



**Pilgrim Motorsports
Firestone Tire Center
Plymouth, MI**

GRANATA REALTY, INC.

**21291 Hilltop
Southfield, MI 48034**

WWW.GRANATAREALTY.COM • PHONE: 248-356-7999 • FAX: 248-208-8852

Property Information • 260 - 280 Ann Arbor Rd. Plymouth, MI

Property Use Type: Commercial Retail - (Dealership—Automotive Service)

Current Use: Pilgrim Motorsports (Dealership) 260 Ann Arbor Rd.
10,480 SQFT Building

Firestone Tire Center 280 Ann Arbor Rd.
5,712 SQFT Building

Location: 260 - 280 Ann Arbor Road, Plymouth MI 48170

Zoning: ARC — Ann Arbor Road Corridor (Many Uses)

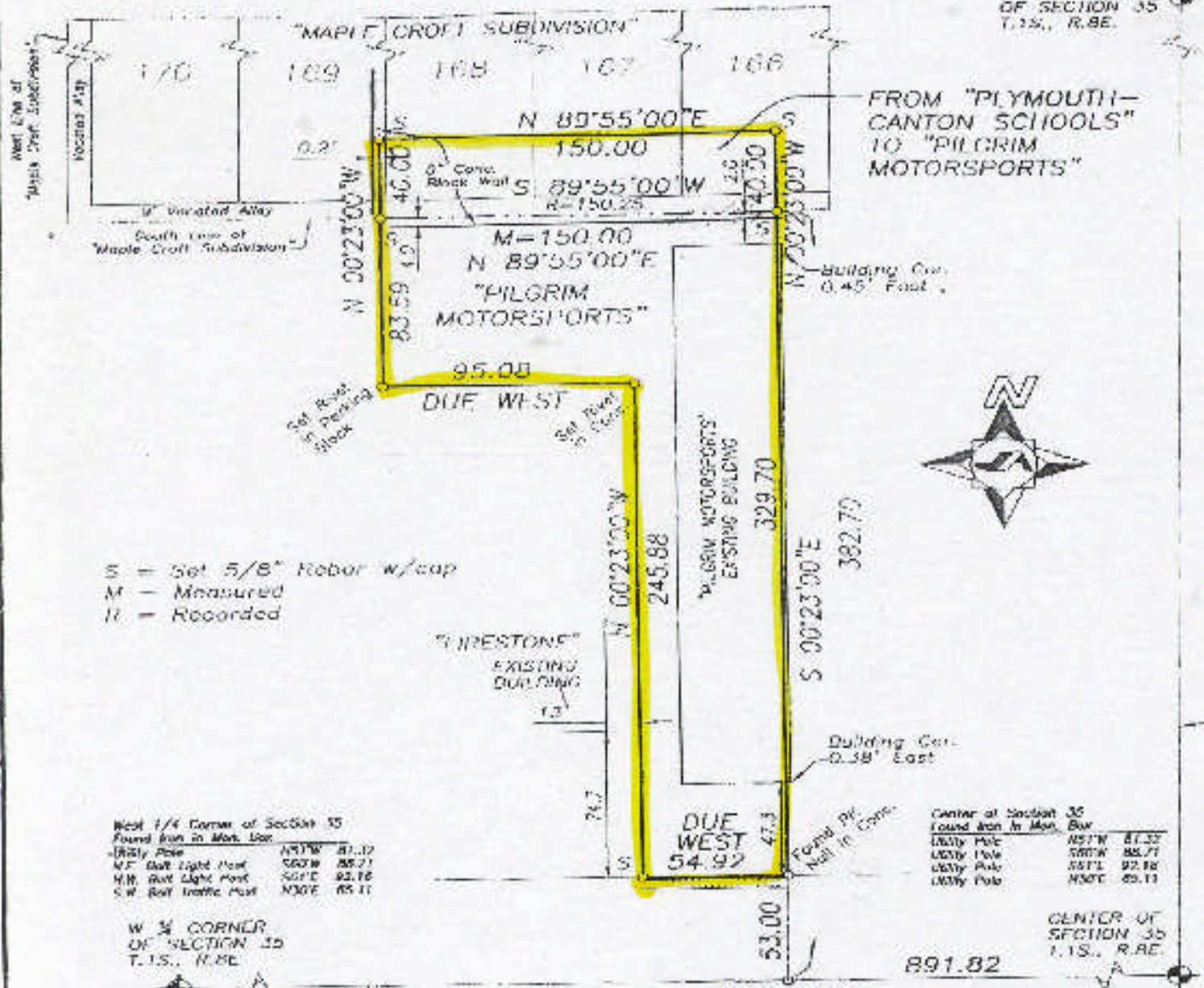
Options: For Sale - Lease - Build to Suit

Splits Available: Will split for sale, land lease, or build to suit

Income: Current Net Annual Income = \$ 240,348.00

Price: \$ 2,950,000.00

N 1/4 CORNER OF SECTION 35 T.15., R.8E.



