

Commercial Redevelopment Opportunity

725 VICTORS WAY, ANN ARBOR, MI 48108



Swisher
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FOR SALE



SUMMARY

Sale Price:	\$1,950,000
Lot Size:	1.61 Acres
Year Built:	1984
Building Size:	5,550 SF
Renovated:	2004
Zoning:	TC1
2023 Taxes:	\$39,720

PROPERTY HIGHLIGHTS

- Zoned TC1 with diverse permitted uses
- 1.6 acre site with frontage on Victors Way
- Renovated in 2004 for modern appeal
- Convenient access to I-94 and US-23
- Versatile 1,500 sf office space
- Spacious 3,500 sf restaurant space
- Reciprocal easement agreement with Hyatt Place Hotel
- Surrounded by major retailers, hotels, offices and restaurants
- Permitted uses include multi-family, assisted living, lodging, entertainment, institutional, health care, services, office, R&D, restaurant, and retail sales

***Building
relationships.***

208 East Washington Street Ann Arbor, MI 48104

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PROPERTY DESCRIPTION

****Redevelopment Opportunity**** 725 VICTORS WAY, ANN ARBOR, MI 48108! Priced at \$1,950,000, this 1.6-acre property boasts new TC1 zoning, ideal for various uses from multi-family to retail. Situated near major attractions like the Hyatt Place Hotel and Briarwood Mall, with easy access to highways I-94 and US-23, this location is a developer's dream.

The existing 5,550 SF building, renovated in 2004, consists of 3,500 SF restaurant space and 1,500 SF office space which offers a solid foundation for transformation. Surrounded by a bustling commercial hub of retail, hotels, offices, and restaurants, the potential for growth and success is endless. Don't miss out on this prime location for your next project!

TC1 Transit Corridor district zoning is intended along existing transit corridors with regular fixed service provided by the Ann Arbor Area Transportation Authority primarily on established commercial and office sites, often with deep front setbacks, vast surface parking lots and lower floor area ratios than the previous zoning designation allowed. This district has been created to facilitate, encourage, and support redevelopment and infill development to realize mixed use developments and achieve mixed use corridors that support and sustain transit service as well as encourage affordable housing, enable more housing choices, more sustainable forms of development, with reduced resource and energy needs. Pedestrian-friendly designs are critically important in this district as all transit users of any mode begin and end their trips as pedestrians.

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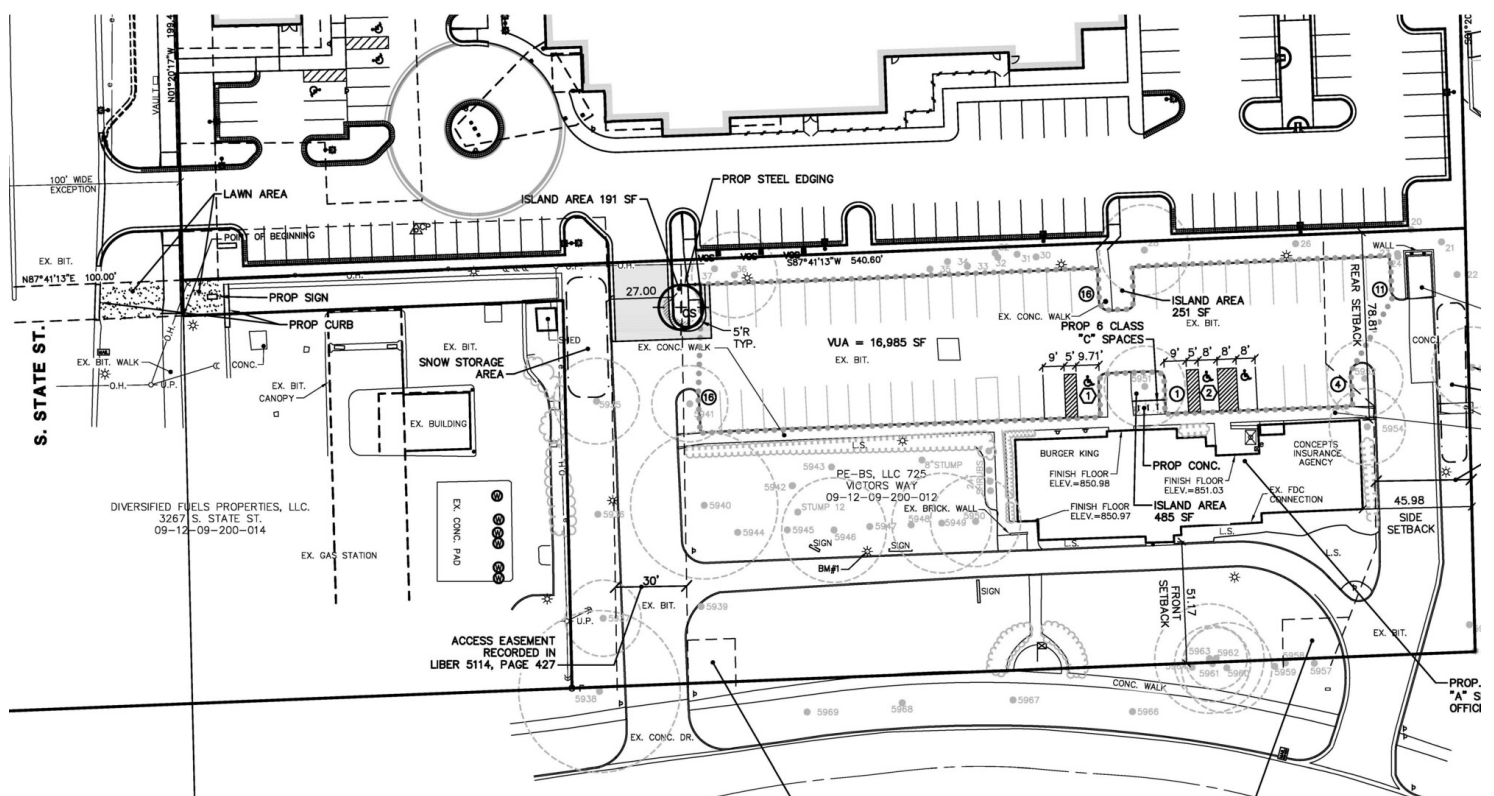
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Traffic Count Profile

