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**PROPERTY INFORMATION**

Property Address	4744 24 <sup>th</sup> Avenue
City/Township	Fort Gratiot
Building Size	5,838 SF
Space Available	5,838 SF
Minimum Available	1,460 SF
Asking Rate	\$28.00 PSF
Estimated NNN's	\$5.00 PSF

**DEMOGRAPHICS**

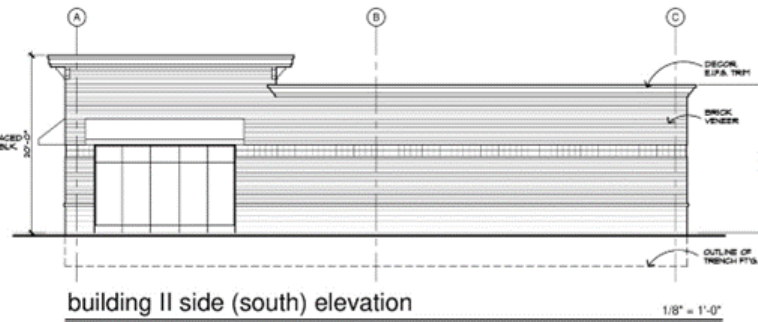
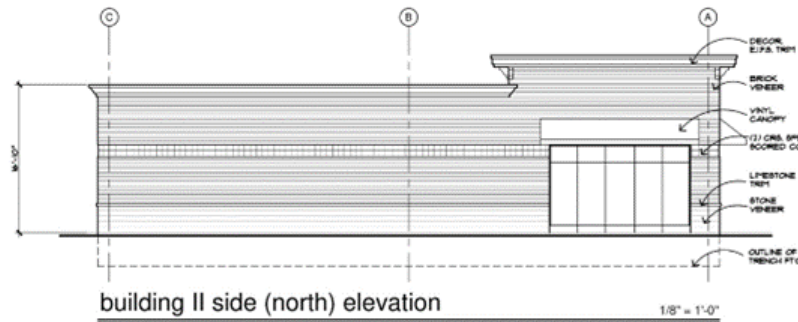
	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2022 Population	6,927	36,996	76,920
2022 Households	3,214	15,261	30,373
Avg Household Income	79,236	74,085	70,255
Median Household Income	48,705	52,498	52,798

