



JOIN



**CONTACT**

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AREA  
TENANTS



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## PROPERTY INFORMATION

|                      |            |
|----------------------|------------|
| Shopping Center Size | 70,084 SF  |
| Space Available      | 21,000 SF  |
| Minimum Available    | 6,000 SF   |
| Maximum Available    | 15,000 SF  |
| Asking Rate          | \$9.50 PSF |
| NNN Charge's         | \$2.00 PSF |
| Parking              | Ample      |

## DEMOGRAPHICS

|                          |                     |
|--------------------------|---------------------|
| Population               | 34,571 people       |
| Households               | 13,247 homes        |
| Average Household Income | \$70,879 / annually |
| Employees                | 15,608 employees    |

## ADDRESS

**3198-3280 GRATIOT BOULEVARD  
MARYSVILLE, MICHIGAN 48040**

## PROPERTY HIGHLIGHTS

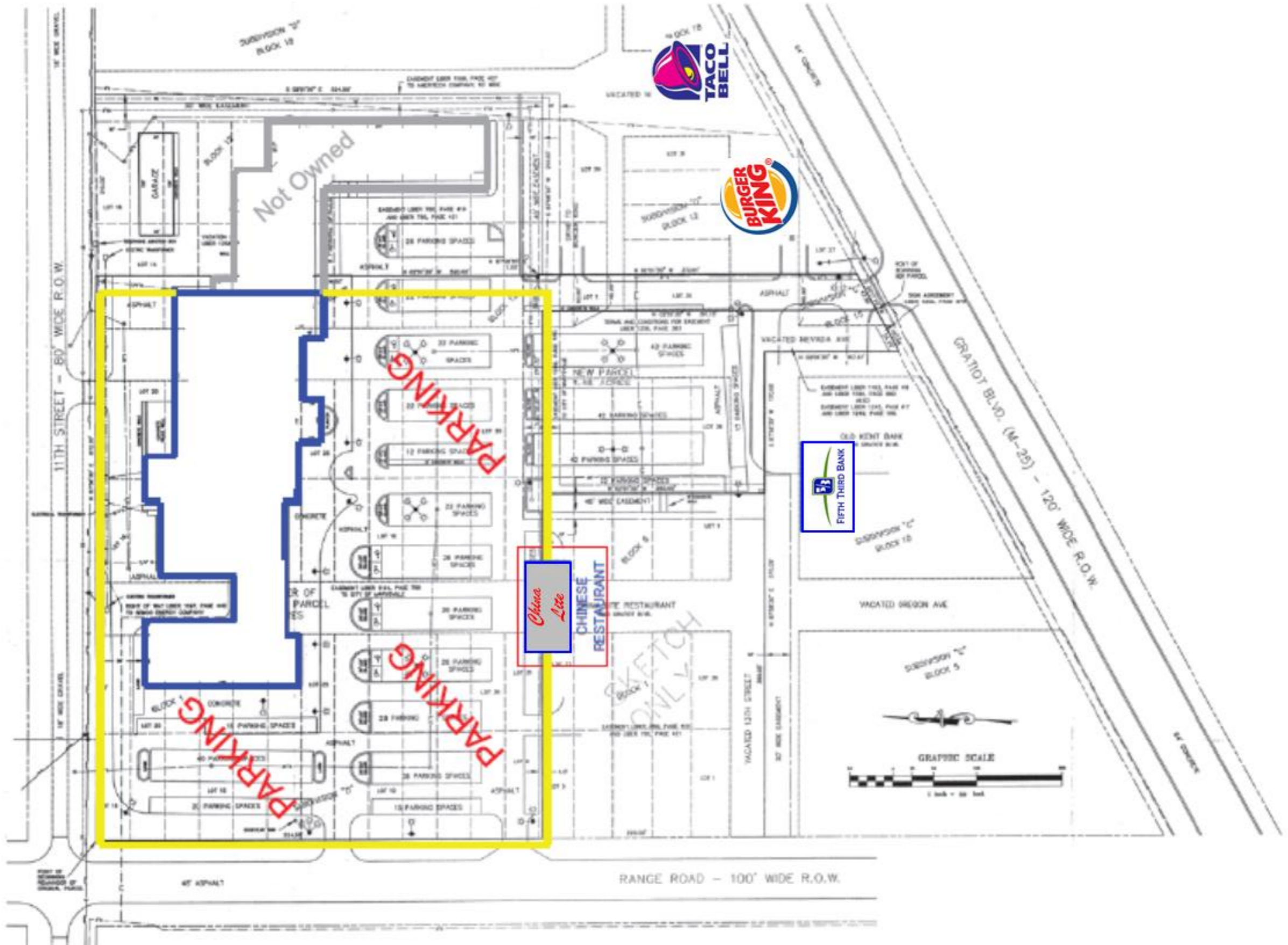
Join Tractor Supply Company, St. Vincent de Paul, Dollar Tree, Verizon Wireless and many more at Marysville Plaza.

