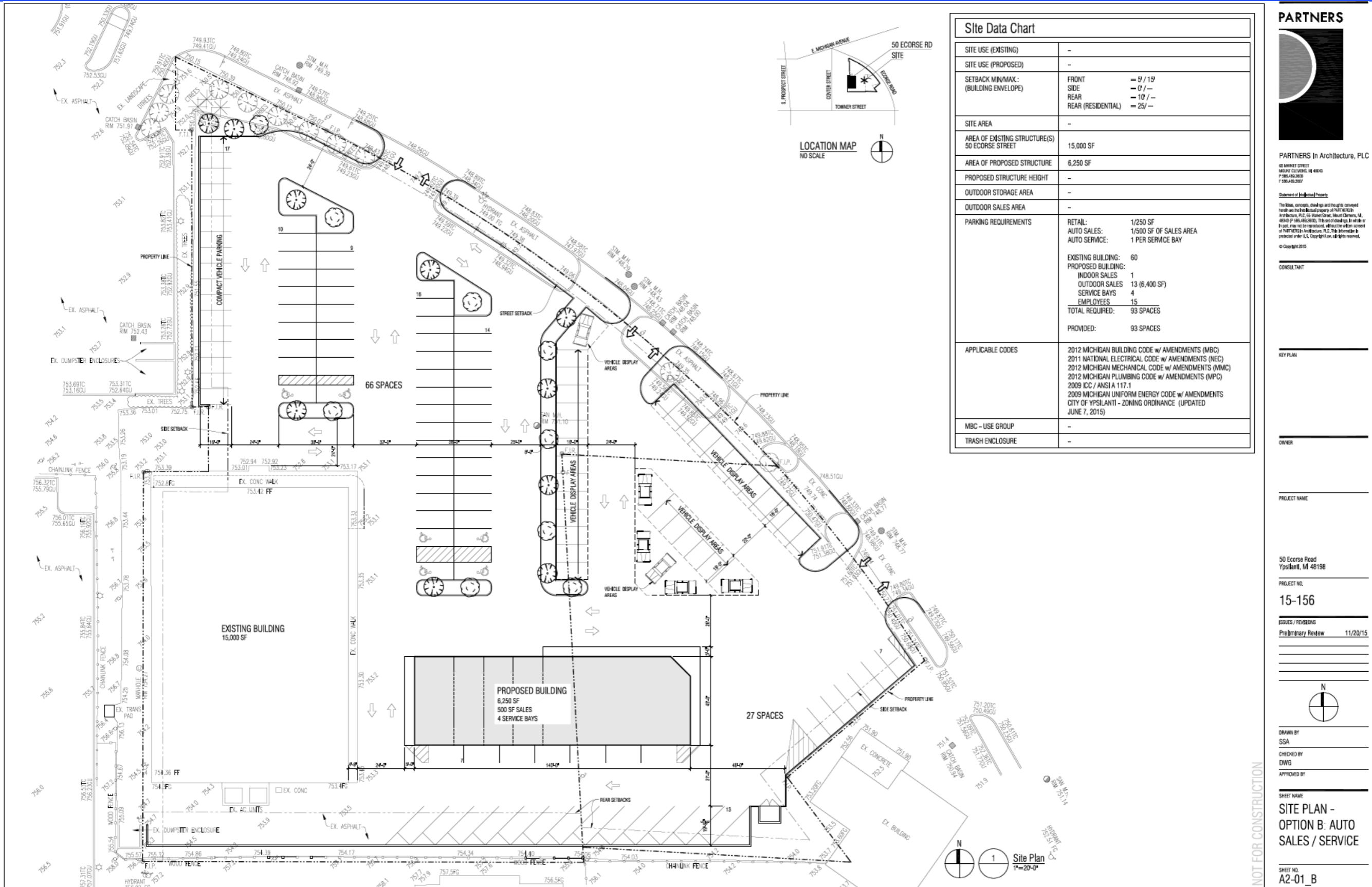
Eastern Michigan University Campus, home to over 20,000 students is located within minutes of this site.