725 Victors Way, Ann Arbor, Michigan, 48108
Rings: 1, 3, 5 mile radii

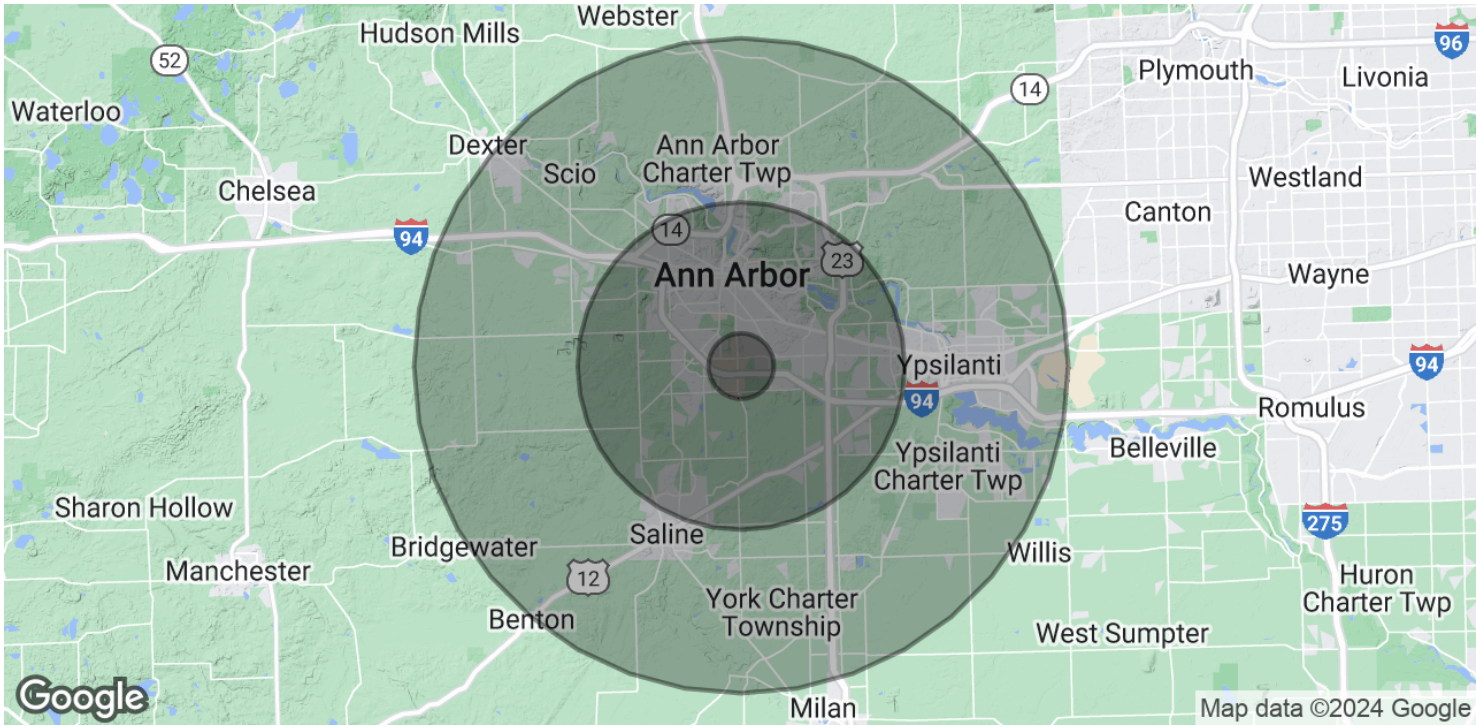
Prepared by Esri
Latitude: 42.24025
Longitude: -83.73723

