

PROPERTY & LOCATION SNAPSHOT

1532 Stonehaven St

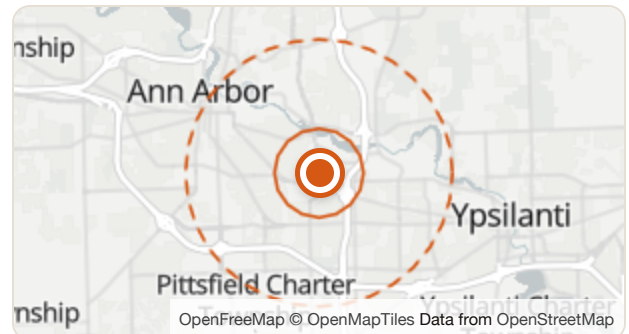
Ann Arbor, MI 48104

Vacant land / development

**+9.8%** peoplePopulation change
within 3 miles
2010 → 2020 Census**+7.1%** homesHousing units added
within 3 miles
2,776 units · 2010 → 2020
Census**99,978** peopleLive within 3 miles
2020 Census · 5,600 within 1
mi**68,506**vehicles/day
US-23
0.7 mi · MDOT 2025

Location highlights

- **Population within 3 miles grew 9.8% between 2010 and 2020.**
A growing customer and labor base.
US Census 2010 and 2020
- **99,978 people live within 3 miles, in 39,140 households.**
The everyday trade area for most neighborhood businesses.
US Census 2020 (people); ACS 2019–2023 (households)
- **US-23 is 0.6 mi away, carrying 68,506 vehicles a day.**
Regional access for customers, staff and deliveries. Distance is straight-line; it does not mean the property is visible from or has direct access to the freeway.
MDOT AADT, 2025; OpenStreetMap
- **Nearby shopping and business centers include Huron Village (0.3 mi), Arbor Hills (0.4 mi), Chalmers Place (0.4 mi).**
Established destinations that already bring people to the area.
OpenStreetMap, retrieved 2026-10-23



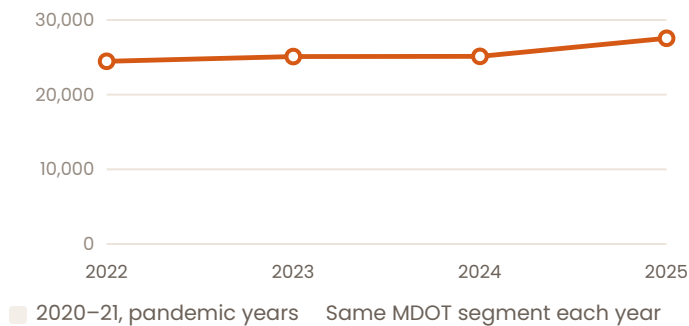
	1 MI	3 MI	5 MI
Population	5,600	99,978	193,277
Households	2,571	39,140	80,678
Median HH income	\$130,500	\$64,300	\$76,800
Jobs	3,856	96,884	139,180

Traffic: MDOT AADT 2025, counted segment nearest the property. People: 2020 Census blocks. Households and income: ACS 2019–2023 5-year estimates, apportioned to each radius. Jobs: Census LEHD 2021. Businesses: OpenStreetMap, 2026-10-23. Distances are straight-line. Method and sources on the last page.

TRAFFIC, ACCESS & TRANSPORTATION

How many vehicles pass, and how the site connects

ROAD	VEHICLES A DAY	TRUCKS A DAY	TRUCK SHARE	DISTANCE
Stonehaven Street · 2 lanes	796 MDOT estimate	—	—	Frontage
US-23 · 2 lanes	68,506	7,540	11.0%	0.7 mi
Washtenaw Avenue · 6 lanes	27,552	1,019	3.7%	0.3 mi
Packard Road · 5 lanes	20,552	366	1.8%	1.1 mi
North Dixboro Road · 4 lanes	16,703	485	2.9%	1.4 mi
East Stadium Boulevard · 5 lanes	15,413	303	2.0%	0.8 mi

Traffic over time Washtenaw Avenue, vehicles a day


US-23	-20.6%	2017–2025
Washtenaw Avenue	+12.6%	2022–2025
Packard Road	-2.2%	2018–2025
North Dixboro Road	+5.5%	2019–2025

Change between typical years only (2020–21 left out), same counted segment.

