



FOR LEASE TOWER INN CAFÉ

701 W. CROSS ST, YPSILANTI, MI 48197

FOR
LEASE



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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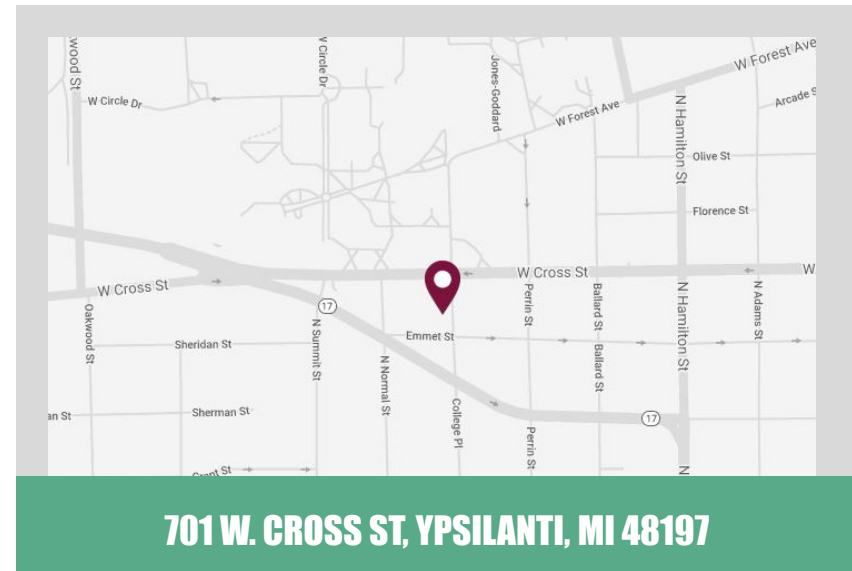
FOR LEASE

PROPERTY DETAILS

Location:	701 W. Cross St Ypsilanti, MI 48197
Property Type:	Restaurant
Date Available:	Immediately
Rent:	\$18.00/SF
NNN Expense:	\$4.50/SF
Building Size:	4,224 SF
Lot Size:	0.31 AC
Lot Dimensions:	133' x 102'
Available Space:	4,224 SF
Zoning:	C- Commercial
Improvements:	Fully-built out restaurant
Traffic Count:	W. Cross St (14,800 CPD) College Pl (7,400 CPD)
Contact:	Gordon S. Hyde ghyde@landmarkcres.com (248) 488-2620

DESCRIPTION

Fully built-out restaurant located directly across from Eastern Michigan University on the hard-corner of West Cross Street & College Place. Eastern Michigan University is home to 17,784 students. The site is located less than 2.5 miles from St. Joseph Mercy Hospital and is less than 7 miles from Downtown Ann Arbor.



MICRO

**EASTERN MICHIGAN UNIVERSITY
17,784 STUDENTS**

(7,400 CPD)

CROSS ST W (14,800 CPD)

CROSS ST W (14,300 CPD)

PARKING



SITE

COLLEGE PL

WASHTENAW AVE (15,500 CPD)



MACRO

EASTERN MICHIGAN UNIVERSITY
17,784 STUDENTS



W FOREST AVE (5,500 CPD)

(7,400 CPD)

CROSS ST W (14,800 CPD)

