

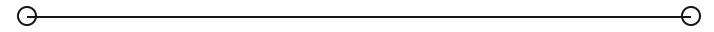


SALE

1911 Whittaker Rd

1911 WHITTAKER RD

Ypsilanti, MI 48197



PRESENTED BY:

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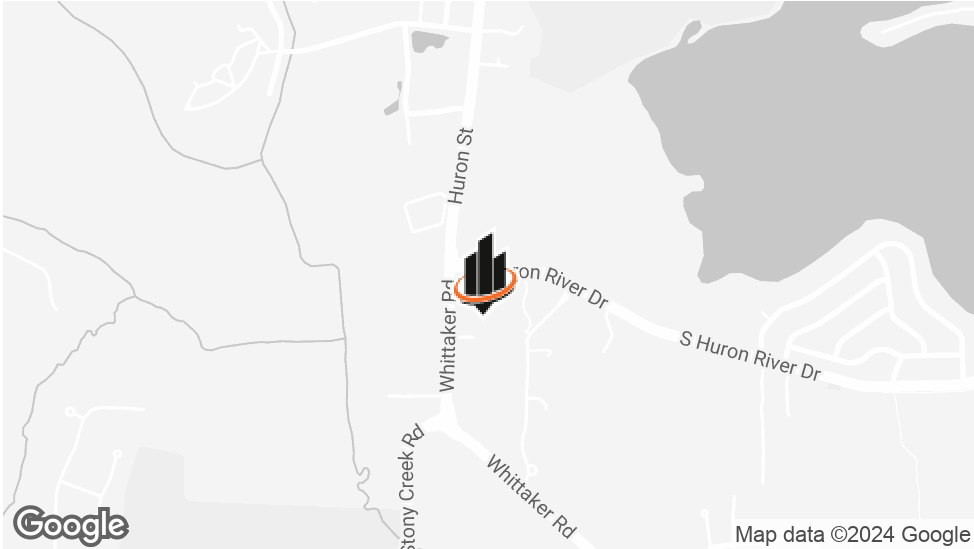
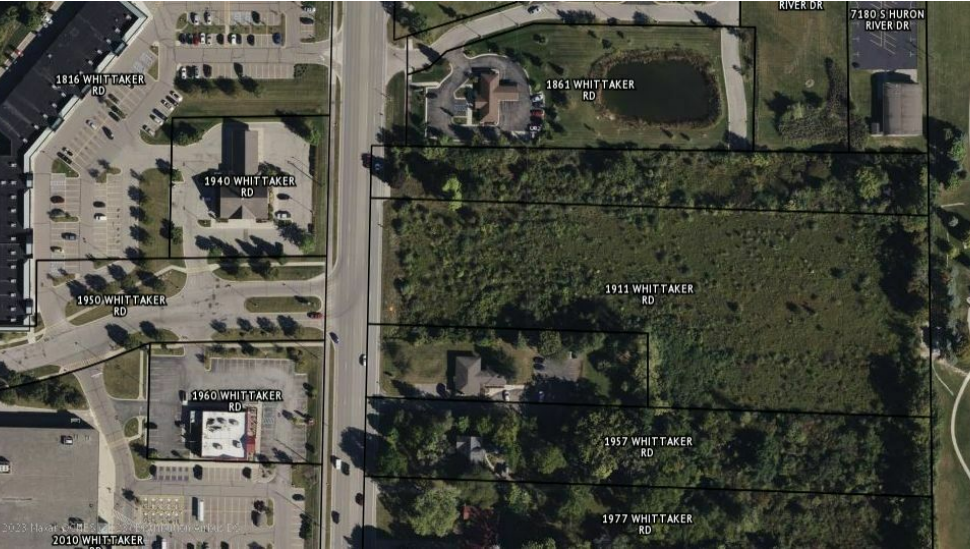
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1911 Whittaker Rd.

Ypsilanti
Township
Civic
Center



PROPERTY SUMMARY



SALE PRICE	\$1,290,000
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OFFERING SUMMARY

LOT SIZE:	4.68 Acres
ZONING:	TC
APN:	K -11-21-200-032



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PROPERTY OVERVIEW

SALE PRICE	\$1,290,000
ZONING	TC - Township Core
APN	K -11-21-200-032
LOT SIZE	4.68 Acres

SVN Stewart Commercial Group is pleased to present this 4.68 acre development opportunity located at 1911 Whittaker Rd in the heart of Ypsilanti Township. The township master plan allows for a wide variety of uses. Township Core zoning allows for multi-family, mixed use, childcare, office, vet clinics, medical office/clinics, and a wide range of retail uses. This site is located directly across from Paint Creek Crossing, a thriving community hub consisting of major retailers such as Kroger and Starbucks along with other retailers, financial institutions, and popular restaurants. The Whittaker Rd. corridor sees approximately 18,550 vehicles per day. The adjacent 1.33 acre vacant lot located at 1881 Whittaker Rd. is available for separate purchase.

