



WELL-MAINTAINED SHOPPING CENTER

PILOT

PROPERTY GROUP

1420 W 24TH STREET, PORT HURON, MI 48060

PROPERTY OVERVIEW:

Beautifully Maintained Center.

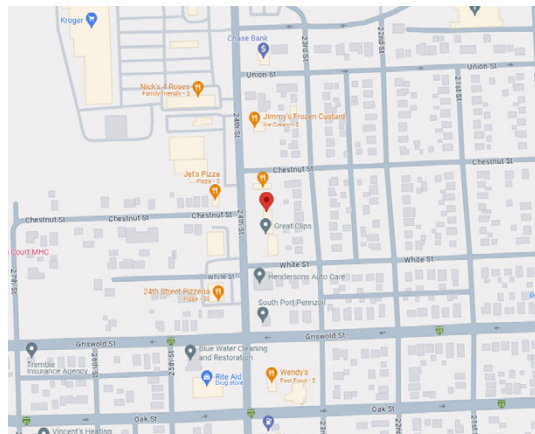
Join T-Mobile, Great Clips, Jersey Mike's, and Liberty Tax.

Easy Access to I-69 and I-94.

Building and Monument Signage Opportunities.

Located on busy 24th St, near many national tenants and Port Huron High School.

Property Type: Retail
Cross Streets: 24th just North of Griswold St.
Total Square Footage: 9,660
Building Name: Fortress Hill Plaza
Minimum Square Footage: 1,380
Maximum Square Footage: 1,380
Lot Size: 0.765 Acres
Frontage: 250'
Year Built: 2016
Zoning: C-1
Parking Spaces: Ample
Heat Type: Package HVAC
Lease Rate: \$18.95/SF
Lease Type: NNN - Approximately \$5.00/SF



AGENT CONTACT INFO

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DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	23,308	63,158	86,965
2023 Population	22,616	61,632	86,280
2028 Population Projection	22,680	61,890	86,910
Annual Growth 2010-2023	-0.2%	-0.2%	-0.1%
Annual Growth 2023-2028	0.1%	0.1%	0.1%
Median Age	38.3	41.4	43
Bachelor's Degree or Higher	11%	17%	19%
U.S. Armed Forces	0	11	18

Population By Race			
	2 mile	5 mile	10 mile
White	18,463	54,981	78,723
Black	2,497	3,471	3,679
American Indian/Alaskan Native	242	413	514
Asian	131	464	674
Hawaiian & Pacific Islander	11	24	27
Two or More Races	1,271	2,280	2,662
Hispanic Origin	1,648	3,138	3,779

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$89,517	\$146,185	\$159,024
Median Year Built	1949	1963	1968

Households			
	2 mile	5 mile	10 mile
2010 Households	8,990	25,024	34,498
2023 Households	8,734	24,338	34,154
2028 Household Projection	8,766	24,432	34,405
Annual Growth 2010-2023	-0.1%	-0.1%	0%
Annual Growth 2023-2028	0.1%	0.1%	0.1%
Owner Occupied Households	4,113	16,046	24,289
Renter Occupied Households	4,653	8,386	10,116
Avg Household Size	2.5	2.5	2.5
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$198.8M	\$677.5M	\$998.9M

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$51,289	\$72,259	\$76,744
Median Household Income	\$39,012	\$54,875	\$58,041
< \$25,000	2,698	5,057	6,247
\$25,000 - 50,000	2,526	6,135	8,471
\$50,000 - 75,000	1,554	4,405	6,213
\$75,000 - 100,000	992	2,780	4,129
\$100,000 - 125,000	427	2,615	3,769
\$125,000 - 150,000	213	1,172	1,789
\$150,000 - 200,000	270	1,327	2,108
\$200,000+	53	846	1,429