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.07	Victors Way	Hilton Blvd (0.03 miles W)	2006	6,920
0.09	S State St	Briarwood Cir (0.04 miles N)	2006	43,651
0.13	JUST N OF I-94 INT-PITTSFIELD TWP	Hilton Blvd (0.03 miles N)	2021	37,894
0.14	South State Street	Victors Way (0.0 miles)	2019	39,306
0.14	S State St	I- 94 (0.12 miles S)	2006	48,732
0.15	NB S State St AND W I 94	I- 94 (0.0 miles)	2021	4,288
0.16	Hilton Blvd	Victors Way (0.06 miles E)	2006	4,804
0.17	W I 94 AND S State St	Boardwalk Dr (0.0 miles)	2021	13,559
0.22	S State St	Auto Mall Dr (0.05 miles S)	2009	38,386
0.25	NB S State St AND E I 94	S State St (0.05 miles NW)	2021	6,979
0.26	SB S State St AND W I 94	S State St (0.0 miles)	2021	3,083
0.27	S State St	I- 94 (0.01 miles N)	2003	38,700
0.28	E Eisenhower Pkwy	S State St (0.02 miles W)	2002	31,334
0.28	E Eisenhower Pkwy	Boardwalk Dr (0.03 miles E)	2006	32,533
0.29	W Eisenhower Pkwy	Burlington Woods Dr (0.36 miles W)	2002	28,599
0.31	Boardwalk Dr	Eisenhower Pl (0.12 miles E)	2021	24,530
0.34	Market Pl	Market Pl (0.0 miles)	2021	35,434
0.35	South State Street	Kms Pl (0.0 miles)	2019	19,270
0.35	SB S State St AND E I 94	I- 94 (0.0 miles)	2021	7,955
0.36	S State St	Kms Pl (0.04 miles S)	2000	41,247
0.37	STATE RD	Kms Pl (0.03 miles S)	2020	16,457
0.37	JUST S OF I-94 INT-PITTSFIELD TWP	Kms Pl (0.0 miles)	2021	18,751
0.38	South State Street	E Eisenhower Pkw (0.07 miles S)	2019	22,012
0.39	E Eisenhower Pkwy	E Eisenhower Pkwy (0.07 miles S)	2021	21,221
0.40	E Eisenhower Pkwy AND E Oakbrook	E Eisenhower Pkw (0.0 miles)	2021	960
0.40	E I 94 AND S State St	I- 94 (0.0 miles)	2021	6,277
0.42	I- 94	S State St (0.25 miles E)	2003	67,000
0.50	E Eisenhower Pkwy	Alpine Dr (0.03 miles E)	2006	24,996
0.53	S State St AND Boardwalk Dr	S State St (0.0 miles)	2021	729
0.55	Tacoma Cir	Sussex Ct (0.09 miles NW)	2005	908

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2021 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2022 Kalibrate Technologies (Q3 2022).

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,260	171,888	305,658
Average Age	38.1	34.4	36.0
Average Age (Male)	35.3	33.6	34.8
Average Age (Female)	41.2	35.6	37.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,025	73,050	126,154
# of Persons per HH	1.8	2.4	2.4
Average HH Income	\$80,785	\$98,154	\$97,817
Average House Value	\$203,390	\$277,128	\$258,944

* Demographic data derived from 2020 ACS - US Census

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