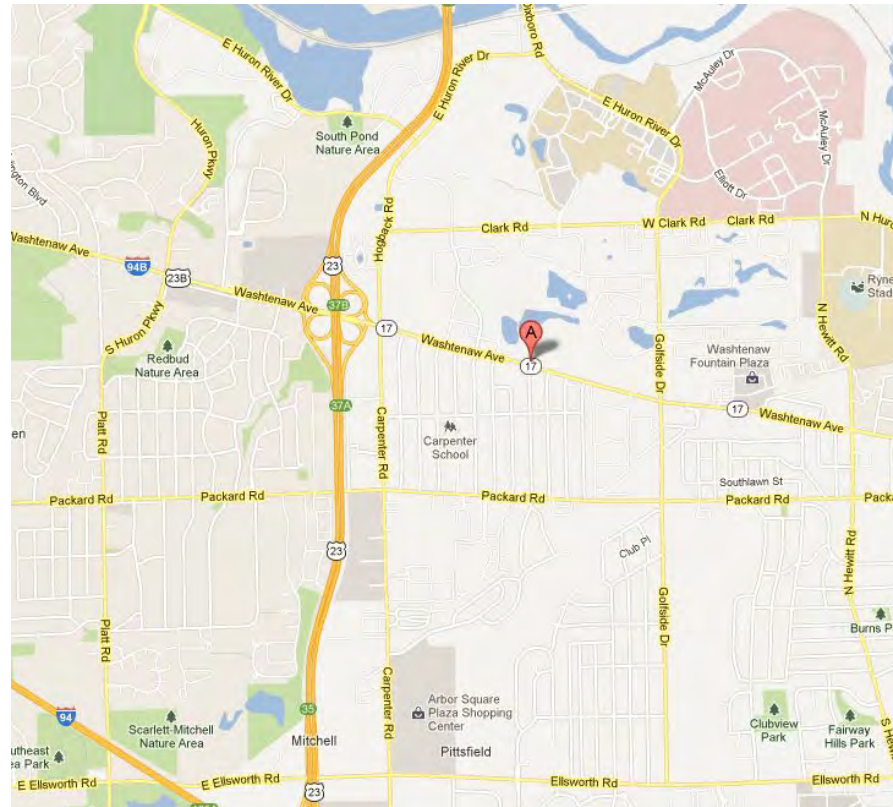


Ludwig & Seeley
REAL ESTATE

CALL TODAY TO SCHEDULE A PRIVATE WALK - THROUGH!

Once upon a child



KENT BUTLER @
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OR 248.750.1700 EXT. 208

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ONCE UPON A CHILD
4559 WASHTENAW AVENUE
ANN ARBOR, MICHIGAN

BUSINESS
FOR SALE

PRICE REDUCED

ASKING PRICE:
\$500,000

GROSS SALES:
\$962,925

BUILDING SIZE:
7,000 SQUARE FEET

HOURS:
MONDAY THRU SATURDAY:
9:00 A.M. - 9:00 P.M.
SATURDAY: 12:00 P.M. - 6:00 P.M.

TRAFFIC COUNTS:
WASHTENAW, WEST OF
GOLFSIDE: 27,000
CARPENTER AT WASHTENAW:
55,000

SELLER
RELOCATING

CONTACT:
KENT BUTLER
KBUTLER@LUDWIGSEELEY.COM



THE NATION'S LEADING BUYER & SELLER OF NAME BRAND,
NEW & GENTLY USED KIDS STUFF

ONE OF FRANCHISOR'S TOP-PRODUCING SITES

DOING BUSINESS FOR OVER 10 YEARS

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	13,048	68,726	176,649
	AVERAGE INCOME	\$46,661	\$68,671	\$68,401
	HOUSEHOLDS	6,218	29,884	72,633

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- GREAT OPPORTUNITY TO OWN A VERY SUCCESSFUL BUSINESS WITHOUT THE START-UP COSTS
 - STORE IS LOCATED IN A SUCCESSFUL RETAIL LOCATION
 - KNOWLEDGEABLE, DEDICATED STAFF IN PLACE
 - DECOR IS UP-TO-DATE WITH FRANCHISOR'S SPECIFICATION
- LOCATION & BUSINESS MODEL DESIGNED, SO LITTLE OR NO COMPETITION
 - A PROVEN BUSINESS THAT CAN BE YOURS TODAY!