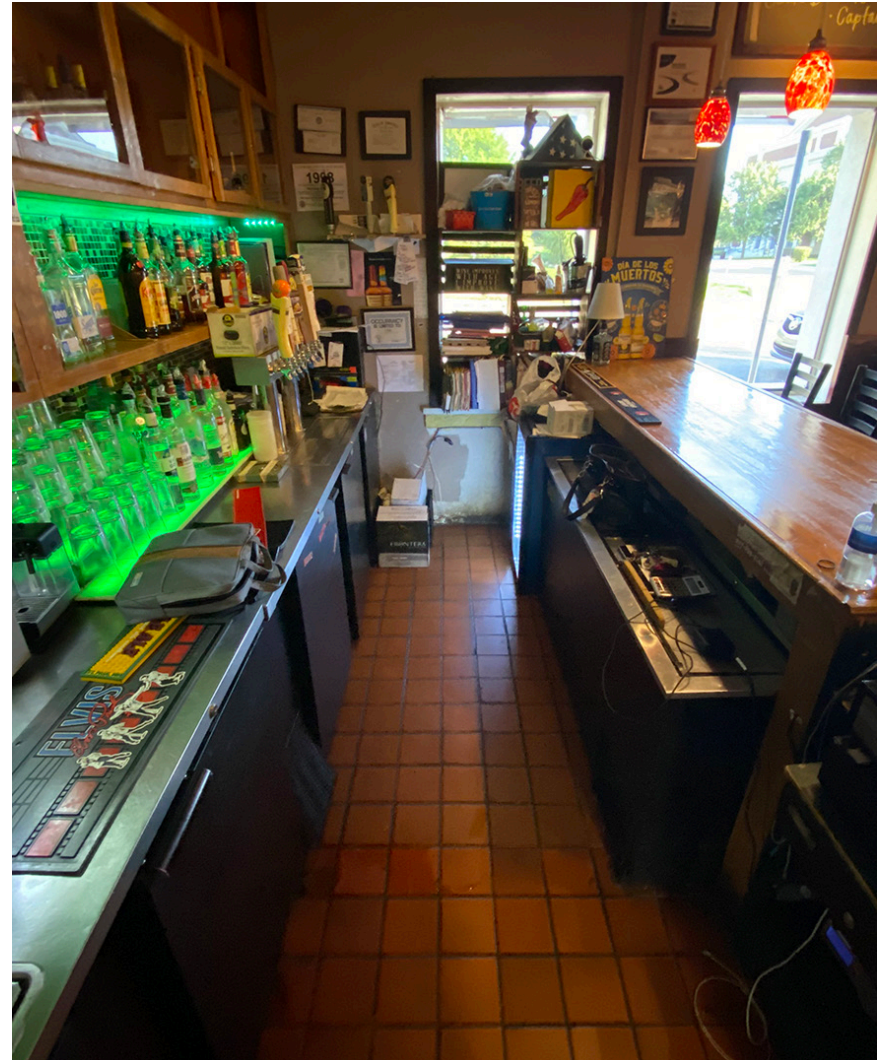
CROSS ST W (14,300 CPD)

WASHTENAW AVE (15,500 CPD)

SITE

COLLEGE PL





BAR



DINING AREA



KITCHEN



KITCHEN

DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	18,698	76,695	133,292
	2025 Projected Population	19,387	79,578	137,437
	2010 Census Population	16,486	70,278	124,886
	2000 Census Population	18,855	73,102	119,528
	Projected Annual Growth 2020 to 2025	0.7%	0.8%	0.6%
	Historical Annual Growth 2000 to 2020	-	0.2%	0.6%
HOUSEHOLDS	2020 Estimated Households	7,220	32,095	54,880
	2025 Projected Households	7,515	33,192	56,392
	2010 Census Households	6,613	29,694	51,639
	2000 Census Households	7,099	29,898	48,792
	Projected Annual Growth 2020 to 2025	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	-	0.4%	0.6%
RACE	2020 Est. White	61.3%	56.8%	59.4%
	2020 Est. Black	26.1%	29.0%	24.7%
	2020 Est. Asian or Pacific Islander	6.0%	6.4%	8.5%
	2020 Est. American Indian or Alaska Native	0.5%	0.5%	0.4%
	2020 Est. Other Races	6.1%	7.3%	7.0%
INCOME	2020 Est. Average Household Income	\$54,495	\$65,942	\$84,196
	2020 Est. Median Household Income	\$42,011	\$53,051	\$64,472
	2020 Est. Per Capita Income	\$22,749	\$28,124	\$35,011
BUSINESS	2020 Est. Total Businesses	706	3,185	5,039
	2020 Est. Total Employees	6,708	33,218	51,202

