

FOR LEASE

2nd Generation Restaurant Space

ASKING RATE

$20.00

PSF

640 Packard Street, Ann Arbor, Michigan

Positioned directly across from the future Hub Ann Arbor student housing development and within approximately one-half mile of more than 2,500 student housing beds currently under construction, this 2nd generation restaurant space offers a rare opportunity to establish a presence ahead of significant residential growth along the Packard and South State Street corridor.

Jim Chaconas
734 994 3100
jim.chaconas@colliers.com

View online at colliersannarbor.com

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Colliers Ann Arbor
1955 Pauline Blvd., Suite 400
Ann Arbor, MI 48103



640 Packard St Ann Arbor, MI

Lease Rate

$20.00 PSF

Available Space
7,392 SF available, consisting of 4,332 SF at street-level and an additional 3,060 SF on the lower level (cannot be leased separately).

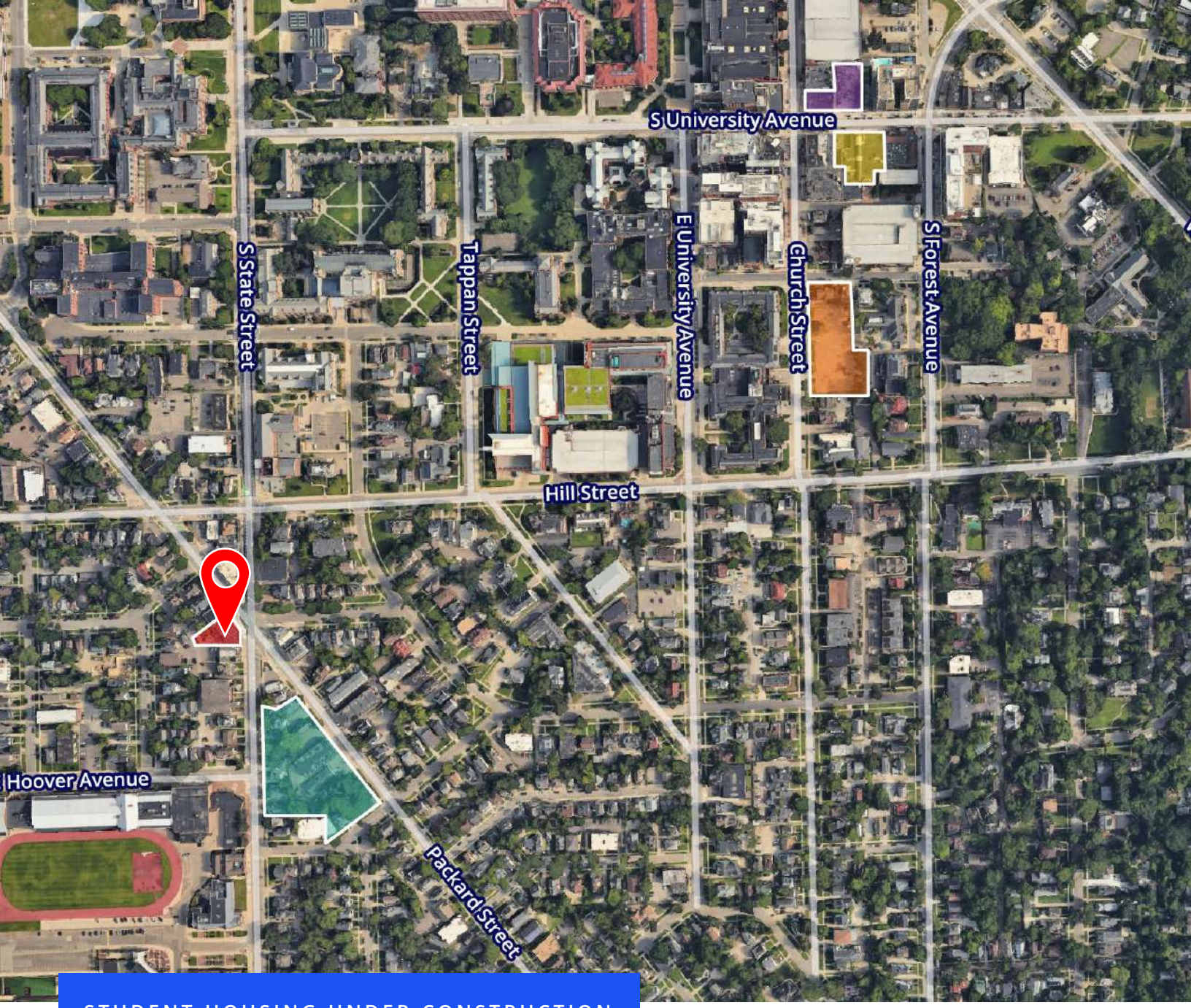
Location
Prominent corner location near downtown Ann Arbor and the University of Michigan campus, offering exceptional visibility, signage opportunities, and strong pedestrian and vehicle traffic.