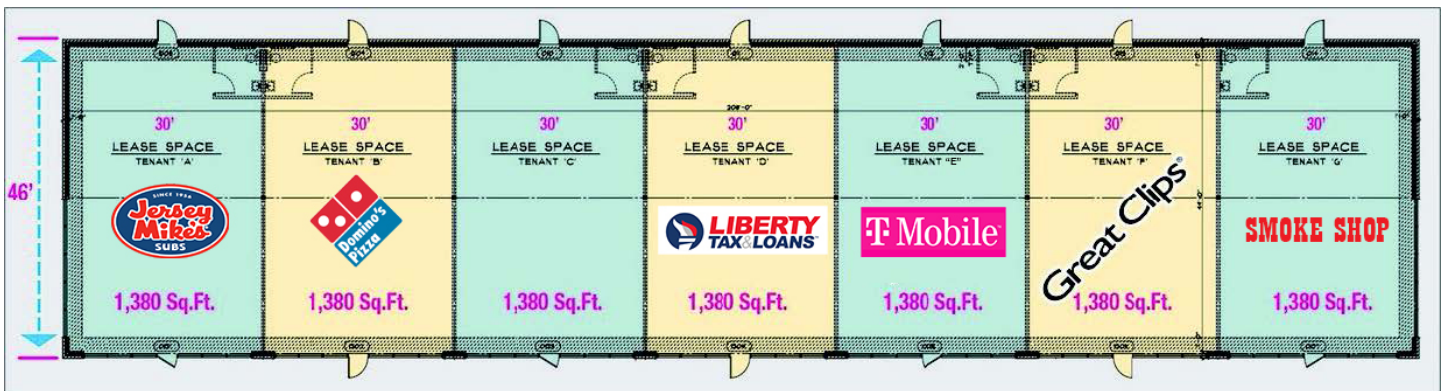
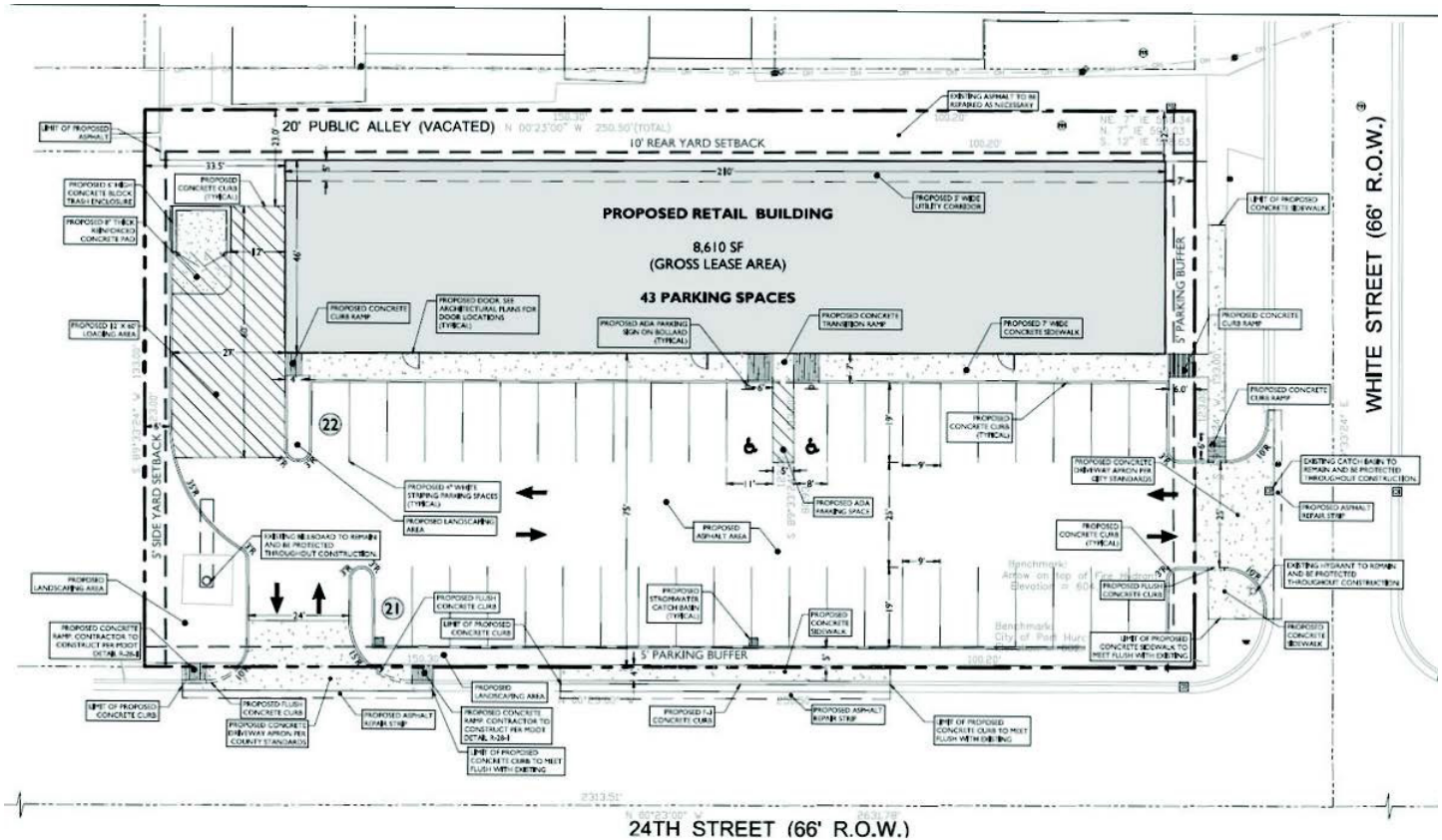
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
24th St	Alley A N	12,413	2022	0.07 mi
24TH ST	I- 69 Bus Lp	11,587	2020	0.17 mi
24th Street	I- 69 Bus Lp N	12,169	2022	0.17 mi
I- 69 Bus Lp	20th St W	5,591	2018	0.28 mi
Court St	20th St E	2,892	2022	0.29 mi
I- 69 Bus Lp	19th St E	5,398	2018	0.31 mi
24th St	Howard St N	10,112	2022	0.31 mi
24th St	Bancroft St S	11,341	2022	0.32 mi
I- 69 Bus Lp	D Ave E	9,396	2022	0.33 mi
26th St	Chestnut St S	1,038	2022	0.41 mi

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SITE PLAN



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