**AREA TENANTS**



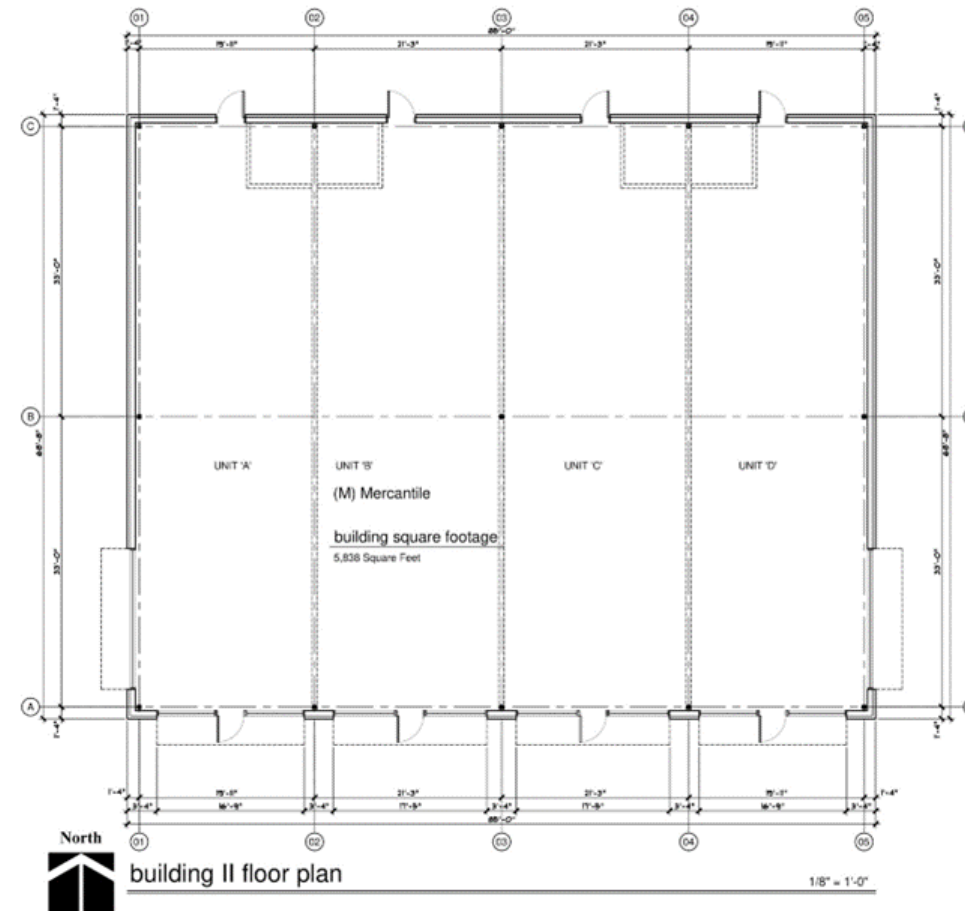
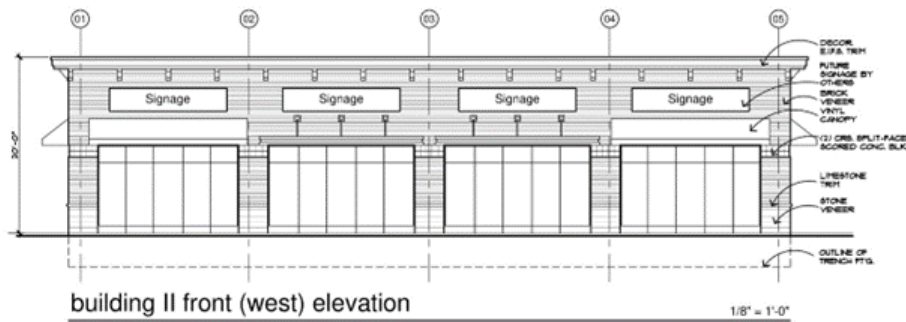
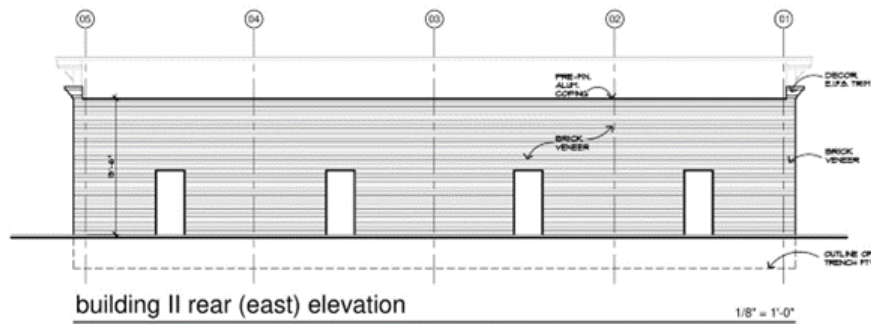
**PROPERTY HIGHLIGHTS**

- Join AT&T at this new retail center coming to Fort Gratiot in 2024.
- Site is located on the heavily travelled 24<sup>th</sup> Avenue.
- Wal-Mart & Meijer are both operating on the other side of 24<sup>th</sup> Avenue.
- Excellent retail synergy along 24<sup>th</sup> Avenue.
- Birchwood mall is located just south of this site.



### Exterior Materials

WEST ELEVATION:		
TOTAL SQUARE FOOTAGE:	1,644 SQ. FT.	
BRICK & STONE	1,028 SQ. FT.	62.5%
SPLIT FACED BLOCK	22 SQ. FT.	1.3%
EIFS	114 SQ. FT.	7.0%
GLAZING	480 SQ. FT.	29.2%
EAST ELEVATION:		
TOTAL SQUARE FOOTAGE:	1,251 SQ. FT.	
BRICK	1,113 SQ. FT.	89%
NORTH & SOUTH ELEVATION:		
TOTAL SQUARE FOOTAGE:	1,214 SQ. FT.	
BRICK & STONE	984 SQ. FT.	71.2%
SPLIT FACED BLOCK	12 SQ. FT.	1.0%
EIFS	98 SQ. FT.	7.1%
GLAZING	120 SQ. FT.	9.4%