# RETAIL / MEDICAL / AUTO / SERVICE

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.*



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 / 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	-

### PARTNERS



#### PARTNERS In Architecture, PLLC

62 MARKET STREET  
INDUSTRY COLLEGE, MI 48199  
P: 313-483-2828  
F: 313-483-2807

**Statement of Intellectual Property:**  
The ideas, concepts, drawings and programs conveyed herein are the Intellectual Property of PARTNERS In Architecture, PLLC. No other person, firm or organization is authorized to use or reproduce any part of the information contained herein without the written consent of PARTNERS In Architecture, PLLC. This information is protected under U.S. Copyright Law. All rights reserved.  
© Copyright 2015

#### CONSULTANT

KEY PLAN

OWNER

#### PROJECT NAME

50 Ecorse Road  
Ypsilanti, MI 48198

#### PROJECT NO.

15-156

#### ISSUES / REVISIONS

Preliminary Review 11/20/15



DRAWN BY  
SSA  
CHECKED BY  
DWS  
APPROVED BY

#### SHEET NAME

SITE PLAN -  
OPTION B: AUTO  
SALES / SERVICE

SHEET NO.  
A2-01\_B

NOT FOR CONSTRUCTION

# 50 ECORSE ROAD

## SITE PLAN D

### PARTNERS



PARTNERS In Architecture, PLC  
65 WOODSTREET  
ANN ARBOR, MI 48106  
P 734.489.2800  
F 734.489.2807

#### Statement of Intellectual Property

The ideas, concepts, drawings and thoughts conveyed herein are the intellectual property of PARTNERS In Architecture, P.C., 65 WOODSTREET, ANN ARBOR, MI 48106 (P 734.489.2800). This is the work of our firm. In whole or in part, may not be reproduced, without the written consent of PARTNERS In Architecture, P.C. This information is provided under U.S. Copyright Law. All rights reserved.  
© Copyright 2015

