

FOR LEASE

MARYSVILLE PLAZA | MARYSVILLE, MICHIGAN



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PROPERTY INFORMATION

Property Address	3197-3280 Gratiot Boulevard
City/Township	Marysville, Michigan
Shopping Center Size	70,084 SF
Space Available	21,000 SF
Minimum Available	6,000 SF
Maximum Available	15,000
Asking Rental Rate	\$9.50 PSF
Estimated NNN's	\$2.00 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 35,249 PEOPLE	 MEDIAN AGE 43 YEARS OLD
 HOUSEHOLDS 13,526	 CONSUMER SPENDING \$185.3 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$73,113/ANNUALLY	 DAYTIME POPULATION 15,900 PEOPLE

JOIN



AREA TENANTS & EMPLOYERS

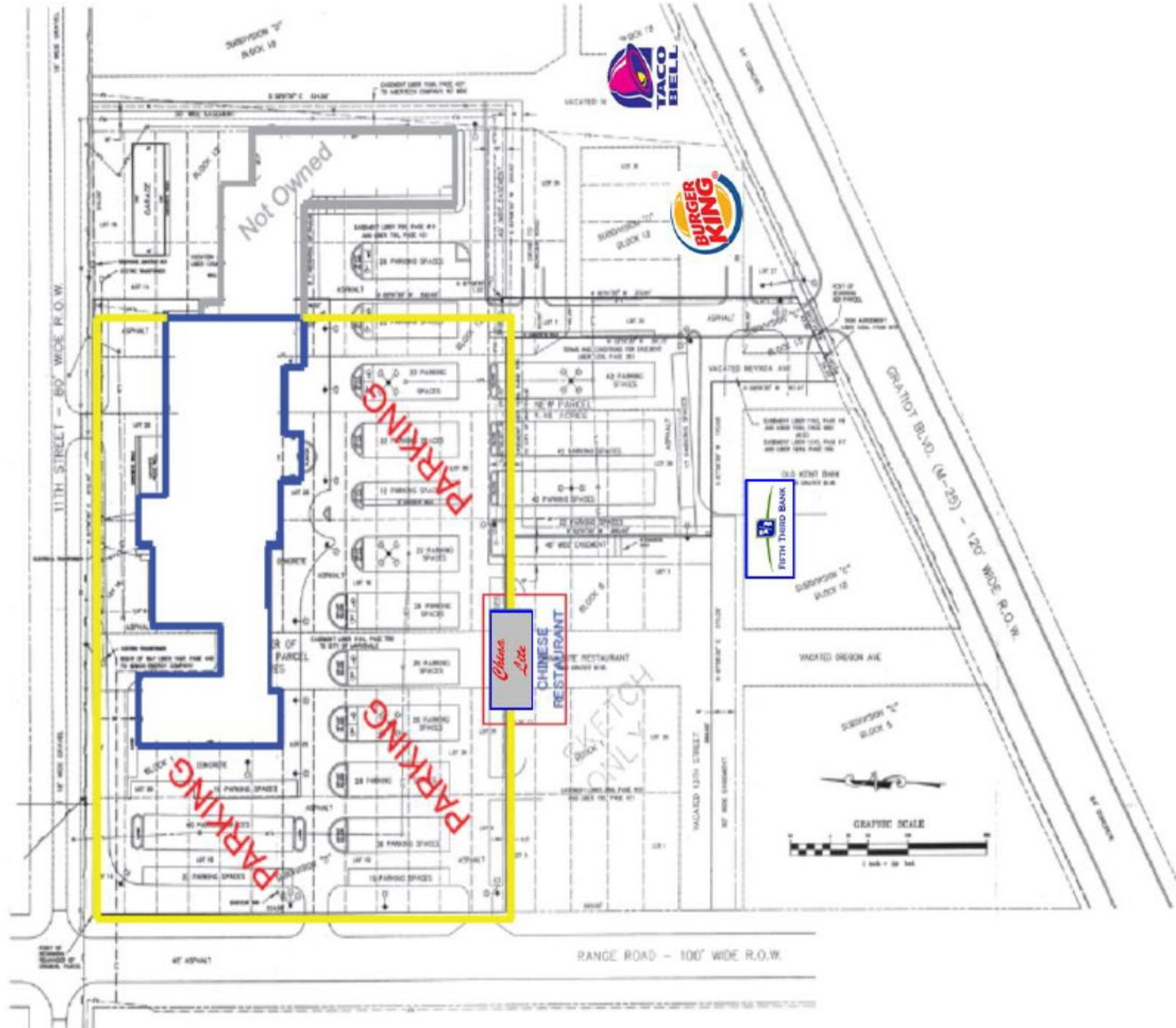


PROPERTY HIGHLIGHTS

- Join Tractor Supply Company, Dollar Tree, Verizon Wireless, St. Vincent de Paul 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 proximity to Interstate 94.
- Great neighborhood center located directly across from Meijer.