S = Set 5/8" Rebar w/cap
 M = Measured
 R = Recorded

West 1/4 Corner of Section 35 Found Iron in Mark Use

1/4" Bolt	N51°W	81.12
1/4" Bolt Light Post	S60°W	85.71
1/4" Bolt Light Post	S0°E	92.88
1/4" Bolt Traffic Post	N30°E	85.11

Center of Section 35 Found Iron in Mark Use

Utility Pole	N51°W	81.32
Utility Pole	S60°W	85.71
Utility Pole	S51°E	92.88
Utility Pole	N30°E	85.11

W 1/4 CORNER OF SECTION 35 T.15., R.8E.

CENTER OF SECTION 35 T.15., R.8E.

ANN ARBOR ROAD

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN, THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 5, P.A. 132 OF 1970, AS AMENDED, AND THAT THE ERROR OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS WAS 1 TO 86,123

LJOHN JEKABSON P.S. #19836



CERTIFIED SURVEY

PART OF THE NORTHWEST 1/4 OF SECTION 35, T.15., R.8E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN.

PREPARED FOR: Pilgrim Motorsports

JEKABSON & ASSOCIATES, P.C.
 Professional Land Surveyors
 1320 Goldsmith, Plymouth, MI 48170
 (734) 414-7200 (734) 414-7272 fax

