

FOR LEASE/SALE  
**FREESTANDING BUILDING**  
303 S. PARKER ST, MARINE CITY, MI 48039

18,637 SF  
AVAILABLE



# PROPERTY DETAILS

<b>LOCATION:</b>	303 S. Parker St, Marine City, MI 48039
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>SALES PRICE:</b>	\$899,000.00
<b>RENT:</b>	\$7.00/SF NNN
<b>NNN EXPENSE:</b>	\$4.00/SF
<b>PROPERTY TAXES:</b>	\$16,769.87
<b>BUILDING SIZE:</b>	18,637 SF
<b>LOT SIZE:</b>	1.34 AC
<b>LOT DIMENSIONS:</b>	165' x 376'
<b>AVAILABLE SPACE:</b>	18,637 SF
<b>ZONING:</b>	B-2 (General Business)
<b>TRAFFIC COUNT:</b>	S Parker St (5,664 CPD) West Blvd (3,114 CPD)

EXCLUSIVELY LISTED BY:



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\$7.00/SF NNN      \$4.00/SF      \$899,000.00

**RENT**

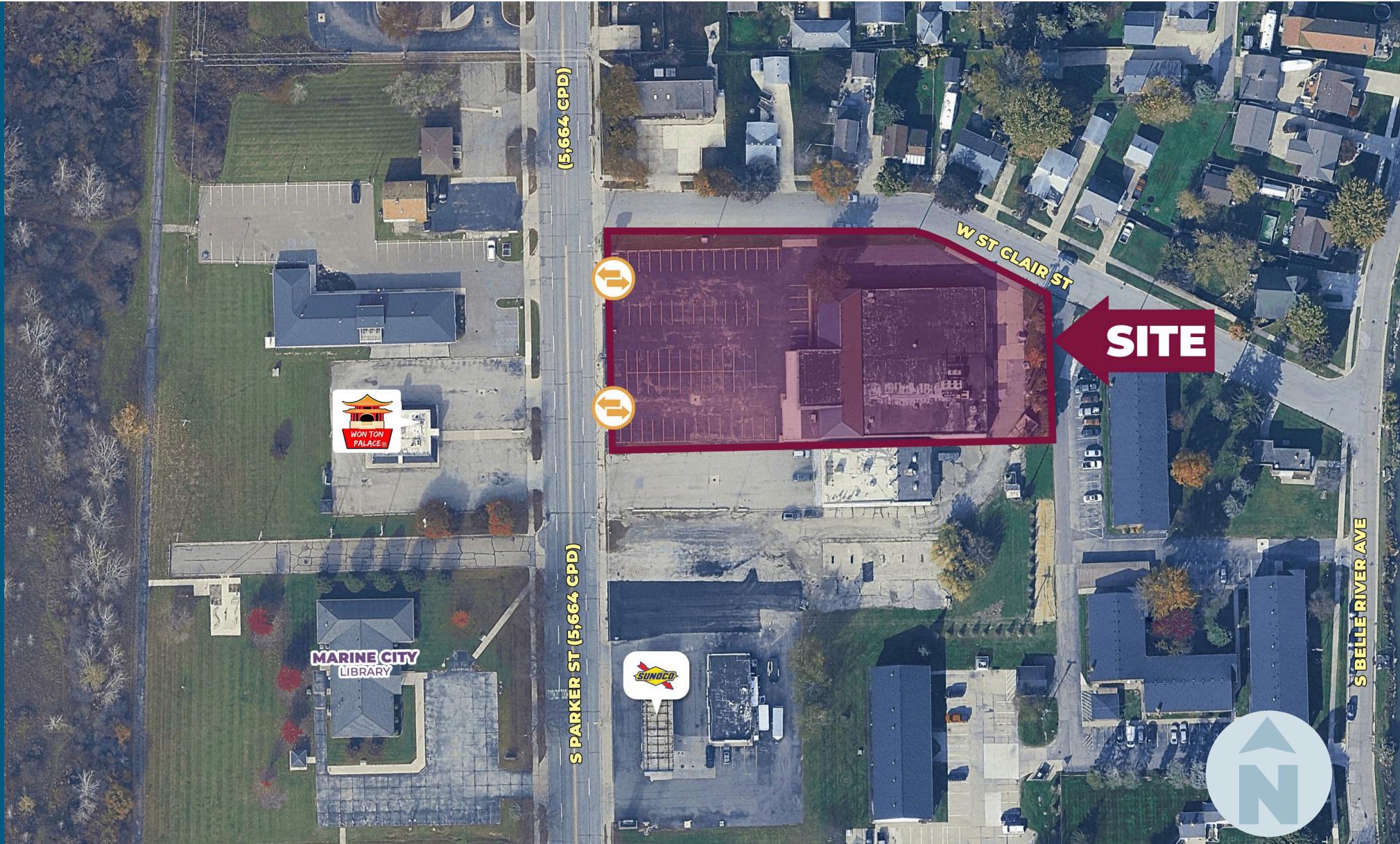
**NNN**

**SALES PRICE**

## HIGHLIGHTS

- Over 18,000 sq. ft. Available
- Building is fire-suppressed
- Located on a high-visibility corner, ideal for retail brands seeking maximum exposure.
- Versatile Layout — Flexible space configuration supports everything from single large-format stores to multi-tenant setups.
- Seamless Operations — Grade-level loading and ample parking facilitate smooth logistics and customer flow.
- Enhanced Brand Signage — Eye-catching pylon signage and potential for exterior displays.
- Community-Centric Positioning — Proximity to the waterfront, parks, and dining makes it an attractive destination for local shoppers and tourists alike.
