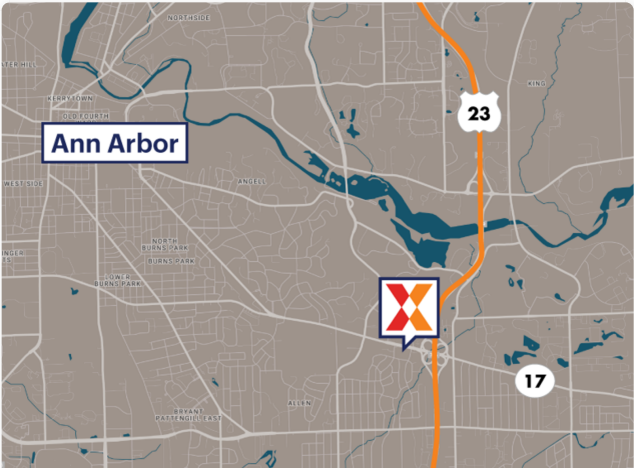


# Arborland Center

Washtenaw County Ann Arbor, MI 403,536 Sq Ft

3600 Washtenaw Ave | Ann Arbor, MI 48104

42.2572, -83.6877



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 7,659     | 85,242    | 195,708   |
| Daytime Pop. | 10,460    | 152,543   | 323,186   |
| Households   | 3,531     | 33,803    | 80,806    |
| Income       | \$127,919 | \$123,580 | \$126,750 |

Source: Synergos Technologies, Inc. 2024

- Kroger anchored regional power center with a strong lineup of national retailers such as Nordstrom Rack, DSW, ULTA Beauty, Marshalls, HomeGoods, J. Crew Factory & Old Navy
- Ranked the most highly trafficked shopping center of like centers in the market, drawing an estimated 10K+ visits daily and 3.8M+ annually (Placer.ai 2025)
- Highly affluent, educated population with an average household income of \$124K+ and 67% of residents holding a college degree within 3 miles
- High visibility from 29K+ vehicles daily on Washtenaw Ave and 74K+ on US-23 (Kalibrate 2022)
- Located close to the University of Michigan and Eastern Michigan University with a combined enrollment of 64K+ students, contributing to a strong daytime population of 153+ within 3 miles





Available Spaces

101G 2,050 Sq Ft 360°

Current Tenants Space size listed in square feet

|       |                                      |        |
|-------|--------------------------------------|--------|
| 101A  | Starbucks                            | 2,009  |
| 101B  | Cold Stone Creamery                  | 1,111  |
| 101C  | Sleep Number                         | 3,006  |
| 101D  | Noodles & Company                    | 2,390  |
| 101E  | H&R Block                            | 1,710  |
| 101F  | Five Guys                            | 2,579  |
| 101H  | America's Best Contacts & Eyeglasses | 4,133  |
| 102   | Firestone Complete Auto Care         | 6,600  |
| 103A  | Five Below                           | 9,000  |
| 103B  | ULTA Beauty                          | 11,330 |
| 104A  | Old Navy                             | 19,352 |
| 104B  | Bath & Body Works                    | 6,118  |
| 105   | Petco                                | 13,962 |
| 106   | Nordstrom Rack                       | 29,575 |
| 107   | J.Crew Factory                       | 6,760  |
| 108   | Kroger                               | 49,625 |
| 109   | Rally House                          | 9,631  |
| 109A  | Marshalls                            | 22,369 |
| 110   | HomeGoods                            | 20,000 |
| 111   | Michaels                             | 24,676 |
| 112   | DSW                                  | 26,656 |
| 113A  | Boot Barn                            | 10,553 |
| 113B  | Ross Dress for Less                  | 22,179 |
| 114   | Gardner-White Furniture              | 48,249 |
| 115   | SKECHERS                             | 14,420 |
| 116   | Office Max                           | 21,211 |
| 117   | HOTWORX                              | 2,000  |
| 117A  | CosmoProf                            | 2,538  |
| 118   | Potbelly Sandwich Works              | 2,233  |
| 120   | Chili's Grill & Bar                  | 5,490  |
| NAP01 | Belle Tire                           | 0      |
| NAP02 | Marathon Gas                         | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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