Access

Frontage road

Stonehaven Street

 2 lanes
 local street: MDOT estimate, not a count

Nearest freeway

US-23

0.6 mi, straight-line

Nearest interchange

US-23 exit 37B

0.6 mi, straight-line

Washtenaw Avenue

0.3 mi

27,552 vehicles a day

Packard Road

1.1 mi

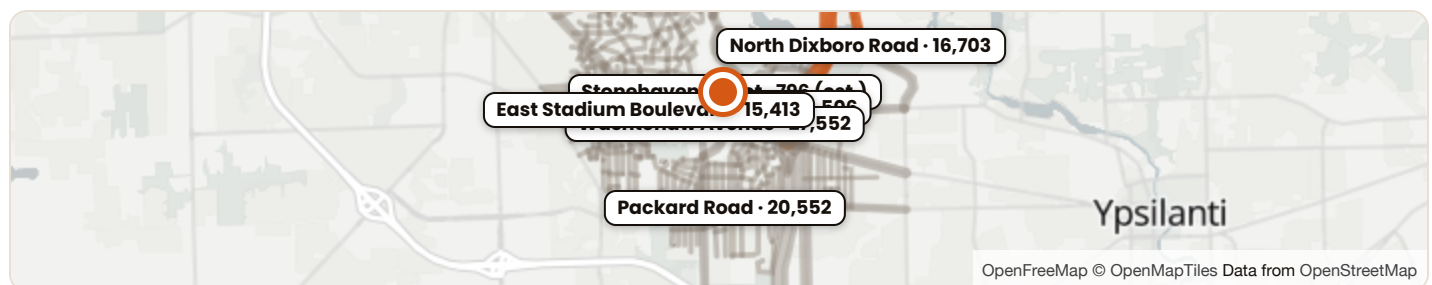
20,552 vehicles a day

North Dixboro Road

1.4 mi

16,703 vehicles a day

Reading these counts. Vehicles a day are MDOT's annual average daily traffic (AADT) for the counted segment; trucks are commercial AADT. They count vehicles on the road, not people on foot, and do not mean every passing vehicle can see or reach the property. Freeway traffic is regional context, not frontage.



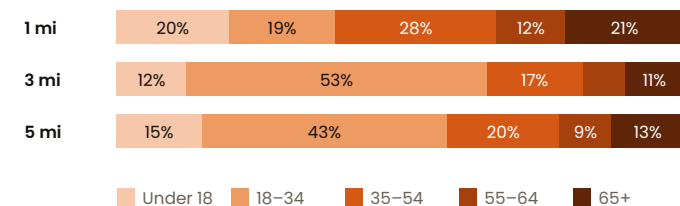
Trend lines use only years MDOT counted the same segment (same route and mileposts). 2020–2021 counts are shown but left out of the change figures. "MDOT estimate": local streets carry MDOT's standard local-road values, not counts. Lanes from OpenStreetMap. Map: OpenFreeMap, © OpenMapTiles, © OpenStreetMap contributors.

DEMOGRAPHICS, WORKFORCE & TRADE AREA

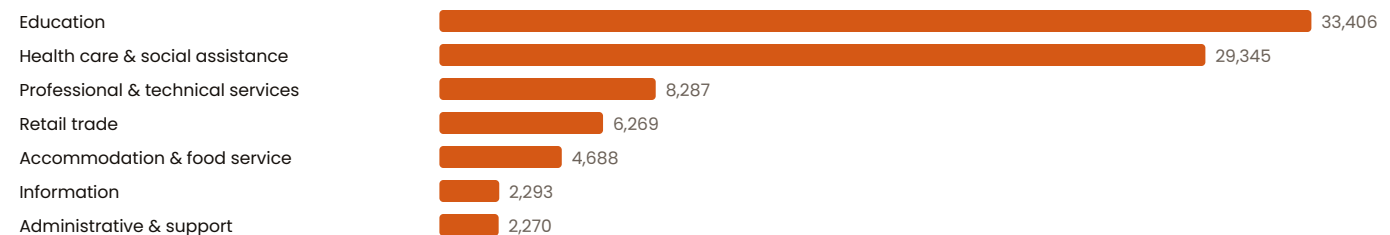
Who lives and works around the property

Within straight-line radii of 1, 3 and 5 miles. Drive-time areas are not shown in this edition.