- Landlord motivated to make a deal

## MICRO AERIAL



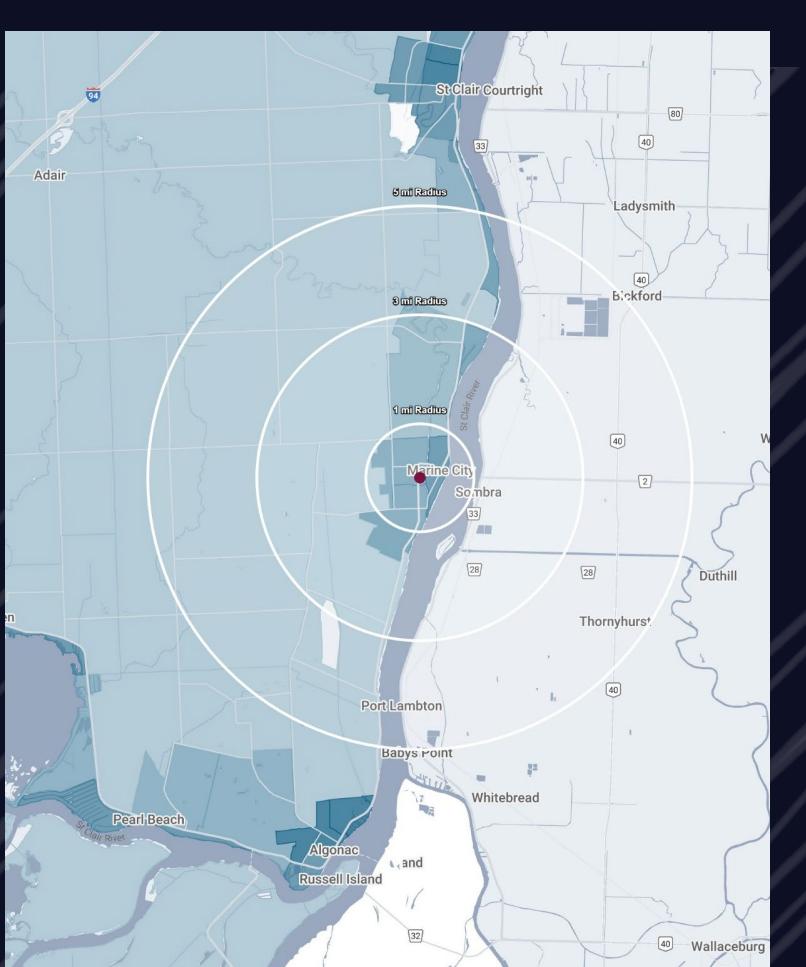
# MACRO AERIAL



# PLAT



# DEMOGRAPHICS



## FREESTANDING BUILDING

303 S. Parker St, Marine City, MI 48039

## DEMOCRAPHICS

### POPULATION

1 MILE    3 MILE    5 MILE

2025 Estimated Population	4,291	8,076	11,196
2030 Projected Population	4,213	7,929	11,034
2020 Census Population	4,315	8,261	11,423
2010 Census Population	4,484	8,532	11,747
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	-0.3%	-0.4%	-0.3%

### HOUSEHOLDS

2025 Estimated Households	1,918	3,576	4,785
2030 Projected Households	1,910	3,571	4,791
2020 Census Households	1,904	3,554	4,755
2010 Census Households	1,859	3,481	4,708
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.1%

### RACE

2025 Est. White	95.3%	95.5%	95.6%
2025 Est. Black	0.7%	0.6%	0.6%
2025 Est. Asian or Pacific Islander	0.3%	0.3%	0.4%
2025 Est. American Indian or Alaska Native	0.3%	0.3%	0.2%
2025 Est. Other Races	3.3%	3.3%	3.2%

### INCOME

2025 Est. Average Household Income	\$82,069	\$90,196	\$95,794
2025 Est. Median Household Income	\$67,607	\$70,147	\$75,390
2025 Est. Per Capita Income	\$36,803	\$40,081	\$41,137

### BUSINESS

2025 Est. Total Businesses	211	281	359
2025 Est. Total Employees	1,945	2,539	3,679

## CONTACT US

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