Shopping Center offers a great tenant mix to take advantage of.

Easy access from Gratiot and Range Roads.

Marysville Plaza is within close proximity to Interstate 94.

Great neighborhood center located directly across from Meijer.



**Available: 6,000 SF**

Anytime Fitness: 5,100 SF

Hair Salon: 1,080 SF

Hungry Howie's: 1,200 SF

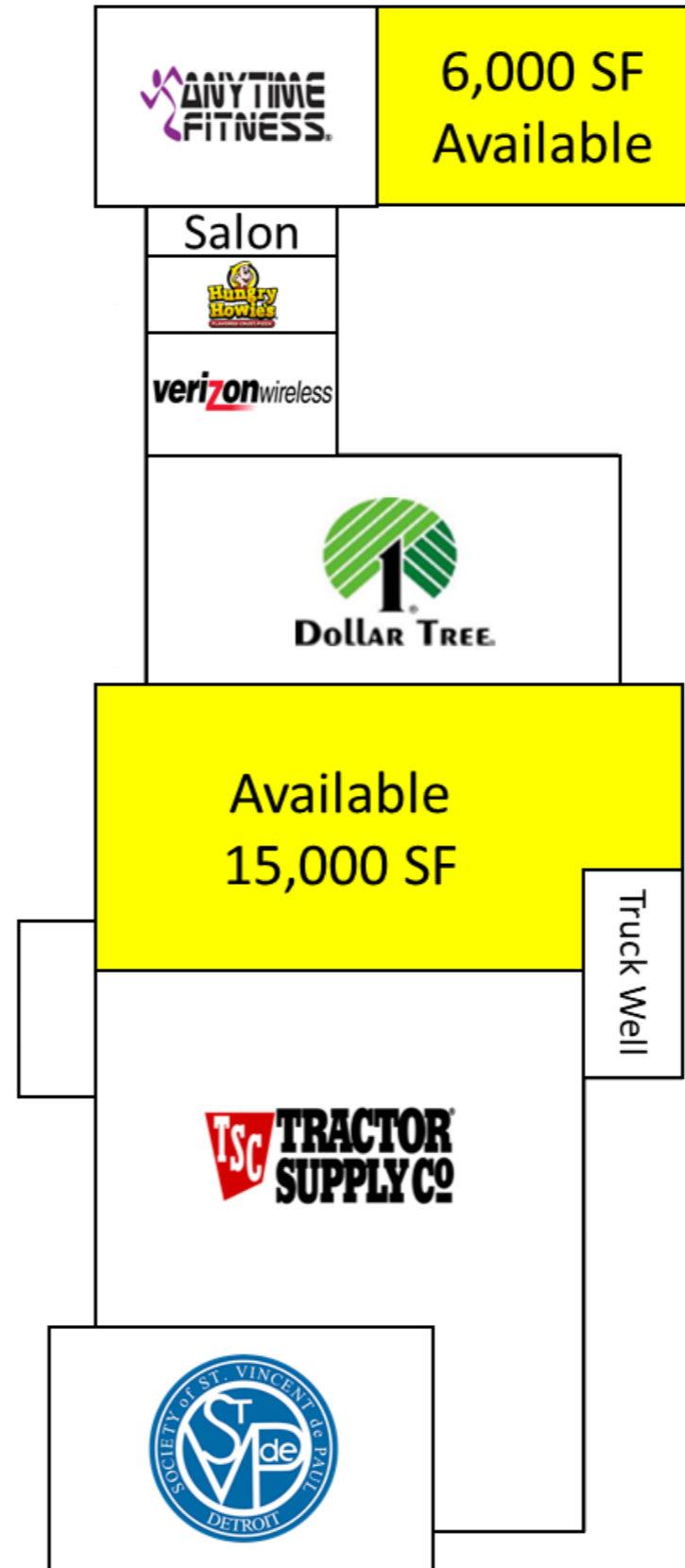
Verizon Wireless: 2,400 SF

**Available: 15,000 SF**

Dollar Tree: 10,220 SF

Tractor Supply Co: 21,209 SF

St. Vincent de Paul: **8,050 SF**













| <b>POPULATION</b>               | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|---------------------------------|---------------|---------------|---------------|
| 2025 Projection                 | 4,247         | 15,963        | 34,629        |
| 2020 Estimate                   | 4,242         | 15,925        | 34,571        |
| 2010 Census                     | 4,267         | 15,923        | 34,690        |
| Growth 2020-2025                | 0.12%         | 0.24%         | 0.17%         |
| Growth 2010-2020                | -0.59%        | 0.01%         | -0.34%        |
| 2020 Population Hispanic Origin | 86            | 534           | 1,441         |