	1 MILE	3 MILES	5 MILES
Population 2020 Census	5,600	99,978	193,277
Population change since 2010 2010 → 2020 Census, same radius	+0.2%	+9.8%	+7.8%
Housing units added since 2010 2010 → 2020 Census, same radius	+1.9% 51 units	+7.1% 2,776 units	+6.7% 5,334 units
People per square mile 2020 Census	1,783	3,536	2,461
Households ACS 2019–2023	2,571	39,140	80,678
Average household size ACS 2019–2023	2.30	2.23	2.19
Median household income ACS 2019–2023	\$130,500	\$64,300	\$76,800
Bachelor's degree or higher adults 25+, ACS 2019–2023	81%	70%	70%
Unemployment rate civilian labor force, ACS 2019–2023	3.0%	4.4%	4.4%
Households with no vehicle ACS 2019–2023	3.6%	13.6%	10.8%

Age of residents ACS 2019–2023

Jobs located nearby Census LEHD 2021

	1 MI	3 MI	5 MI
Jobs	3,856	96,884	139,180
Change 2016–2021 newest year still affected by the pandemic	-6.9%	-16.4%	-11.3%

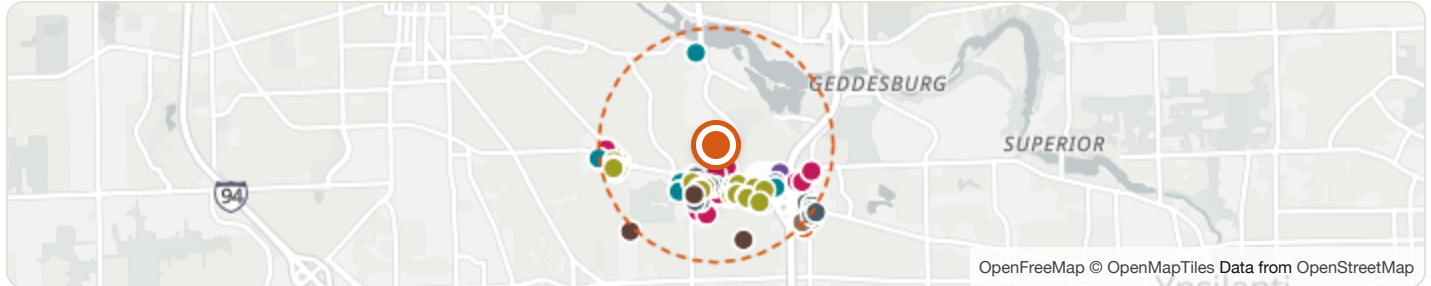
Jobs within 3 miles by industry Census LEHD 2021


Radius figures: 2020 Census counts for blocks whose internal point lies inside each circle; ACS 2019–2023 tract estimates apportioned by the share of each tract's 2020 population (or housing units) inside the circle. ACS figures are 5-year estimates with margins of error, not single-year counts. Jobs: LEHD LODES 8 workplace counts by 2020 block, 2021 and 2016.

NEARBY BUSINESSES & AMENITIES

What is around the property

184 named businesses and amenities mapped within a mile, from OpenStreetMap, retrieved 2026-10-23. Listings are not individually verified as open.



OpenFreeMap © OpenMapTiles Data from OpenStreetMap

- Grocery & convenience ● Shopping ● Restaurants & cafés ● Health & medical ● Schools ● Banks & financial
- The property

- S** Similar business to a vacant land / development use **C** Complementary **D** Draws customers on its own

Unmarked: general amenity

Named centers and districts nearby

Huron Village retail	0.3 mi	Arborland Center retail	0.5 mi
Arbor Hills retail	0.4 mi	Lamp Post Plaza retail	0.9 mi
Chalmers Place retail	0.4 mi	University of Michigan Geddes Complex college	1.2 mi
Arlington Square retail	0.4 mi	University of Michigan Geddes Complex college	1.2 mi

● Grocery & convenience 10

Whole Foods Market D	0.3 mi
Sunny Oil C	0.3 mi

● Health & medical 25

Ganger Dermatology C	0.2 mi
Walgreens C	0.2 mi

● Shopping 45

Barnes & Noble C	0.2 mi
AT&T C	0.3 mi

● Schools 3

Summers-Knoll School	0.5 mi
Pittsfield Elementary School	0.8 mi

● Restaurants & cafés 38

Panera Bread C	0.3 mi
Satchel's BBQ C	0.3 mi

● Banks & financial 5

Comerica Bank	0.3 mi
Fifth Third Bank	0.3 mi

National and regional chains within a mile



OpenStreetMap, retrieved 2026-10-23: volunteer-mapped, so it can include closed places or miss new ones. S / C / D labels are by business category for a vacant land / development use. Logos (Wikimedia Commons) belong to their owners.