

ANN ARBOR - OPERATING RETAILER FACILITY

603 EAST WILLIAM STREET | ANN ARBOR, MI 48104



FOR SALE / FOR SUBLEASE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com

C3CRE
CONNECT • COLLABORATE • CARE



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PROPERTY HIGHLIGHTS

- Operating Retailer facility available for sale and sublease.
- Sale includes the Adult-Use Retailer License and leasehold rights - real estate not included.
- This location is turnkey and can operate immediately. All it is missing is your branding and inventory.
- Second-floor location within a mixed-use building featuring prominent building signage.
- Prime State Street District location adjacent to the University of Michigan Diag and Central Campus.
- Located in the heart of Downtown Ann Arbor with exceptional pedestrian activity and visibility. Surrounded by national and local retailers, restaurants, theaters, and museums generating strong daytime foot traffic.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,046	44,093	68,308
Total Population	35,681	107,296	162,365
Average HH Income	\$84,871	\$125,090	\$130,362

BUILDING SIZE

1,725 SF

LAND SIZE

0.10 Acres

SALE PRICE

\$199,999 (Seller Financing Available)

SUBLEASE PRICE

\$4,743.75 per month + NNN

AREA TENANTS



C3 CRE, LLC

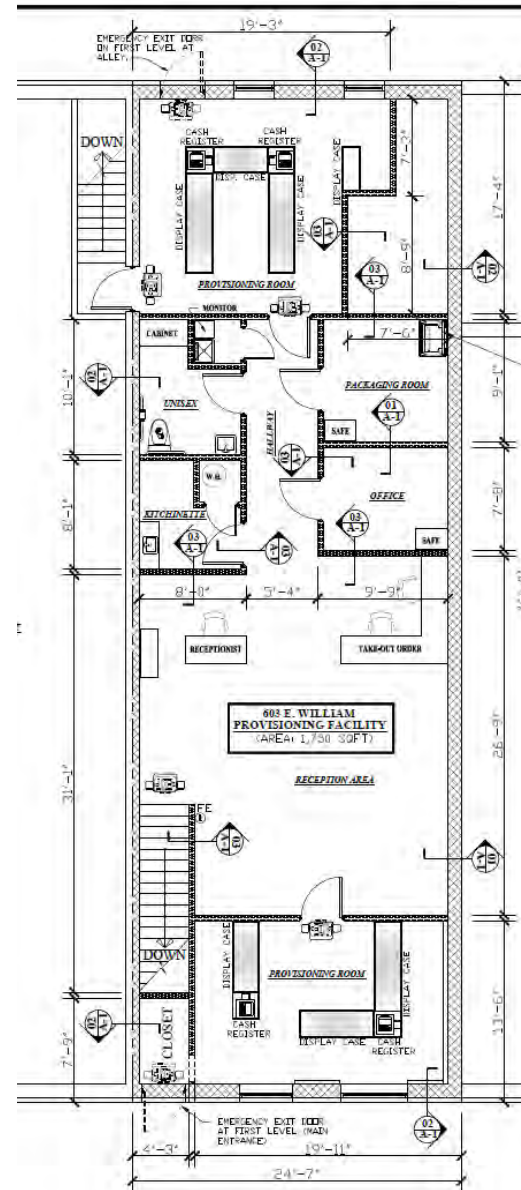
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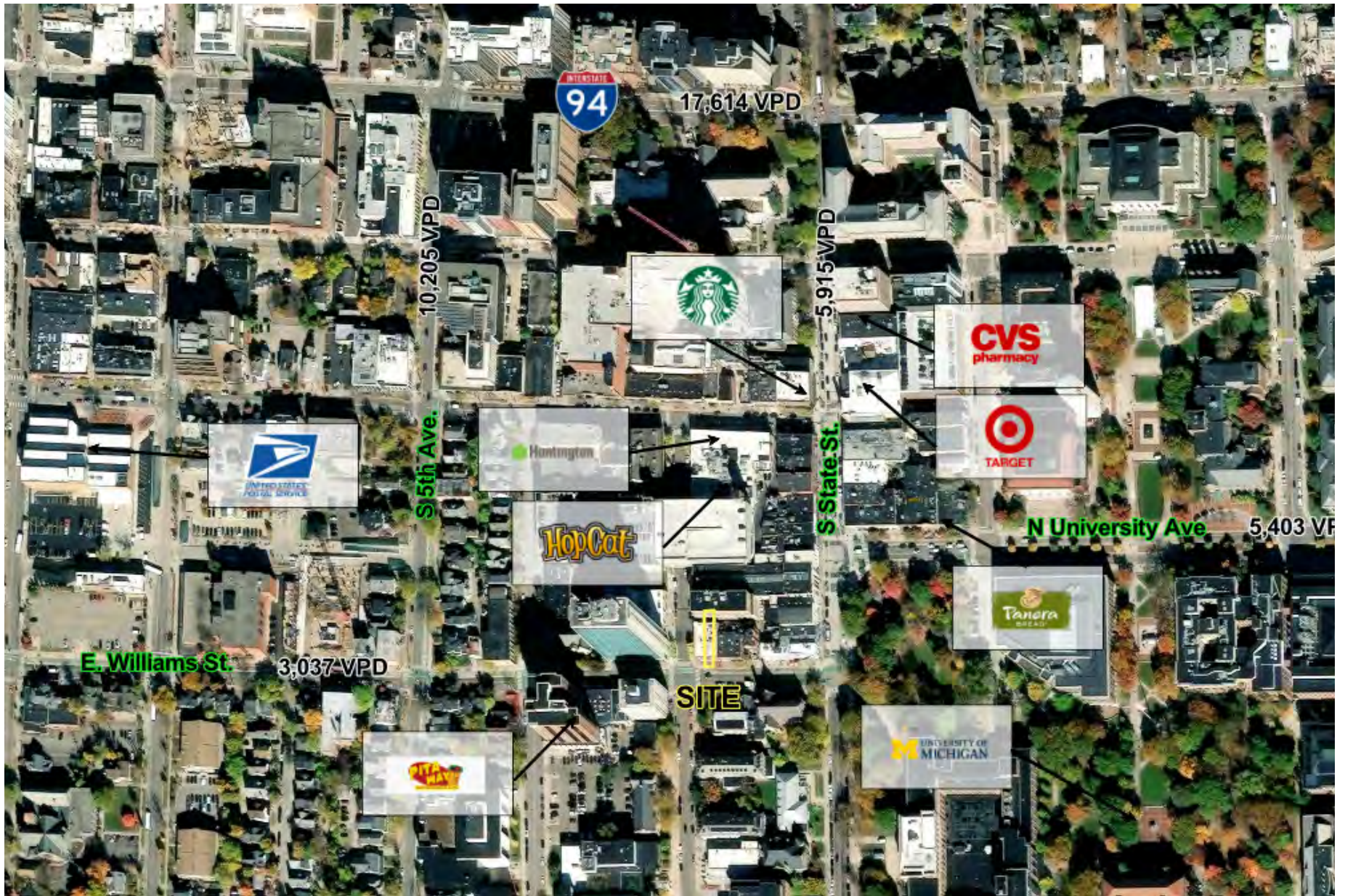
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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, sublease, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Cannabis Industry Regulation:

Our services to those in the cannabis industry are limited by state laws relating to medical and adult use cannabis operations. All cannabis-related business is currently illegal under U.S. federal law. Nothing contained on our website or other marketing materials nor any of our services is intended to assist in any violation of law. Our cannabis-related marketing materials are intended for use in jurisdictions in which cannabis is legal. Both Michigan law and municipal ordinances have licensing and permitting requirements and processes for cannabis-related businesses. You should consult an attorney or other knowledgeable professional on such matters.

Real Estate Agency Relationships:

Owner's Agent - An owners agent under a listing agreement with the owner, acts solely on behalf of the owner. A owner can authorize a owner's agent to work with subagents, tenant's agents, subtenant's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the owner. Owner's agents and subagents will disclose to the owner known information about the tenant/subtenant which may be used to the benefit of the owner. Individual services may be waived by the owner through execution of a limited service agreement.

Tenant's/Subtenant's Agent - A tenant's/subtenant's agent under a tenant's/subtenant's agency agreement with the tenant/subtenant, acts solely on behalf of the tenant/subtenant. Tenant's/subtenant's agents and subagents will disclose to the tenant/subtenant known information about the seller/owner which may be used to benefit the tenant/subtenant. Individual services may be waived by the tenant/subtenant through execution of a limited service agreement.

Real Estate Licensee - A real estate licensee can be the agent of both the owner and the tenant/subtenant in a transaction, but only with the knowledge and informed consent, in writing, of both the owner and the tenant/subtenant. In such a dual agency situation, the agent will not be able to disclose all known information to either the owner or the tenant/subtenant. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the owner, and the tenant/subtenant.

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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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