Ypsilanti Township is situated to the southeast of the city of Ann Arbor and is part of the larger Ann Arbor metropolitan area. It is known for its proximity to the University of Michigan and Eastern Michigan University. The township is accessible via major roadways like I-94, making it just 15 minutes to Ann Arbor and a 20-minute drive to DTW.

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1911 WHITTAKER RD | Ypsilanti, MI 48197



- Excellent Visibility
- Across from Major Retail
- Ready for Development
- Zoned for a Wide Variety of Uses
- Close to the University of Michigan and Eastern Michigan University
- Easy access to I-94
- Just a 20-minute Drive to DTW

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

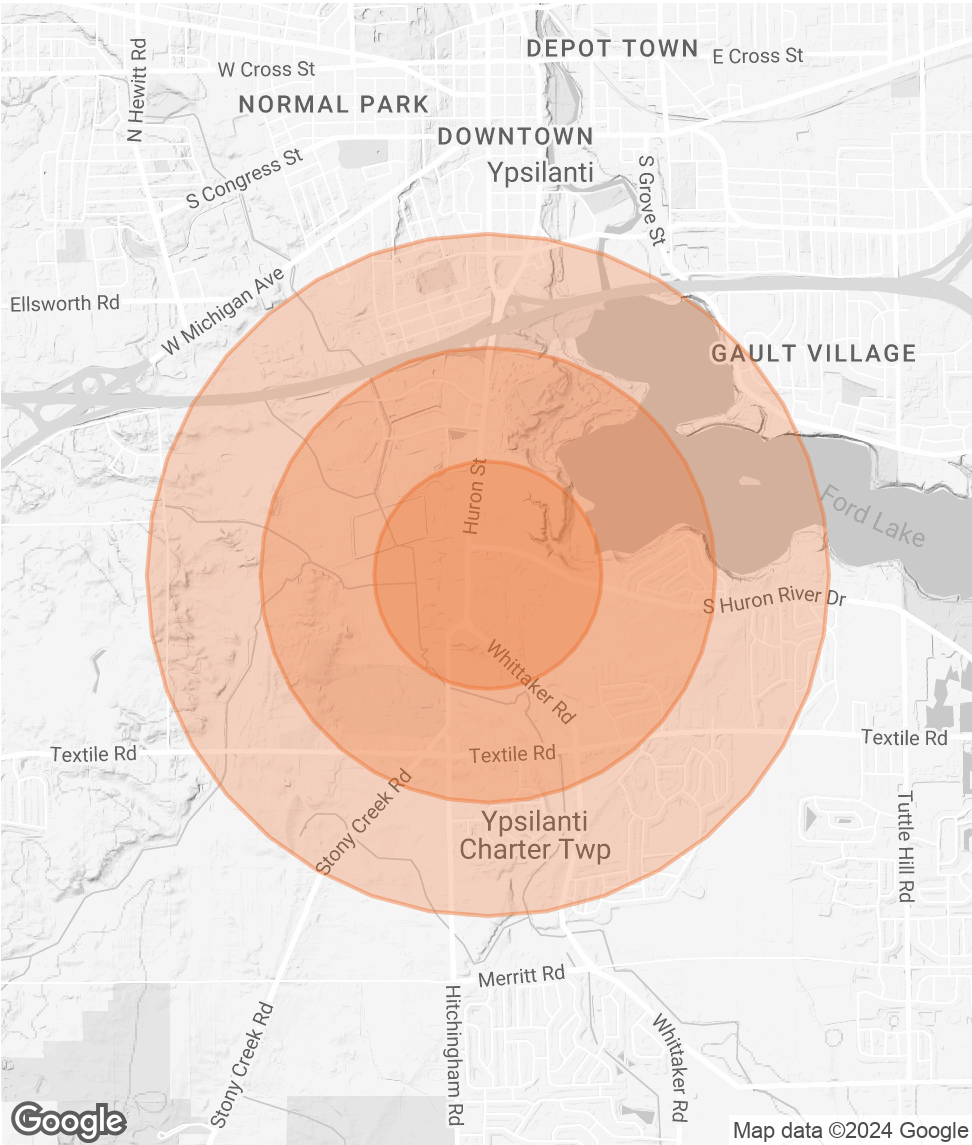
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	819	2,437	8,657
AVERAGE AGE	28.8	31.1	33.4
AVERAGE AGE (MALE)	28.1	30.2	32.1
AVERAGE AGE (FEMALE)	33.7	36.0	36.2

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	336	1,004	3,691
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$71,962	\$79,468	\$68,058
AVERAGE HOUSE VALUE	\$217,872	\$220,283	\$176,237

2020 American Community Survey (ACS)



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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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