#### CONSULTANT

#### KEY PLAN

#### OWNER

#### PROJECT NAME

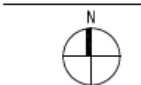
50 Ecorse Road  
Ypsilanti, MI 48198

#### PROJECT NO.

15-156

#### ISSUES / REVISIONS

Preliminary Review 11/20/15



#### DRAWN BY

SSA

#### CHECKED BY

DWS

#### APPROVED BY

#### SHEET NAME

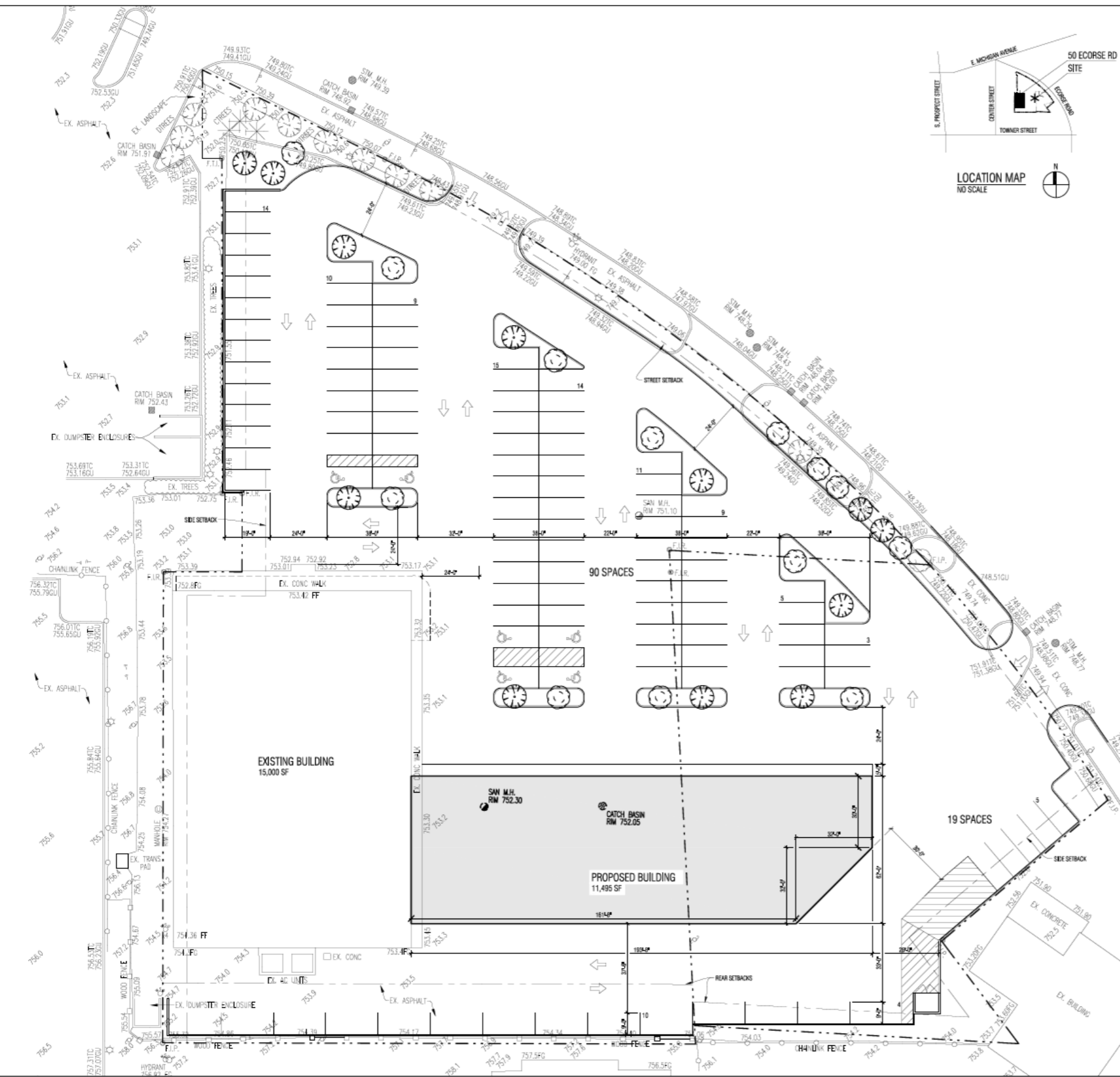
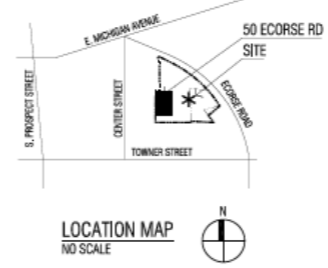
SITE PLAN -  
OPTION A: RETAIL  
ADDITION

#### SHEET NO.

A2-01\_A

NOT FOR CONSTRUCTION

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	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	-



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

# 50 ECORSE ROAD

## SITE PLAN E

### PARTNERS



PARTNERS in Architecture, PLC  
85 MARKET STREET  
MOUNT CLEMENS, MI 48043  
P: 586.464.3000  
F: 586.464.3007

#### Statement of Intellectual Property

The ideas, concepts, drawings and thoughts conveyed herein are the Intellectual Property of PARTNERS in Architecture, PLC, 85 Market Street, Mount Clemens, MI 48043 (P: 586.464.3000). The use of drawings, in whole or in part, may not be reproduced without the written consent of PARTNERS in Architecture, PLC. This information is protected under U.S. Copyright Law. All rights reserved.

© Copyright 2015

CONSULTANT

KEY PLAN

OWNER

PROJECT NAME

50 Ecorse Road  
Ypsilanti, MI 48198

PROJECT NO.

