

# PORT HURON SHOPPING CENTER

653 24TH STREET | PORT HURON, MI 48060

Commercial Property For Lease



## PROPERTY HIGHLIGHTS

- 35,190 SF available, can be divided
- Minutes from on/off ramps to I-94 & I-69
- Near bridge to Canada, attracting Canadian Shoppers
- Join Big Lots, Save-a-Lot, Family Dollar, & Talecris Plasma
- Pad site also available



**DAVID JAPPAYA**  
248.851.8900  
djappaya@kjcre.com

**KEVIN JAPPAYA, CCIM**  
248.851.8900  
kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# PORT HURON SHOPPING CENTER

653 24TH STREET | PORT HURON, MI 48060

Commercial Property For Lease

## OFFERING SUMMARY

Lease Rate:	Contact Broker
Zoning:	B-3, General Business
Building Size:	114,981 SF
Parking:	830+/-

AVAILABLE SPACE	SIZE (SF)
Suite 651-653	35,190 SF (divisible)

## PROPERTY DESCRIPTION

35,190 SF available in this community shopping center. Pad site also available. Join national tenants Big Lots, Save a Lot, Family Dollar, and Talecris Plasma. The area is seeing increased retail growth through the incentives attracting Canadian shoppers. Become a part of this growing area now.

## LOCATION DESCRIPTION

Located on the southwest quadrant of 24th Street and Lapeer Road. Minutes from on/off ramps to I-94 and I-69.

## CURRENT OCCUPANCY

Big Lots, Save a Lot, Family Dollar, and Talecris Plasma

## SURROUNDING BUSINESSES

Taco Bell, Wendy's, Burger King, Sam's Club, Kroger, Speedway, Mobil, and many more.

## TRAFFIC

24th Street	13,249
Lapeer Road	13,592
(2WAY/ADT/CoStar 2018)	



**DAVID JAPPAYA**      **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
djappaya@kjcre.com                      kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# PORT HURON SHOPPING CENTER

653 24TH STREET | PORT HURON, MI 48060

Commercial Property For Lease



**KJ** COMMERCIAL  
REAL ESTATE ADVISORS

DAVID JAPPAYA  
248.851.8900  
djappaya@kjcre.com

KEVIN JAPPAYA, CCIM  
248.851.8900  
kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

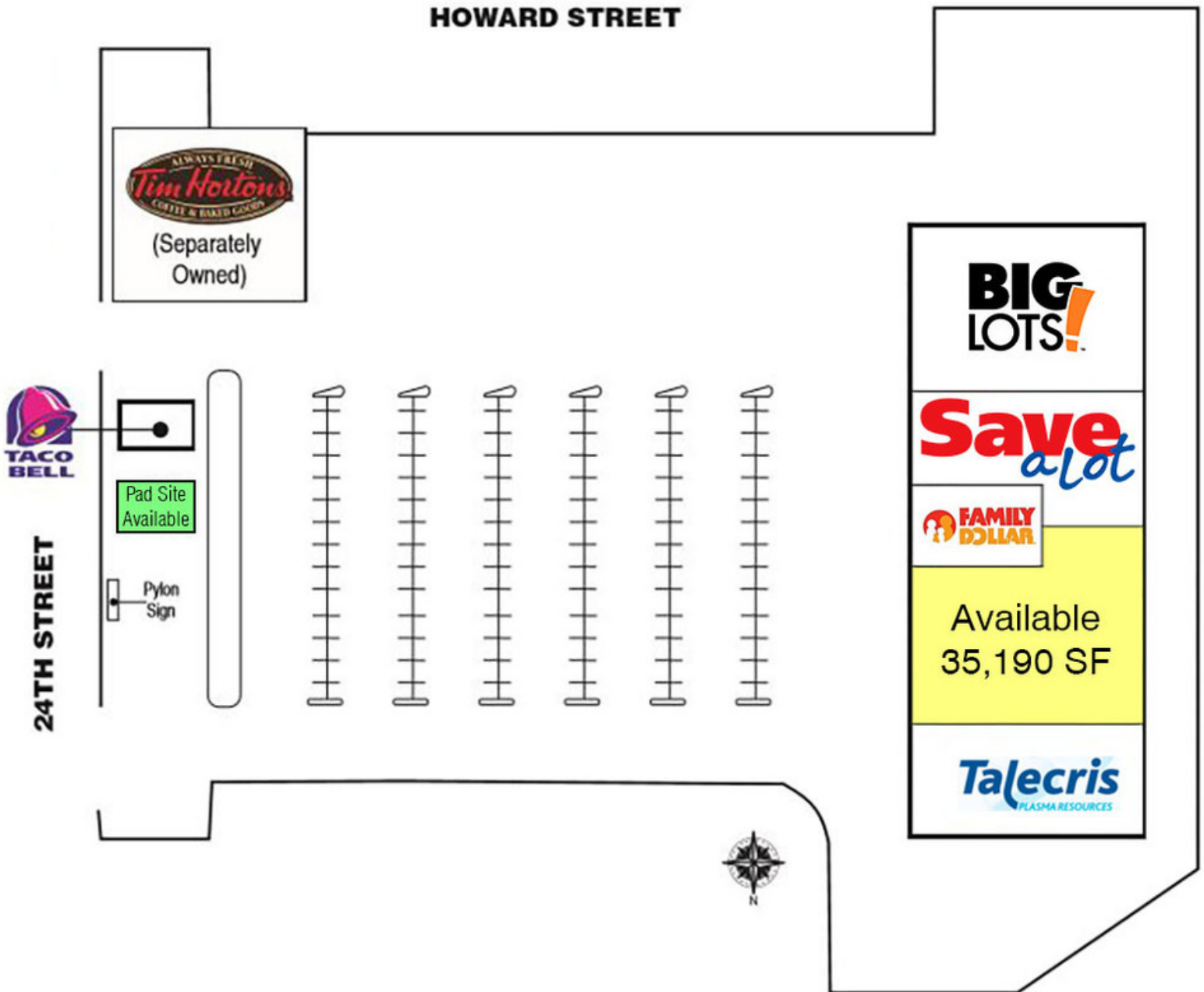
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# PORT HURON SHOPPING CENTER

