

Chelsea Downtown Building For Sale or Lease

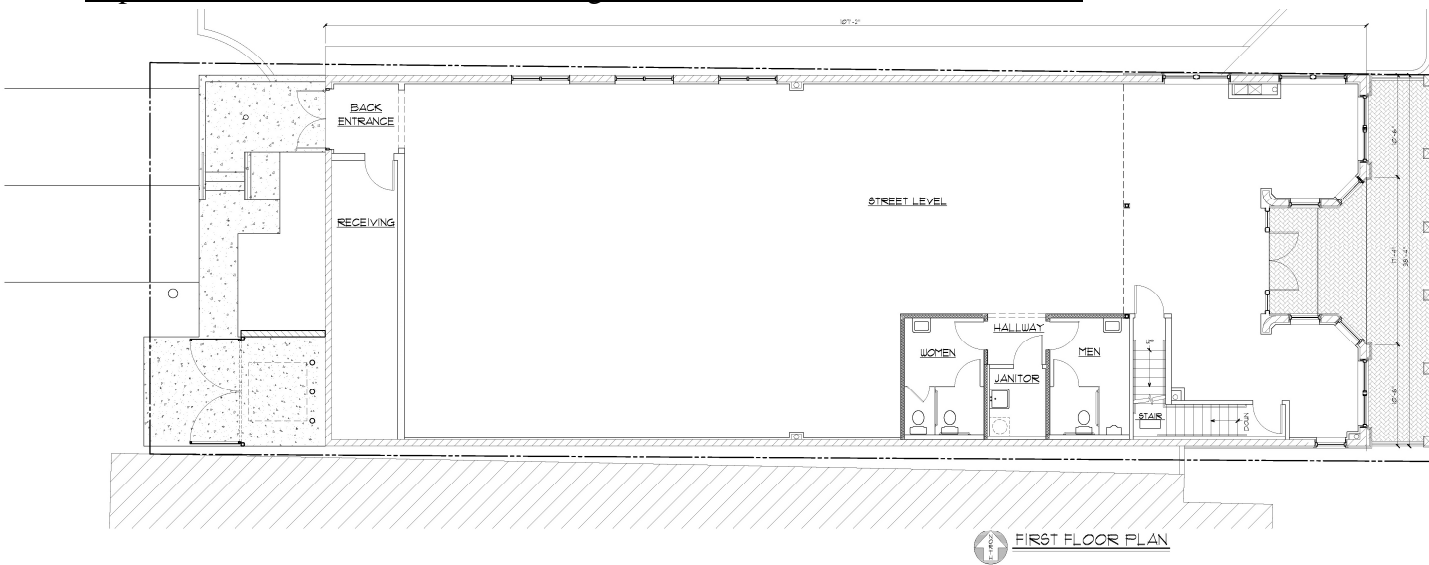
DESIGNERS
Vanston/O'Brien, Inc.
 BUILDERS



- 218 South Main Street
- Exterior Renovation just Completed
- Upgraded to meet all Building Codes
- Prime Location in Downtown Chelsea
- C-5 Zoning ideal for retail or restaurant use with possible outdoor seating
- Ample municipal parking available
- Will customize to suit
- Lease rate \$15.49/SF gross excluding basement (\$7,000/month gross includes interior build-out and complete finishes)



For more information go to the website:
<http://www.vanston.com/RealEstate/Pages/Washtenaw/Chelsea/Chelsea1.htm>

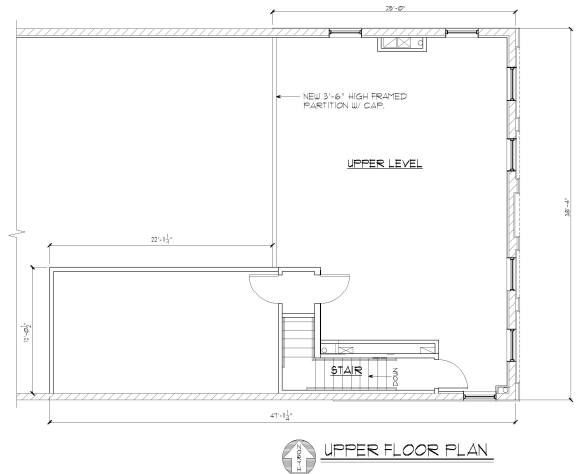
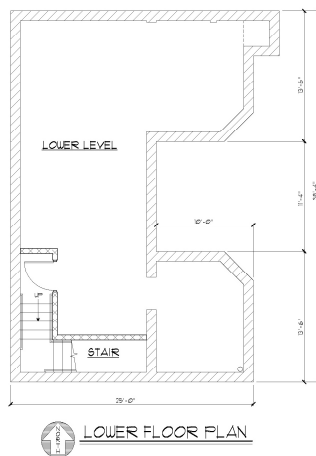


BUILDING AREA

Total Building area	6,258 SF
Street Level area	4,100 SF
Lower Level area	836 SF
Upper Level area	1,322 SF

