



# FOR LEASE ROUNDTREE PLACE

2321-2515 ELLSWORTH ROAD, YPSILANTI, MI 48197



1-94 (92,200 cpd)

AVAILABLE  
2,000 SF

AVAILABLE  
1,264 SF

ELLSWORTH ROAD (16,300 CPD)

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# FOR LEASE

## PROPERTY DETAILS

**Location:** 2321- 2515 Ellsworth Rd  
Ypsilanti, MI 48197

**Property Type:** Shopping Center

**Date Available:** Immediately

**Available Space:** Strip Center 1,264 SF  
Outlot:  
Rent: \$19.00/SF

Inline Retail 2,000 SF  
Space:  
Rent: \$15.00/SF

**NNN:** \$4.00/SF

**GLA:** 246,620 SF

**Zoning:** B-3 (General Business)

**Traffic Count:** Ellsworth Rd = 16,300 cpd

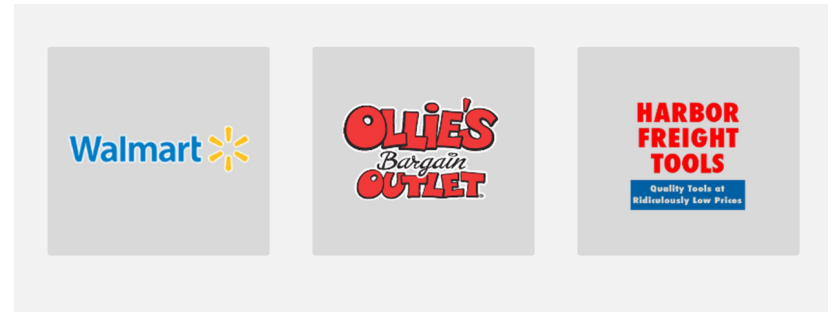
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## ANCHORS



## DESCRIPTION

Located north of Interstate 94 from the Michigan Avenue exit, just west from the intersection of Ellsworth Road and South Hewitt Road on the south side of the street. Strong lineup of regional and national retailers including: Walmart, Ollie's Bargain Outlet, Lumber Liquidators, Harbor Freight Tools, GNC, Rainbow & Cato.

# COLLEGE TOWN: U OF M & EMU



UNIVERSITY OF MICHIGAN

44,000 Students  
7 Miles



EASTERN MICHIGAN UNIVERSITY

23,000 Students  
2 Miles

ELLSWORTH RD (16,300 CPD)



# LOCATION



## **ROUNDTREE PLACE**

2321- 2515 ELLSWORTH RD  
YPSILANTI, MI

# VIEW SOUTHWEST



# VIEW SOUTHEAST

AVAILABLE  
2,000 SF

FANTASTIC SAM'S  
**GNC**  
Check **n** Go

**OLLIE'S**  
*Bargain*  
**OUTLET**

**HARBOR**  
**FREIGHT**  
Quality Tools at Ridiculously Low Prices

**SALLY** BEAUTY SUPPLY **GameStop**  
**CATO** *Rainbow*  
**DENTAL Teams**  
dentistry for KIDS and ADULTS

**Walmart**

**TACO**  
**BELL**

**POPEYES**  
LOUISIANA KITCHEN

# VIEW SOUTH



# VIEW SOUTHEAST



# SITE PLAN



| SUITE    | TENANT                         | SF      |
|----------|--------------------------------|---------|
| 01       | Fantastic Sams                 | 1,200   |
| 02       | GNC                            | 1,200   |
| 03       | Modern Nails                   | 1,200   |
| 04       | Hong Kong Restaurant           | 1,200   |
| 05       | Available                      | 2,000   |
| 06       | Check 'n Go                    | 2,000   |
| 07       | Ollie's Bargain Outlet         | 36,000  |
| 08       | Harbor Freight Tools           | 15,045  |
| 09       | Salon Labs                     | 1,200   |
| 10       | Sally beauty Supply            | 1,500   |
| 11       | GameStop                       | 2,000   |
| 12/13    | Dental Dreams                  | 5,400   |
| 14       | Cato                           | 4,000   |
| 15       | Sahara Market                  | 2,500   |
| 16       | Rainbow                        | 2,500   |
| 17       | Rainbow                        | 4,000   |
| 18A      | Walmart                        | 152,495 |
| 19       | Revolver Electronic Cigarettes | 1,470   |
| 20       | Bero Barbershop                | 1,264   |
| 21 A     | Lumber Liquidators             | 6,981   |
| 24       | Available                      | 1,264   |
| N.A.P.   | Taco Bell                      |         |
| N.A.P. 1 | Popeye's                       |         |
| N.A.P. 2 | Sinbad's Koney Island          |         |

# COLLEGES & UNIVERSITIES

## UNIVERSITY OF MICHIGAN

Considered one of the foremost research universities in the United States, the *University of Michigan has over 44,000 students and 25,000 academic and administrative staff*. Since its establishment in Ann Arbor, the university campus has expanded to include more than 584 major buildings with a combined area of more than 34M gross square feet (780 acres) spread out over a Central Campus and North Campus. Woven around the University, Ann Arbor employers are drawn to the area by the university's research and development money and by its graduates. High tech health services and biotechnology are other major components of the city's economy; numerous medical offices, laboratories, and associated companies are located in the city.