653 24TH STREET | PORT HURON, MI 48060

Commercial Property For Lease



DAVID JAPPAYA    KEVIN JAPPAYA, CCIM  
248.851.8900    248.851.8900  
djappaya@kjcre.com    kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# PORT HURON SHOPPING CENTER

653 24TH STREET | PORT HURON, MI 48060

Commercial Property For Lease



**DAVID JAPPAYA**  
248.851.8900  
djappaya@kjcre.com

**KEVIN JAPPAYA, CCIM**  
248.851.8900  
kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# PORT HURON SHOPPING CENTER

653 24TH STREET | PORT HURON, MI 48060

Commercial Property For Lease



**KJ** COMMERCIAL  
REAL ESTATE ADVISORS

DAVID JAPPAYA  
248.851.8900  
djappaya@kjcre.com

KEVIN JAPPAYA, CCIM  
248.851.8900  
kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

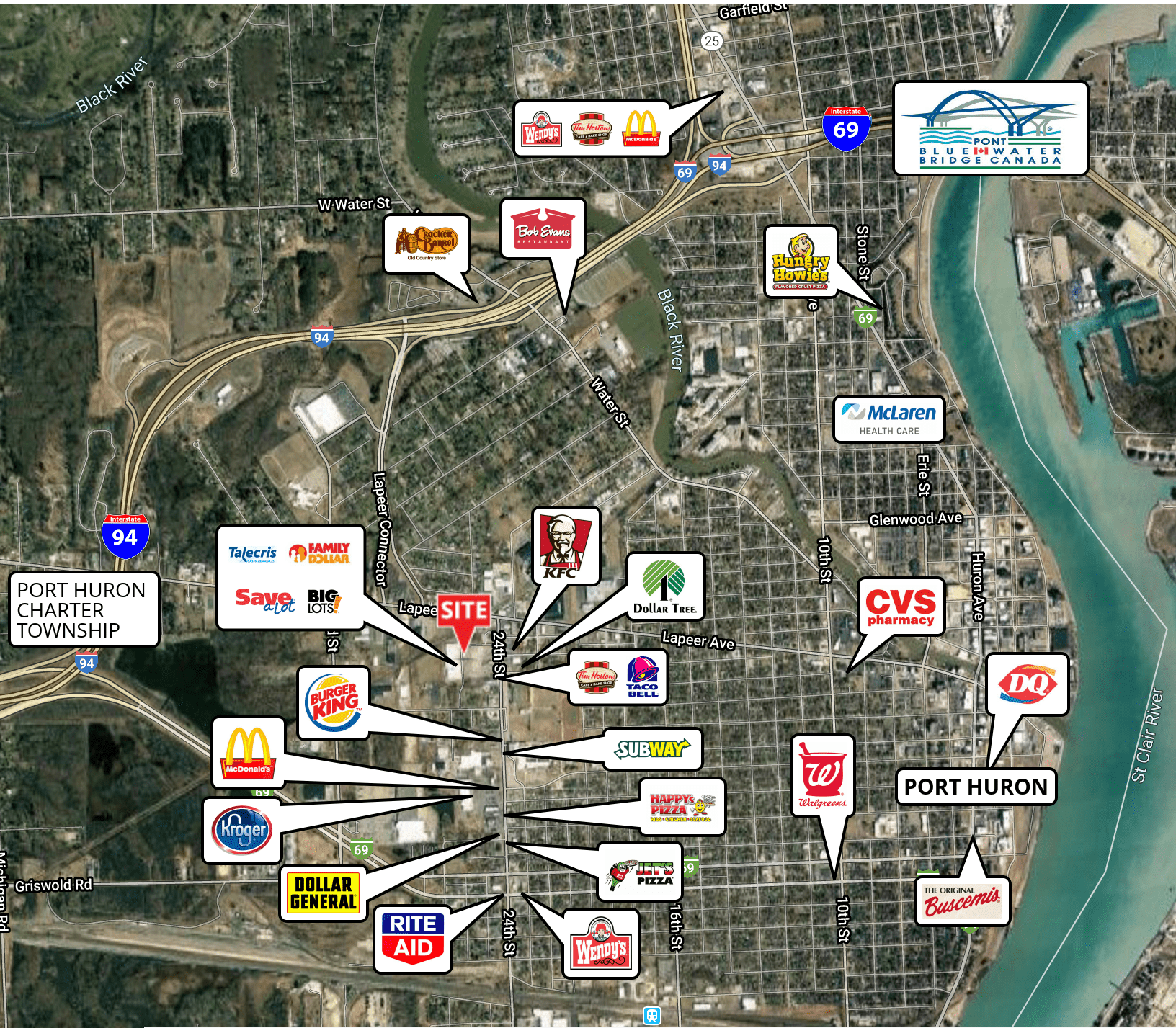
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# PORT HURON SHOPPING CENTER