16' Ceiling Height

Lease rate calculation SF 5,422 SF



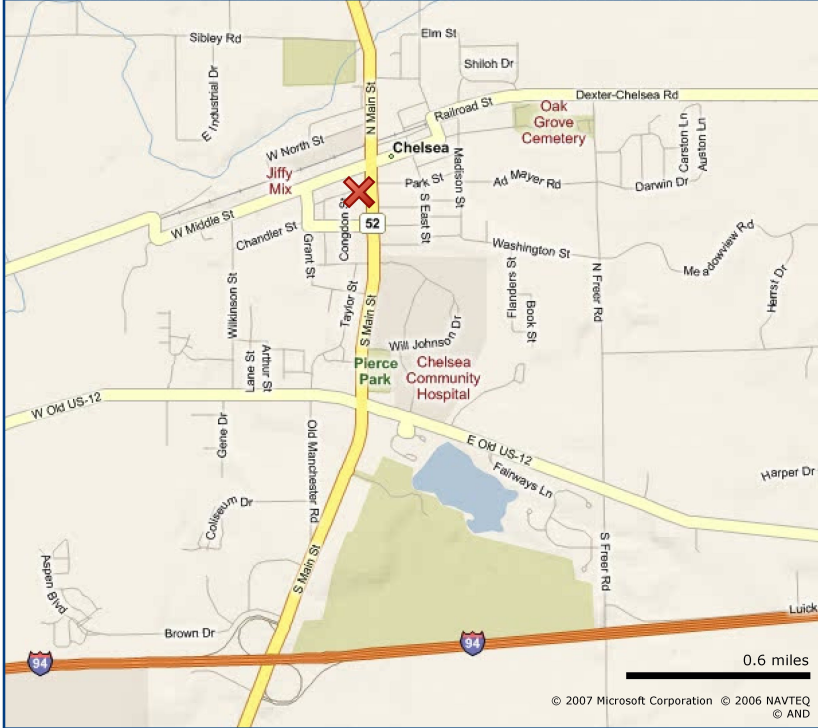
COMMERCIAL

STATISTICS

Distance to I-94 Freeway: 1.7 miles
Distance to downtown Ann Arbor: 15.3 miles
Distance to downtown Jackson: 23.5 miles

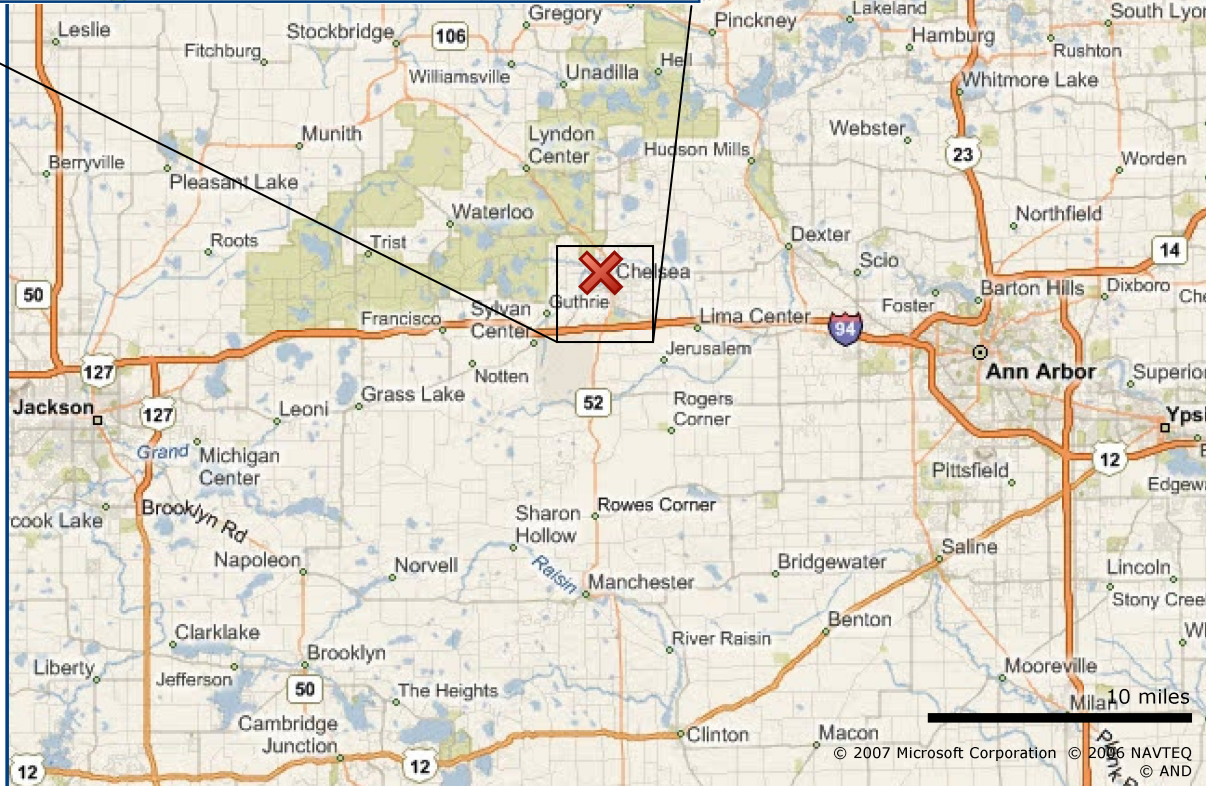


Traffic count on Main Street (M-52): 16,500 cars per day



DEMOGRAPHICS

2003 Population: 39,000 (10 mile)
Average Household income: \$73,000



COMMERCIAL

revised 8/6/2009