## EASTERN MICHIGAN UNIVERSITY

EMU comprises seven colleges and schools on its Ypsilanti campus. The university's site is composed of an academic and athletic campus spread across 800 acres with over 120 buildings. The university offers more than 200 undergraduate majors, minors, and certificates, plus more than 150 graduate programs to the 21,105 students. *EMU has a total enrollment of more than 23,000 students*. EMU employs over 1,600 people in the immediate trade area.

## WASHTENAW COMMUNITY COLLEGE

With over 13,000 students, Washtenaw Community College (WCC) offers approximately 100 credit programs in business, health, math, natural sciences, and technology. WCC's core campus includes 14 instructional and auxiliary buildings and is surrounded by 291 acres of pristine woodlands and naturalized spaces in the heart of Washtenaw County and southeast Michigan. Adults 18-24 years of age represent almost 48% of the WCC student body and the college has an annual operating budget in excess of \$98.5M. WCC charters Washtenaw Technical Middle College, one of the most successful high school middle colleges in the country.



Michigan Stadium at the University of Michigan



Eastern Michigan University



Washtenaw Community College

# MARKET NARRATIVE



*Downtown Ann Arbor*



*Michigan Stadium*

## **LOW UNEMPLOYMENT**

As of August 2017, Washtenaw County had a 3.9% unemployment rate compared to the national average of 4.4%. Washtenaw County has the fifth lowest unemployment rate in Michigan.

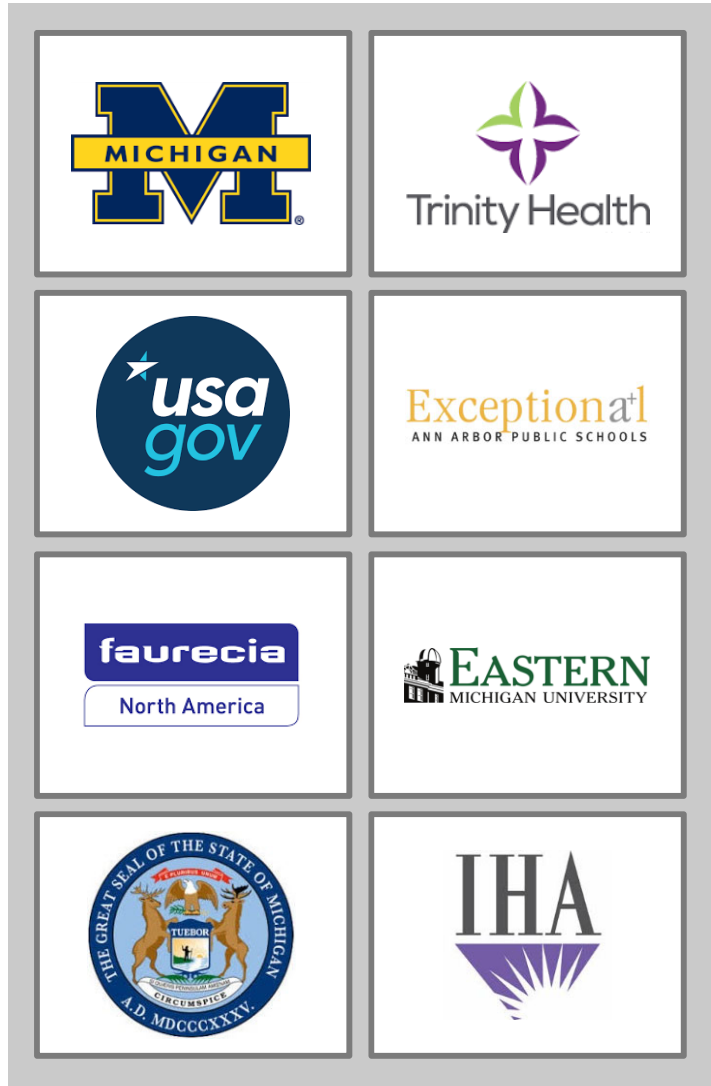
## **GROWTH MARKET**

With an estimated combined population of over 140,000, the Ann Arbor/Ypsilanti area continues to be an epicenter of growth in the immediate trade area as well as the state of Michigan as a whole. Anchored by the University of Michigan (44,000 students) and Eastern Michigan University (23,000 students), the trade area boasts stabilized incomes, housing, and highly ranked K-12 public schools.