**2020 Population by Race:**

|                           |       |        |        |
|---------------------------|-------|--------|--------|
| White                     | 4,142 | 15,060 | 30,940 |
| Black                     | 13    | 400    | 2,134  |
| Am. Indian & Alaskan      | 15    | 62     | 226    |
| Asian                     | 17    | 106    | 232    |
| Hawaiian & Pacific Island | 2     | 3      | 10     |
| Other                     | 51    | 294    | 1,029  |
| U.S. Armed Forces:        | 0     | 0      | 9      |

| <b>HOUSEHOLDS</b>                | <b>1 MILE</b>   | <b>3 MILE</b>   | <b>5 MILE</b>   |
|----------------------------------|-----------------|-----------------|-----------------|
| 2025 Projection                  | 1,658           | 6,258           | 13,254          |
| 2020 Estimate                    | 1,658           | 6,247           | 13,247          |
| 2010 Census                      | 1,678           | 6,273           | 13,382          |
| Growth 2020 - 2025               | 0.00%           | 0.18%           | 0.05%           |
| Growth 2010 - 2020               | -1.19%          | -0.41%          | -1.01%          |
| Owner Occupied                   | 1,325           | 4,840           | 9,488           |
| Renter Occupied                  | 334             | 1,407           | 3,760           |
| <b>2020 Avg Household Income</b> | <b>\$79,174</b> | <b>\$72,997</b> | <b>\$70,879</b> |
| <b>2020 Med Household Income</b> | <b>\$68,300</b> | <b>\$59,231</b> | <b>\$54,533</b> |

**2020 Households by Household Inc:**

|                       |     |       |       |
|-----------------------|-----|-------|-------|
| <\$25,000             | 322 | 1,223 | 2,947 |
| \$25,000 - \$50,000   | 328 | 1,455 | 3,147 |
| \$50,000 - \$75,000   | 271 | 1,230 | 2,527 |
| \$75,000 - \$100,000  | 231 | 791   | 1,573 |
| \$100,000 - \$125,000 | 247 | 670   | 1,308 |
| \$125,000 - \$150,000 | 105 | 343   | 614   |
| \$150,000 - \$200,000 | 99  | 363   | 693   |
| \$200,000+            | 55  | 171   | 437   |

# DAYTIME EMPLOYMENT

## NUMBER OF BUSINESSES

## NUMBER OF EMPLOYEES

|                                  | 1 MILE     | 3 MILE     | 5 MILE       | 1 MILE       | 3 MILE       | 5 MILE        |
|----------------------------------|------------|------------|--------------|--------------|--------------|---------------|
| <b>Total Businesses</b>          | <b>235</b> | <b>576</b> | <b>1,385</b> | <b>2,611</b> | <b>7,275</b> | <b>15,608</b> |
| Retail                           | 36         | 81         | 186          | 545          | 779          | 1,799         |
| Wholesale                        | 3          | 19         | 58           | 39           | 585          | 960           |
| Hospitality & Food Service       | 18         | 35         | 74           | 377          | 577          | 1,111         |
| Real Estate, Renting, Leasing    | 11         | 23         | 55           | 62           | 102          | 216           |
| Finance & Insurance              | 30         | 48         | 99           | 136          | 208          | 413           |
| Information                      | 3          | 7          | 17           | 14           | 31           | 150           |
| Scientific & Technology Services | 11         | 36         | 74           | 29           | 172          | 527           |
| Management of Companies          | 0          | 0          | 0            | 0            | 0            | 0             |
| Health Care & Social Assistance  | 58         | 95         | 285          | 328          | 544          | 2,265         |
| Education Services               | 9          | 18         | 32           | 568          | 737          | 1,154         |
| Public Administration & Sales    | 0          | 22         | 44           | 0            | 904          | 1,386         |
| Arts, Entertainment, Recreation  | 4          | 14         | 23           | 25           | 106          | 204           |
| Utilities                        | 0          | 3          | 3            | 0            | 47           | 47            |
| Admin Support & Waste Management | 8          | 22         | 56           | 270          | 415          | 635           |
| Construction                     | 5          | 32         | 106          | 23           | 205          | 667           |
| Manufacturing                    | 5          | 37         | 91           | 15           | 1,461        | 3,308         |
| Agriculture, Mining, Fishing     | 0          | 1          | 2            | 0            | 1            | 9             |
| Other Services                   | 34         | 83         | 180          | 180          | 401          | 757           |





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

## CONTACT

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## SERVICES

MARKET ANALYSIS

LAND SALES

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PROPERTY MANAGEMENT

TENANT REPRESENTATION

COMMERCIAL LEASING

DISPOSITION

INVESTMENT SALES

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