15-156

ISSUES / REVISIONS

Preliminary Review 11/20/15



DRAWN BY

SSA

CHECKED BY

DWG

APPROVED BY

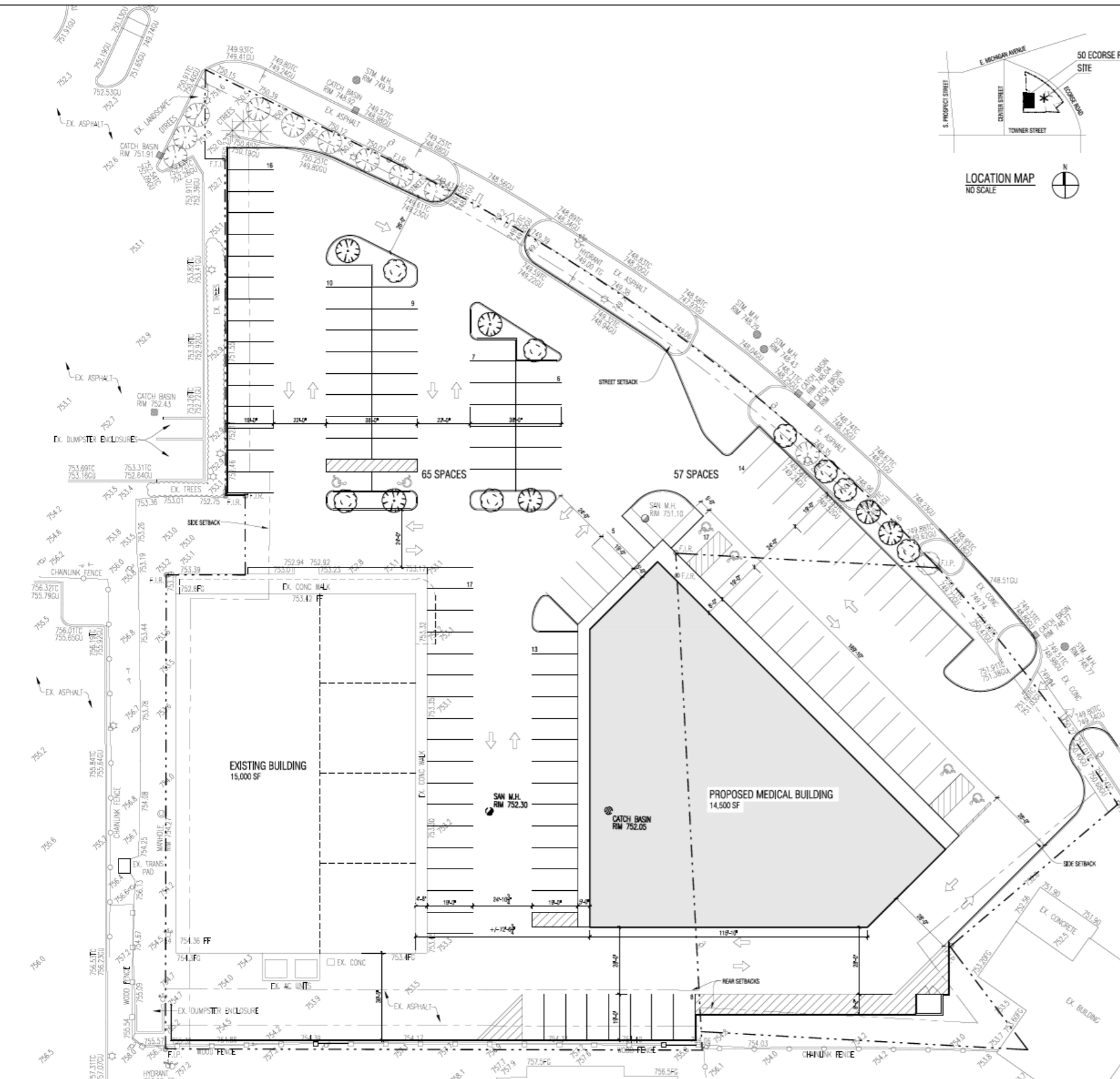
SHEET NAME

SITE PLAN -  
OPTION C:  
MEDICAL BUILDING

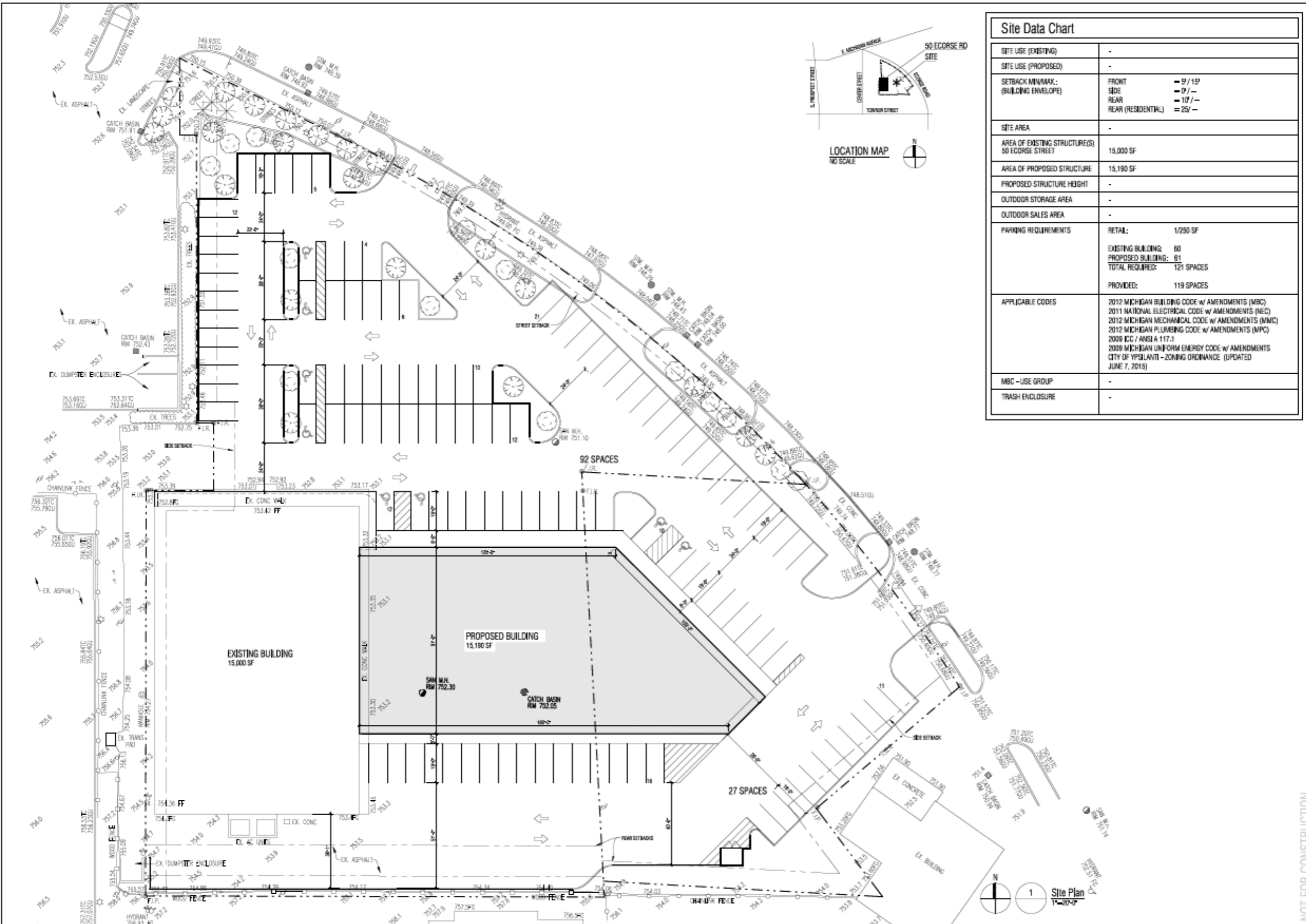
SHEET NO.

A2-01\_C

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	-



NOT FOR CONSTRUCTION



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	15,190 SF
PROPOSED STRUCTURE HEIGHT	-
OUTDOOR STORAGE AREA	-
OUTDOOR SALES AREA	-
PARKING REQUIREMENTS	RETAIL: 1/250 SF  EXISTING BUILDING: 80 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 (MNC) 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	-

### PARTNERS



**PARTNERS In Architecture, P.L.C**  
45 MARKET STREET  
SUITE 2000, YPSILANTI, MI 48198  
P: 313.486.1000  
F: 313.486.1007

**Partners In Mechanical Process**  
The design, engineering, drafting and program content herein are the intellectual property of PARTNERS In Architecture, P.L.C. All other design, drafting, engineering or program content herein is the intellectual property of the respective owner or creator. © Copyright 2015. All rights reserved.