Customer Base
Situated directly across from the future Hub Ann Arbor development and within ½-mile of more than 2,500 student housing beds under construction, as well as the U of M's new 2,300+ bed residence hall.

Space Details
Open floor plan featuring large storefront windows, substantial bar, full kitchen, main-level restrooms, and a lower level with a dance floor area and additional restrooms.

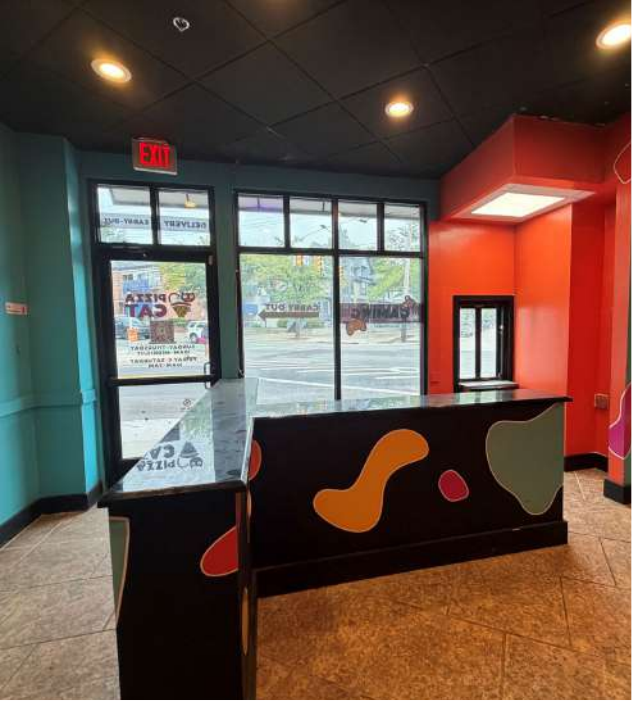
Demographics
Supported by more than 35,000 U of M undergraduate students. Within a two-mile radius, median income is $82,671 and households spend an average of more than $5,012 annually on dining out.

Financials
Competitive rental rates provide an attractive entry point ahead of significant nearby growth. Street level: $20.00 PSF NNN, with triple nets estimated at $4.48 PSF. Lower level: $10.00 PSF gross.



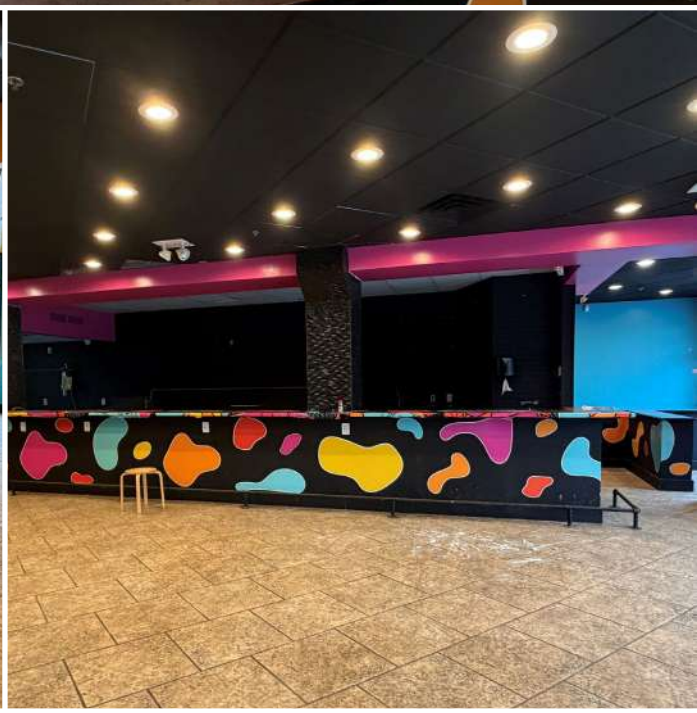
STUDENT HOUSING UNDER CONSTRUCTION

Development	# of Beds (Approx).	Completion Date	Property Address
Hub Ann Arbor	1,000	Summer 2027	740 Packard Street
Chapter Ann Arbor	625	Fall 2027	1201 S University Avenue
The Metropolitan on South U	950	Spring 2028	1208 S University Avenue
Rambler Ann Arbor	1,009	Fall 2027	701 Church Street