### Exterior Materials

**WEST ELEVATION:**

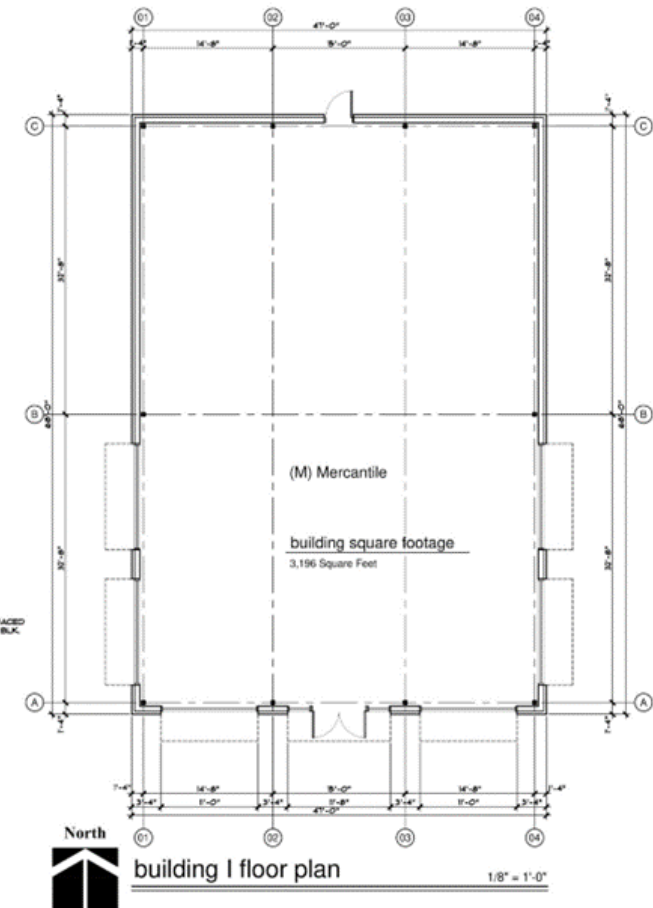
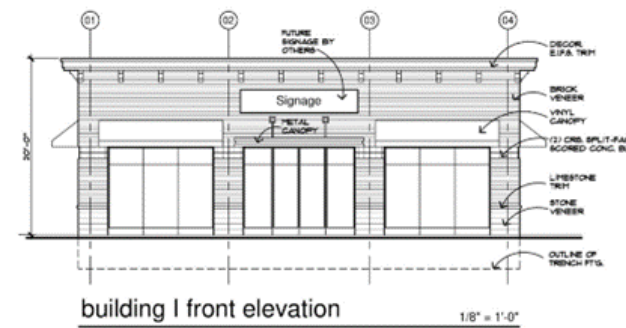
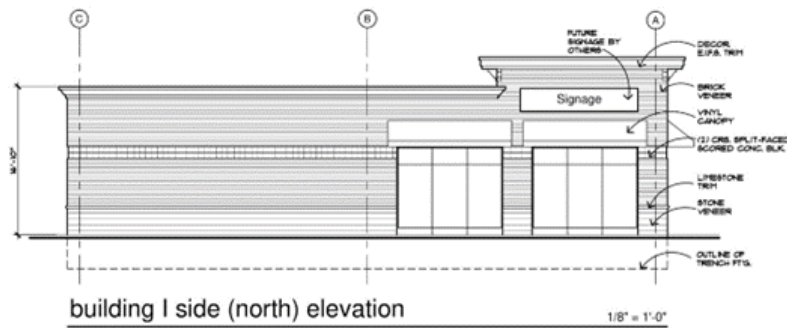
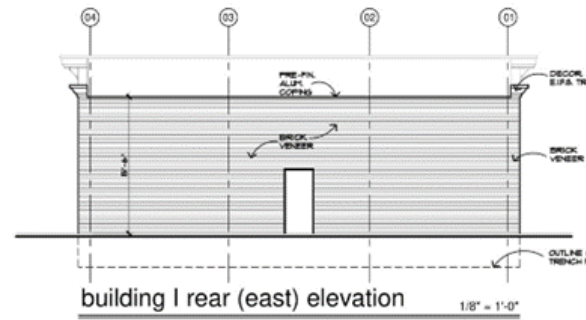
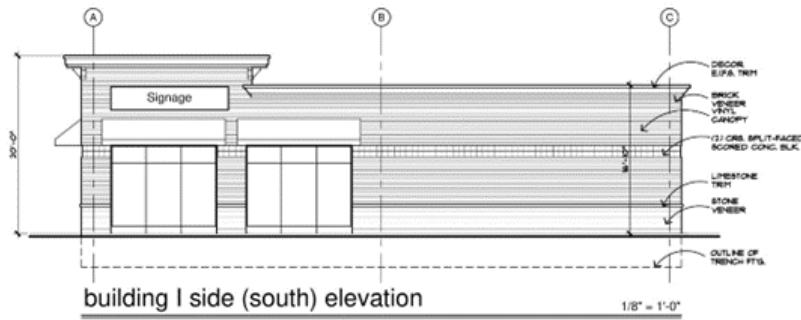
TOTAL SQUARE FOOTAGE:	1,000 SQ. FT.	
BRICK & STONE	551 SQ. FT.	55.1%
SPLIT FACED BLOCK	18 SQ. FT.	1.8%
EIFS	71 SQ. FT.	7.1%
GLAZING	360 SQ. FT.	36%