MARYSVILLE PLAZA SITE PLAN

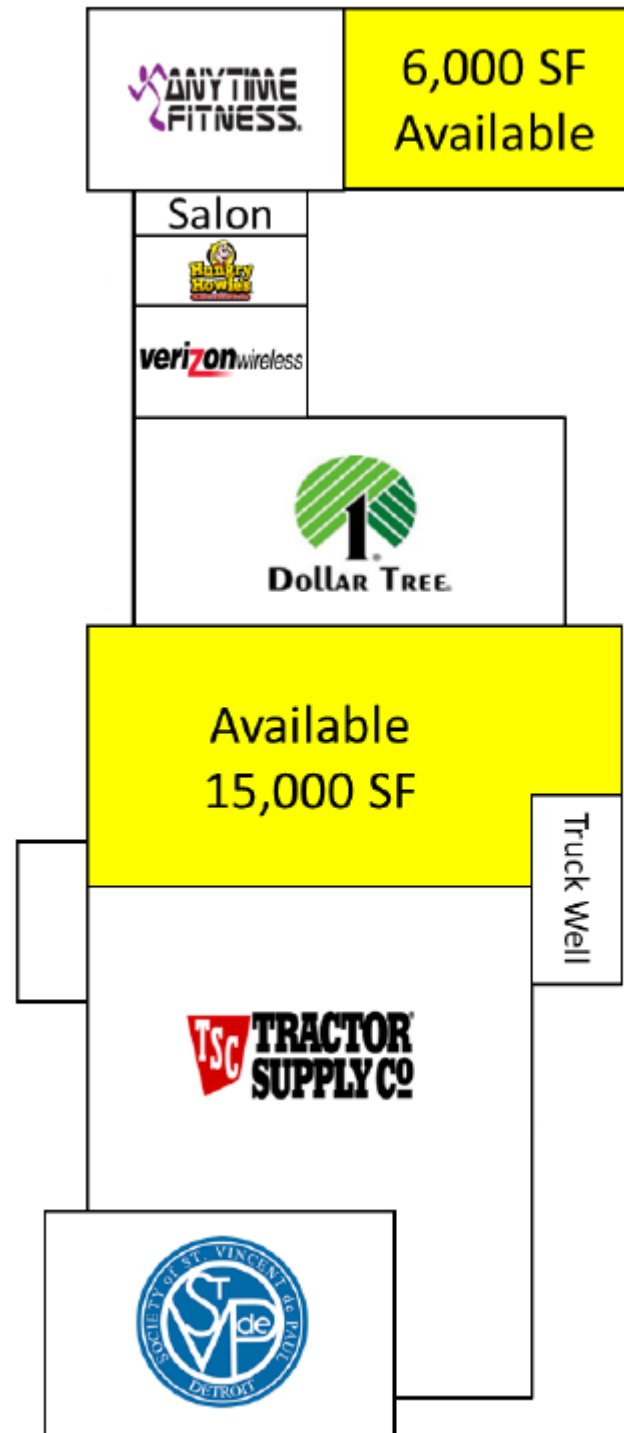


Available: 6,000 SF

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**





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	4,373	16,071	34,678
2023 Population	4,316	16,219	34,761
2028 Population Projection	4,343	16,392	35,086
Annual Growth 2010-2023	-0.1%	0.1%	0%
Annual Growth 2022-2028	0.1%	0.2%	0.2%
Median Age	42.7	43	41.8
Bachelor's Degree or Higher	27%	21%	17%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,719	6,330	13,371
2023 Households	1,686	6,371	13,339
2028 Household Projection	1,695	6,438	13,454
Owner Occupied Households	1,368	5,003	9,647
Renter Occupied Households	327	1,435	3,807
Avg Household Income	\$78,017	\$71,780	\$73,391
Median Household Income	\$71,722	\$55,800	\$56,480

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	4,210	15,339	31,079
Black	14	395	2,126
American Indian/Alaskan Native	19	66	221
Asian	15	94	204
Hawaiian & Pacific Islander	2	3	11
Two or More Races	56	321	1,119
Hispanic Origin	96	580	1,546

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	353	1,716	3,480
\$50,000 - 75,000	257	1,034	2,384
\$75,000 - 100,000	275	839	1,805
\$100,000 - 125,000	351	918	1,632
\$125,000 - 150,000	47	209	477
\$150,000 - 200,000	108	347	723
\$200,000+	36	165	452

DAYTIME EMPLOYMENT	ONE MILE			TWO 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	2,152	258	8	5,492	529	10	11,924	1,318	9
Trade Transportation & Utilities	611	47	13	1,471	110	13	2,755	256	11
Information	20	5	4	33	7	5	140	19	7
Financial Activities	175	39	4	290	69	4	627	157	4
Professional & Business Services	139	29	5	650	60	11	1,137	132	9
Education & Health Services	421	74	6	1,221	130	9	3,646	413	9
Leisure & Hospitality	452	27	17	735	54	14	1,520	112	14
Other Services	184	36	5	405	80	5	899	187	5
Public Administration	150	1	150	687	19	36	1,200	42	29
Goods-Producing Industries	37	10	4	1,483	72	21	3,976	200	20
Natural Resources & Mining	0	0	-	1	1	1	12	4	3
Construction	22	6	4	170	34	5	647	102	6
Manufacturing	15	4	4	1,312	37	35	3,317	94	35
Total	2,189	268	8	6,975	601	12	15,900	1,518	10

EXCLUSIVELY LISTED BY:

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