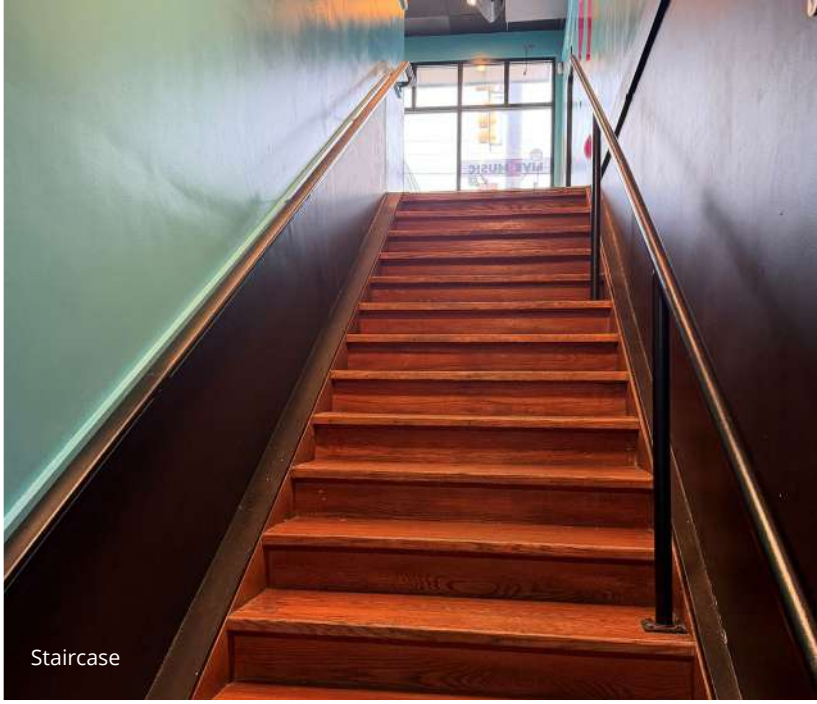


Performance Stage

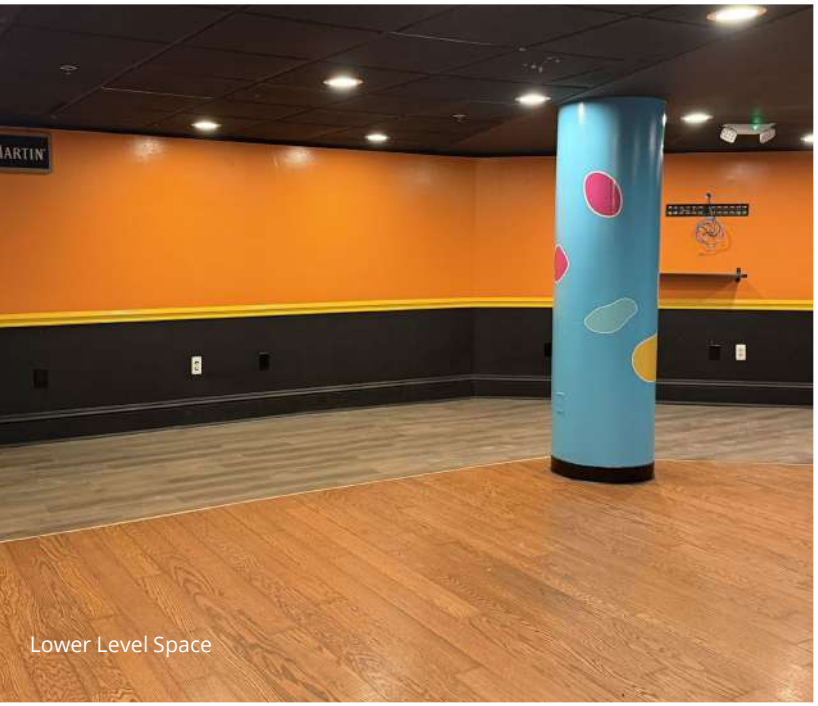




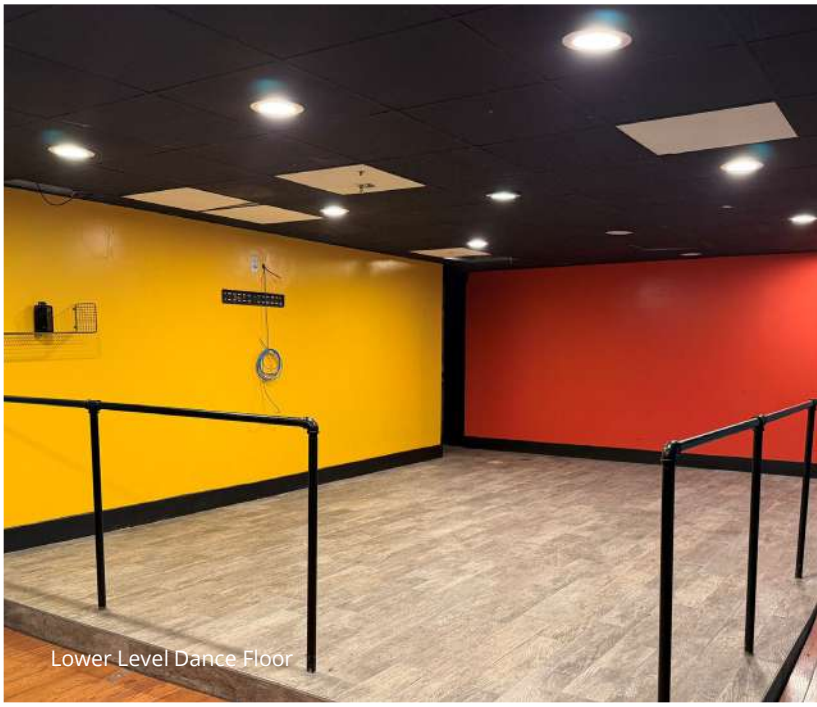
Stairs to Lower Level



Staircase



Lower Level Space