**EAST ELEVATION:**

TOTAL SQUARE FOOTAGE:	766 SQ. FT.	
BRICK	745 SQ. FT.	97%

**NORTH & SOUTH ELEVATION:**

TOTAL SQUARE FOOTAGE:	1213 SQ. FT.	
BRICK & STONE	818 SQ. FT.	67.4%
SPLIT FACED BLOCK	58 SQ. FT.	4.8%
EIFS	97 SQ. FT.	8.0%
GLAZING	240 SQ. FT.	19.8%









**WAL\*MART**  
SUPERCENTER

**meijer** **m**  
express

**TSC** TRACTOR  
SUPPLY CO

**BELLE**  
TIRE

**Gordon** **BEST**  
FOOD SERVICE BUY

**ULTA** **HOBBY**  
BEAUTY LOBBY

**CHEVROLET**

Keewahdrin Rd

**KOHL'S** **PET SMART**

**JO-ANN**  
fabric and craft stores

Birchwood  
Mall

24th Avenue

**T-Mobile** **BUFFALO**  
WILD WINGS

**Panera**  
BREAD

**chili's** **sleep** **number**  
**STAPLES** **BARNES & NOBLE** **POTBELLY**  
SANDWICH SHOP

**DUNKIN'**  
DONUTS

**LOWE'S**

**THE HOME**  
DEPOT

**ALDI**

**CHEVROLET**

**QDOBA** **STARBUCKS**  
**Olive Garden** **COFFEE**

**verizon** **TJ-maxx** **JJ**  
**GameStop** **Party City**  
**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**Kroger** **STATE OF MICHIGAN**  
**Walgreens**  
SECRETARY OF STATE

**TACO BELL** **Big Boy**



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	7,037	38,750	79,531
2022 Population	6,927	36,996	76,920
2027 Population Projection	6,952	36,904	76,926
Annual Growth 2010-2022	-0.10%	-0.40%	-0.30%
Annual Growth 2022-2027	0.10%	-0.10%	0.00%
Median Age	48.4	43.6	42.7
Bachelor's Degree or Higher	23%	20%	17%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,248	15,962	31,464
2022 Households	3,214	15,261	30,373
2027 Household Projection	3,229	15,228	30,366
Owner Occupied Households	1,997	10,484	21,042
Renter Occupied Households	1,232	4,744	9,325
<b>Avg Household Income</b>	<b>79,236</b>	<b>74,085</b>	<b>70,255</b>
<b>Median Household Income</b>	<b>48,705</b>	<b>52,498</b>	<b>52,798</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	6,466	34,167	69,748
Black	135	1,097	3,599
American Indian/Alaskan Native	20	212	481
Asian	138	379	566
Hawaiian & Pacific Islander	3	15	31
Two or More Races	163	1,126	2,495
Hispanic Origin	221	1,681	3,515

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	948	4,331	8,066
\$50,000 - 75,000	517	2,462	5,416
\$75,000 - 100,000	251	1,790	3,839
\$100,000 - 125,000	153	1,341	2,697
\$125,000 - 150,000	197	803	1,440
\$150,000 - 200,000	212	835	1,546
\$200,000+	240	686	1,012

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>5,716</b>	<b>533</b>	<b>11</b>	<b>14,797</b>	<b>1,729</b>	<b>9</b>	<b>28,686</b>	<b>3,279</b>	<b>9</b>
Trade Transportation & Utilities	2,169	127	17	3,503	288	12	5,736	554	10
Information	105	16	7	238	34	7	743	65	11
Financial Activities	547	77	7	1,045	197	5	2,032	391	5
Professional & Business Services	188	41	5	810	182	4	1,946	328	6
Education & Health Services	1,134	160	7	5,093	651	8	9,200	1,120	8
Leisure & Hospitality	1,252	53	24	2,638	131	20	4,571	261	18
Other Services	231	51	5	949	199	5	2,170	414	5
Public Administration	90	8	11	521	47	11	2,288	146	16
<b>Goods-Producing Industries</b>	<b>77</b>	<b>22</b>	<b>4</b>	<b>1,387</b>	<b>130</b>	<b>11</b>	<b>4,433</b>	<b>299</b>	<b>15</b>
Natural Resources & Mining	0	0	-	3	2	2	9	5	2
Construction	38	10	4	342	84	4	881	181	5
Manufacturing	39	12	3	1,042	44	24	3,543	113	31
<b>Total</b>	<b>5,793</b>	<b>555</b>	<b>10</b>	<b>16,184</b>	<b>1,859</b>	<b>9</b>	<b>33,119</b>	<b>3,578</b>	<b>9</b>





Specializing in retail real estate services, our team is committed to working with each client to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or providing market research for future projects.

#### CONTACT

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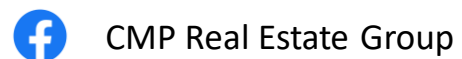
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