01/20/15

### REVISIONS

NO.	DESCRIPTION	DATE

### OWNER

### PROJECT NAME

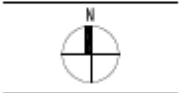
50 Ecorse Road  
Ypsilanti, MI 48198

### PROJECT NO.

15-156

### ISSUES / REVISIONS

Preliminary Review 11/20/15



### DRAWN BY

SSA

### CHECKED BY

DWG

### APPROVED BY

### SHEET NAME

SITE PLAN -  
OPTION D: RETAIL  
ADDITION

### SHEET NO.

A2-01\_D

NOT FOR CONSTRUCTION







<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2024 Projection	11,918	73,847	136,115
2019 Estimate	11,574	71,426	132,639
2010 Census	10,619	62,668	121,719
Growth 2019-2024	2.97%	3.39%	2.62%
Growth 2010-2019	8.99%	13.98%	8.97%
2019 Population Hispanic Origin	809	4,019	7,829

### **2019 Population by Race:**

White	8,261	42,900	81,478
Black	2,467	22,743	35,711
Am. Indian & Alaskan	60	359	657
Asian	274	2,011	8,647
Hawaiian & Pacific Island	2	36	72
Other	509	3,377	6,073
U.S. Armed Forces:	16	32	74

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2024 Projection	5,336	30,012	55,540
2019 Estimate	5,185	28,976	54,087
2010 Census	4,769	25,603	49,983
Growth 2019 - 2024	2.91%	3.58%	2.69%
Growth 2010 - 2019	8.72%	13.17%	8.21%
Owner Occupied	1,997	14,278	28,926
Renter Occupied	3,188	14,698	25,161
<b>2019 Avg Household Income</b>	<b>\$50,561</b>	<b>\$61,745</b>	<b>\$75,407</b>
<b>2019 Med Household Income</b>	<b>\$39,170</b>	<b>\$46,720</b>	<b>\$53,899</b>

### **2019 Households by Household Inc:**

<\$25,000	1,640	8,126	12,348
\$25,000 - \$50,000	1,577	7,281	13,054
\$50,000 - \$75,000	827	4,815	8,582
\$75,000 - \$100,000	556	3,558	6,870
\$100,000 - \$125,000	326	2,298	4,731
\$125,000 - \$150,000	146	1,241	2,689
\$150,000 - \$200,000	63	1,028	2,983
\$200,000+	47	628	2,830

# DAYTIME EMPLOYMENT

## NUMBER OF BUSINESSES

## NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
<b>Total Businesses</b>	<b>788</b>	<b>1,977</b>	<b>4,505</b>	<b>4,852</b>	<b>18,076</b>	<b>46,228</b>
Retail	106	238	447	580	1,917	5,273
Wholesale	9	28	51	47	801	1,246
Hospitality & Food Service	58	157	261	645	2,227	4,358
Real Estate, Renting, Leasing	31	109	210	127	591	1,158
Finance & Insurance	42	133	229	152	521	961
Information	14	36	66	143	326	589
Scientific & Technology Services	59	149	260	358	935	1,547
Management of Companies	1	1	1	3	3	3
Health Care & Social Assistance	224	456	1,849	998	2,376	15,942
Education Services	13	58	100	314	3,778	7,110
Public Administration & Sales	21	39	65	344	685	1,296
Arts, Entertainment, Recreation	11	43	72	39	785	1,173
Utilities	0	1	2	0	11	24
Admin Support & Waste Management	21	56	117	125	455	1,161
Construction	23	87	186	103	330	843
Manufacturing	15	52	82	326	1,086	1,521
Agriculture, Mining, Fishing	1	2	9	2	5	44
Other Services	139	332	498	546	1,244	1,979



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

## CONTACT

6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322

P: 248 538 2000  
F: 248 538 9905

Email: [Info@cmprealestategroup.com](mailto:Info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

## SERVICES

MARKET ANALYSIS

PROPERTY MANAGEMENT

LAND SALES

ACQUISITIONS


TENANT REPRESENTATION

COMMERCIAL LEASING

DISPOSITION

INVESTMENT SALES

## FOLLOW US

 [CMP Real Estate Group](#)

 [@CMPRealEstate](#)