



LANCE NUMAN
ASSOCIATE

CHRIS JONNA
PRESIDENT

lnuman@cmprealestategroup.com

cjonna@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	4865 24 th Avenue
City/Township	Fort Gratiot
Shopping Center Size	10,020 SF
Space Available	1,545 SF
Asking Rental Rate	\$21.00 PSF
Estimated NNN's	\$7.00 PSF
Parking	47 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 77,768 PEOPLE	 MEDIAN AGE 42.7 YEARS OLD
 HOUSEHOLDS 30,678	 CONSUMER SPENDING \$882.6 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$74,672/ANNUALLY	 DAYTIME EMPLOYEES 33,317 EMPLOYEES

JOIN



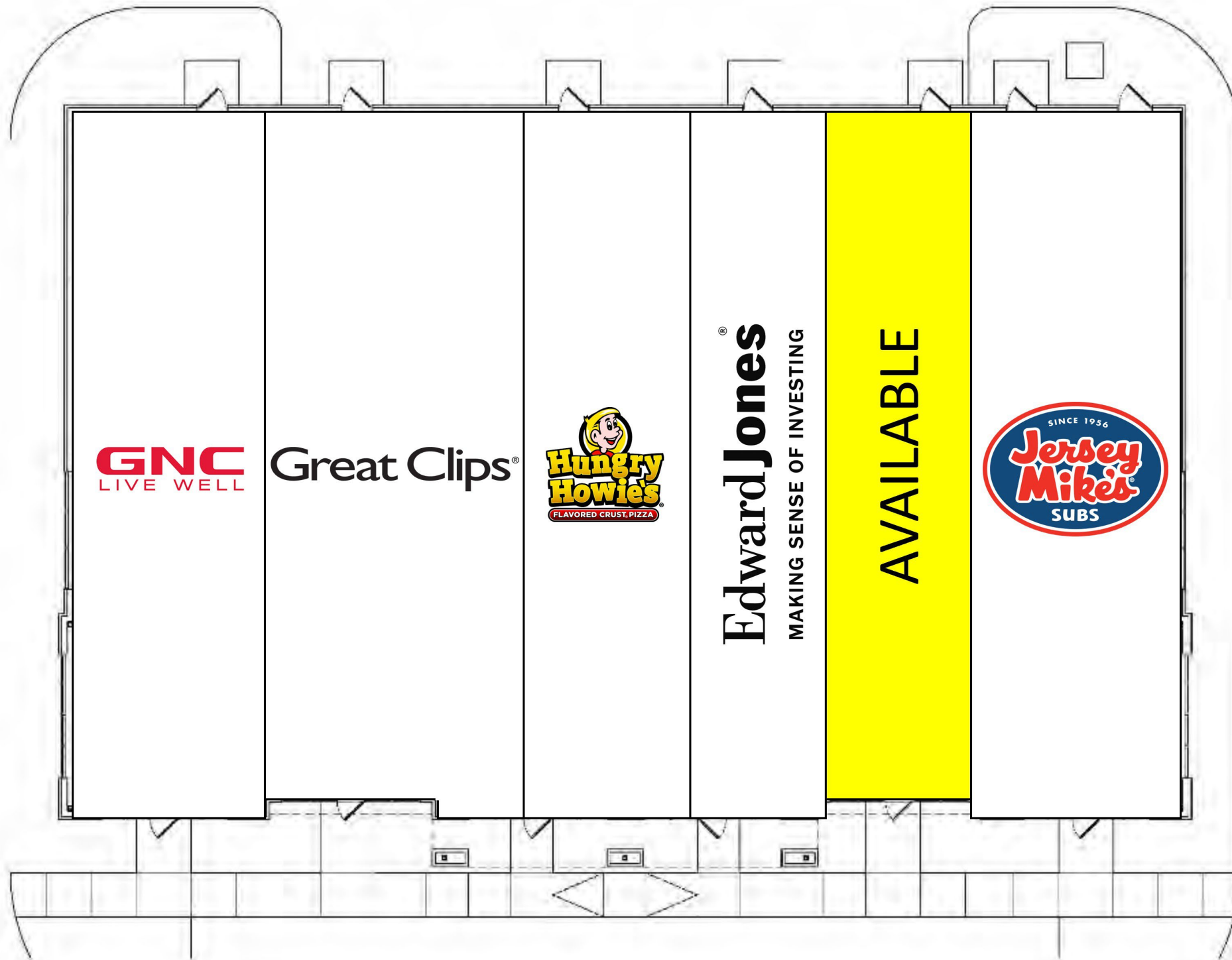
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Wal-Mart, Meijer, Hungry Howie's, Great Clips, Jersey Mike's and many more at Port City Plaza.
- Strong retail corridor in out lot position in front of Super Wal-Mart and Meijer.
- Birchwood Mall and many other national retailers operate within the immediate trade area.
- Monument signage is available at this shopping center.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	6,324	36,611	78,879
2023 Population	6,669	36,122	77,768
2028 Population Projection	6,795	36,345	78,238
Annual Growth 2010-2022	0.40%	-0.10%	-0.10%
Annual Growth 2022-2027	0.40%	0.10%	0.10%
Median Age	48.7	43.9	42.7
Bachelor's Degree or Higher	24%	20%	18%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,935	15,142	31,187
2023 Households	3,078	14,920	30,678
2028 Household Projection	3,136	15,019	30,862
Owner Occupied Households	1,953	10,557	21,420
Renter Occupied Households	1,183	4,462	9,442
Avg Household Income	95,837	82,474	74,672
Median Household Income	70,466	61,640	57,079

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	6,226	33,433	70,492
Black	124	999	3,609
American Indian/Alaskan Native	18	192	474
Asian	140	391	587
Hawaiian & Pacific Islander	3	15	26
Two or More Races	158	1,091	2,580
Hispanic Origin	215	1,603	3,611

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	699	3,664	7,690
\$50,000 - 75,000	542	2,680	5,561
\$75,000 - 100,000	316	1,702	3,784
\$100,000 - 125,000	225	1,514	3,293
\$125,000 - 150,000	399	1,025	1,622
\$150,000 - 200,000	282	1,055	1,774
\$200,000+	236	805	1,129

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
Service-Producing Industries	5,428	538	10	13,547	1,566	9	28,757	3,426	8
Trade Transportation & Utilities	2,013	118	17	3,319	261	13	5,834	562	10
Information	86	12	7	189	28	7	705	61	12
Financial Activities	518	72	7	948	175	5	1,946	395	5
Professional & Business Services	234	41	6	807	156	5	2,210	366	6
Education & Health Services	1,010	180	6	4,701	614	8	8,916	1,207	7
Leisure & Hospitality	1,136	51	22	2,269	117	19	4,406	267	17
Other Services	337	56	6	989	184	5	2,300	423	5
Public Administration	94	8	12	325	31	10	2,440	145	17
Goods-Producing Industries	82	24	3	1,335	124	11	4,560	314	15
Natural Resources & Mining	0	0	-	3	2	2	11	6	2
Construction	44	11	4	305	79	4	945	187	5
Manufacturing	38	13	3	1,027	43	24	3,604	121	30
Total	5,510	562	10	14,882	1,690	9	33,317	3,740	9

EXCLUSIVELY LISTED BY:

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(F): 248.538.9905



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*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
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INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



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*Innovative
Solutions*



SHARED DATABASE
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across the U.S.*