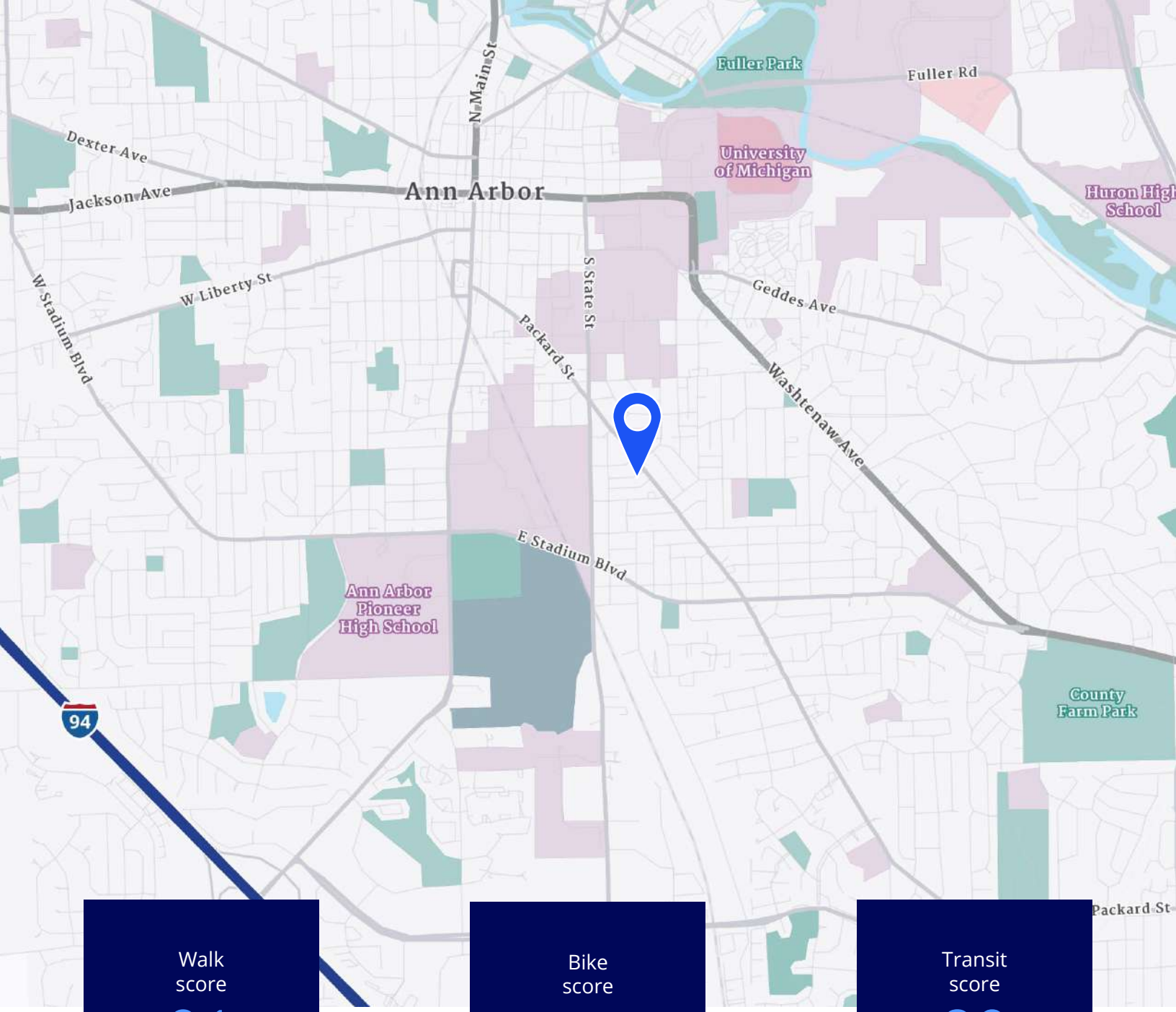
Lower Level Dance Floor



Lower Level Restrooms



The Hub Ann Arbor – Rendering Under Construction



Walk score	Bike score	Transit score
91	51	80

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