653 24TH STREET | PORT HURON, MI 48060

Commercial Property For Lease



Map data ©2020 Imagery ©2020, CNES / Airbus, First Base Solutions, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



DAVID JAPPAYA      KEVIN JAPPAYA, CCIM  
 248.851.8900      248.851.8900  
 djappaya@kjcre.com      kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

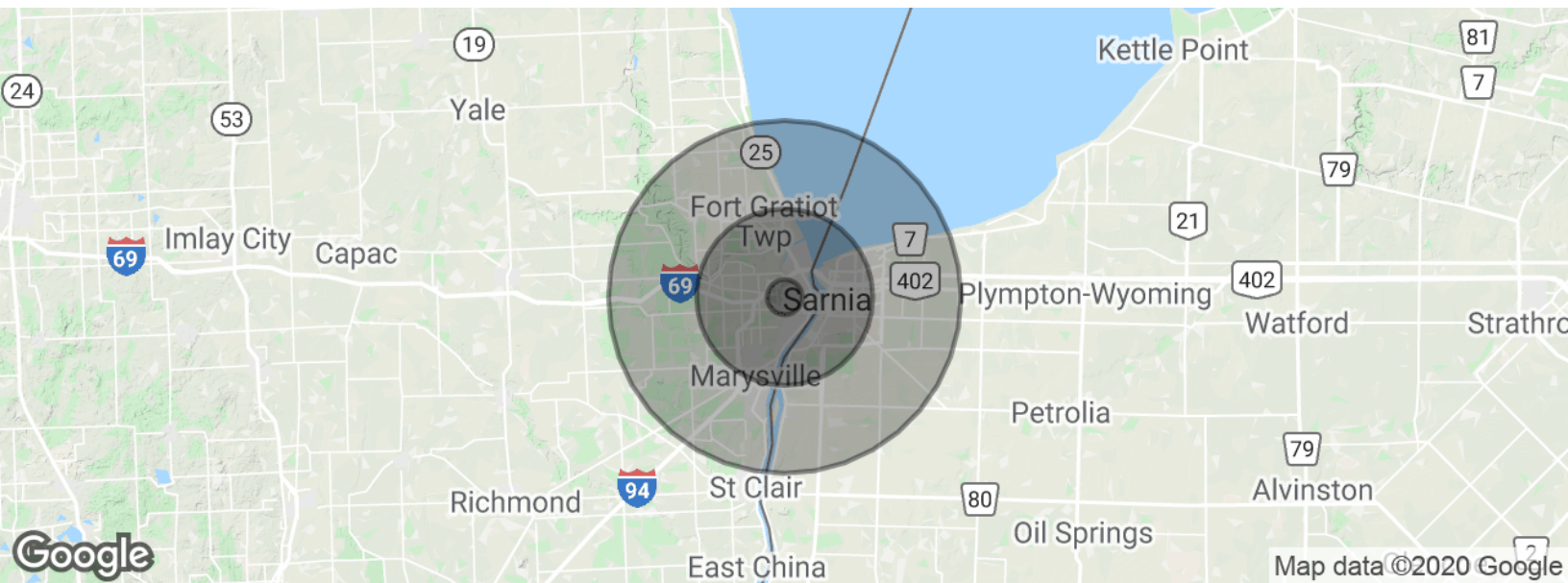
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# PORT HURON SHOPPING CENTER

653 24TH STREET | PORT HURON, MI 48060

Commercial Property For Lease



POPULATION	1 MILE	5 MILES	10 MILES
Total population	7,632	73,190	105,873
Median age	31.3	37.4	38.7
Median age (Male)	29.6	35.4	37.1
Median age (Female)	33.2	39.4	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,973	29,655	42,699
# of persons per HH	2.6	2.5	2.5
Average HH income	\$41,499	\$51,978	\$56,088
Average house value	\$87,628	\$121,886	\$159,817

\* Demographic data derived from 2010 US Census



**DAVID JAPPAYA** 248.851.8900 djappaya@kjcre.com  
**KEVIN JAPPAYA, CCIM** 248.851.8900 kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