DATE	13 JAN. 2007
JOB NO	05-01-
SCALE	1" = 1'
DRAWN	JRN
CHECKED	PJM
SHEET	1 OF 1

45' HIGH 2" CONC BALL DATUM
TOP OF BALL 10.5' HIGH

45' HIGH 2" CONC BALL
TOP OF BALL 10.5' HIGH

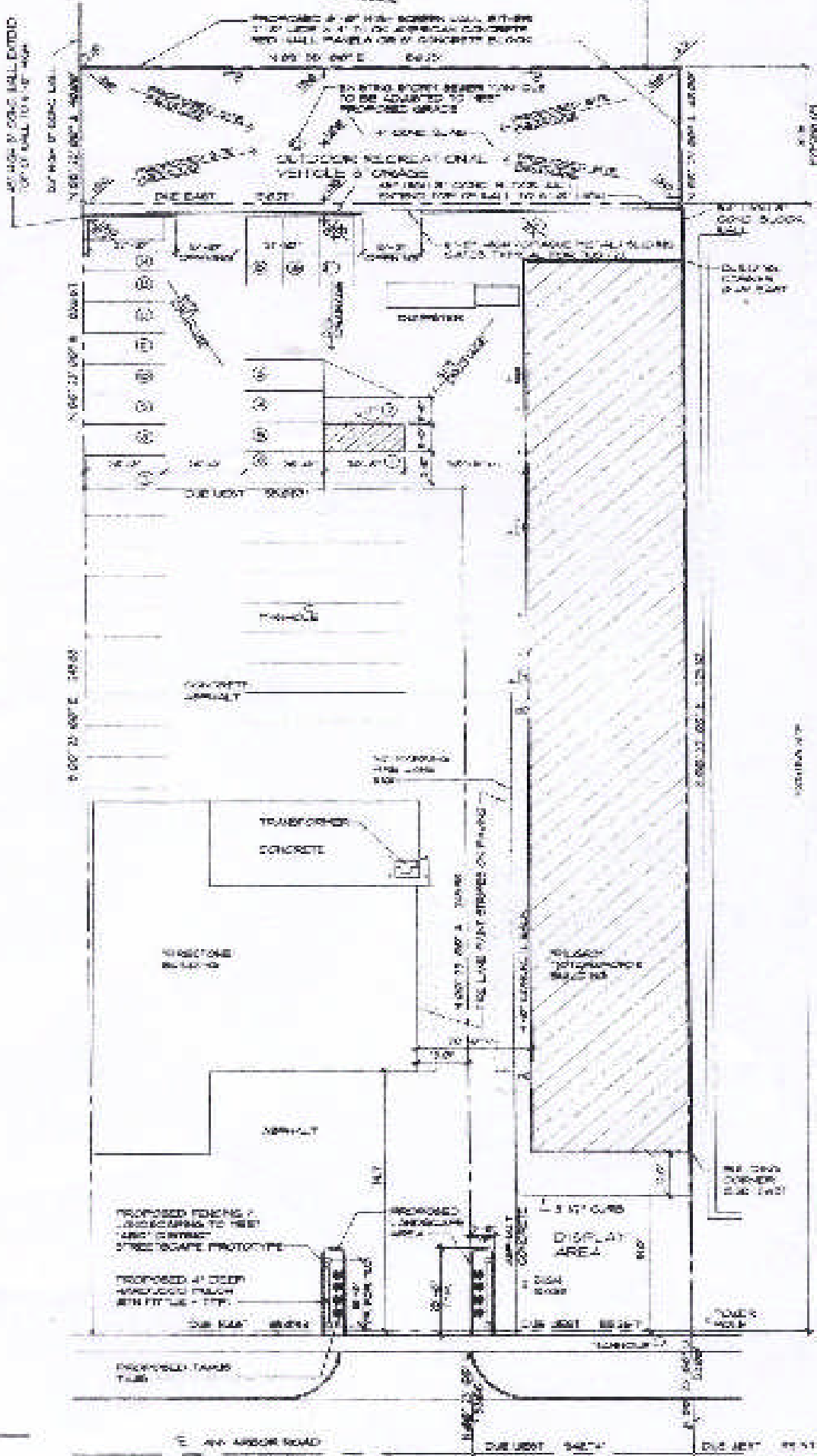
5' HIGH 2" CONC BALL
TOP OF BALL 10.5' HIGH

5' HIGH 2" CONC BALL
TOP OF BALL 10.5' HIGH

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TOP OF BALL 10.5' HIGH

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TOP OF BALL 10.5' HIGH

5' HIGH 2" CONC BALL
TOP OF BALL 10.5' HIGH



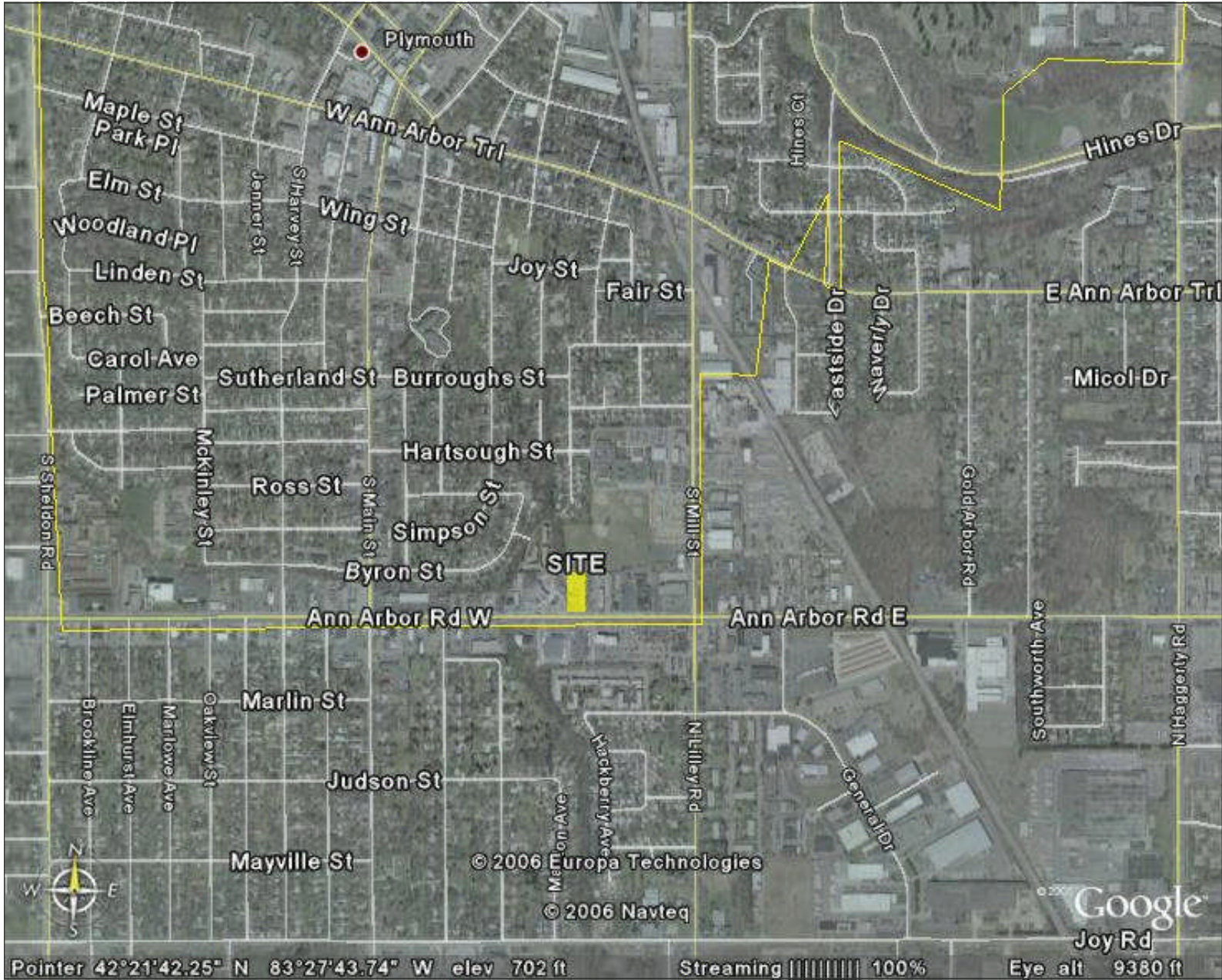
SITE PLAN
SCALE: 1" = 20' 0"

E. ANN ARBOR ROAD

DUE WEST 342.74'

DUE WEST 311.11'

Property Location



Prime Location