## **HISTORICALLY STRONG HOUSING MARKET**

Centered in Washtenaw County, Ypsilanti's population is an estimated 21,018. Ypsilanti is located six miles east of Ann Arbor and 18 miles west of Detroit. Ann Arbor/Ypsilanti/Washtenaw County showcases one of the strongest residential housing markets in Michigan. The average residential sale price increased by 11.1% compared to a year ago whereas 40% of residential listings sold above list price. County-wide, the average sale price is an estimated \$292,041.

# WASHTENAW COUNTY TOP EMPLOYERS



| COMPANY                     | # OF EMPLOYEES |
|-----------------------------|----------------|
| University of Michigan      | 30,835         |
| Trinity Health Michigan     | 7,169          |
| US Government               | 3,172          |
| Ann Arbor Public Schools    | 1,907          |
| Faurecia North America      | 1,850          |
| Eastern Michigan University | 1,617          |
| State of Michigan           | 1,377          |
| IHA Health Services Corp.   | 1,268          |
| Washtenaw County            | 1,260          |
| Thomas Reuters              | 1,100          |

# MAJOR EMPLOYERS

## UNIVERSITY OF MICHIGAN AND U-M HEALTH SYSTEM

The University of Michigan and the U-M Health System once again lead the way as Washtenaw's largest employers with a combined workforce of 31,920.

Michigan Medicine is one of the largest hospitals in Michigan and a premier academic medical center made up of: U-M Hospitals, Health Centers and Clinics, University of Michigan Medical School and its Faculty Group Practice, clinical activities of the University of Michigan Schools of Nursing, one of the nation's largest biomedical research communities, Michigan Health Corp – the legal entity that allows the Health System to enter into partnerships, affiliations, joint ventures, and other business activities.

## TRINITY HEALTH

Trinity Health is a national, not-for-profit Catholic health system operating 93 hospitals in 22 states, including 120 continuing care locations – including home care, hospice, PACE and senior living facilities. Headquartered in Livonia, Michigan, Trinity Health employs more than 120,000 people including 5,300 physicians. Trinity Health employs over 6,800 workers in the metro Detroit/Ann Arbor area.



University of Michigan Health System



St. Joseph Mercy Hospital – Ypsilanti, MI

# DEMOGRAPHICS

| DESCRIPTION |  | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------|--|----------|----------|----------|
| POPULATION  | 2019 Estimated Population                  | 7,501    | 66,287   | 142,632  |
|             | 2024 Projected Population                  | 7,863    | 69,383   | 149,160  |
|             | 2010 Census Population                     | 7,167    | 61,133   | 133,869  |
|             | 2000 Census Population                     | 7,495    | 61,484   | 129,711  |
|             | Projected Annual Growth 2019 to 2024       | 1.0%     | 0.9%     | 0.9%     |
|             | Historical Annual Growth 2000 to 2019      | -        | 0.4%     | 0.5%     |
| HOUSEHOLDS  | 2019 Estimated Households                  | 3,217    | 27,988   | 59,003   |
|             | 2024 Projected Households                  | 3,315    | 28,892   | 60,818   |
|             | 2010 Census Households                     | 3,059    | 26,065   | 55,590   |
|             | 2000 Census Households                     | 3,135    | 25,475   | 52,659   |
|             | Projected Annual Growth 2019 to 2024       | 0.6%     | 0.6%     | 0.6%     |
|             | Historical Annual Growth 2000 to 2019      | 0.1%     | 0.5%     | 0.6%     |
| RACE        | 2019 Est. White                            | 52.5%    | 58.6%    | 61.2%    |
|             | 2019 Est. Black                            | 32.6%    | 24.8%    | 23.5%    |
|             | 2019 Est. Asian or Pacific Islander        | 5.9%     | 8.4%     | 8.2%     |
|             | 2019 Est. American Indian or Alaska Native | 0.4%     | 0.5%     | 0.4%     |
|             | 2019 Est. Other Races                      | 8.6%     | 7.7%     | 6.7%     |
| INCOME      | 2019 Est. Average Household Income         | \$71,000 | \$68,971 | \$86,832 |
|             | 2019 Est. Median Household Income          | \$54,627 | \$56,559 | \$69,394 |
|             | 2019 Est. Per Capita Income                | \$30,465 | \$29,706 | \$36,237 |
| BUSINESS    | 2019 Est. Total Businesses                 | 224      | 3,575    | 6,454    |
|             | 2019 Est. Total Employees                  | 1,981    | 41,521   | 75,422   |

