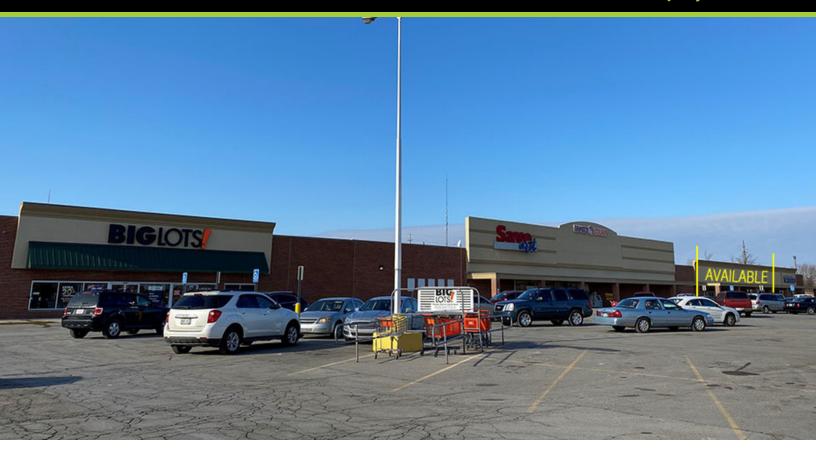
653 24TH STREET | PORT HURON, MI 48060

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





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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

Suite 651-653

35,190 SF (divisible)

SIZE (SF)

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)	





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Commercial Property For Lease 653 24TH STREET | PORT HURON, MI 48060 Lapeer Ave 22nd S Farrand St 24th SITE S Katherine St Farley St 24th St Google Howard St Howard St Map data ©2020 Fargo **Highland Glen** (25) 136) Aberarder 19 Township Fort Gratiot of Clyde Twp Township of Uttoxeter 7 Kenockee SITE oint Edward Emmett Goodells Plympton-Wyoming 69 Sarnia 69 25 25 26 94 14 Smiths Creek Marysville Memphis 40 Petrolia 4 Colinville (19) Google Map data ©2020 Google COMMERCIAL **DAVID JAPPAYA KEVIN JAPPAYA, CCIM** 248.851.8900 248.851.8900 ESTATE ADVISORS djappaya@kjcre.com kjappaya@kjcre.com

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Survey, USDA Farm Service Agency



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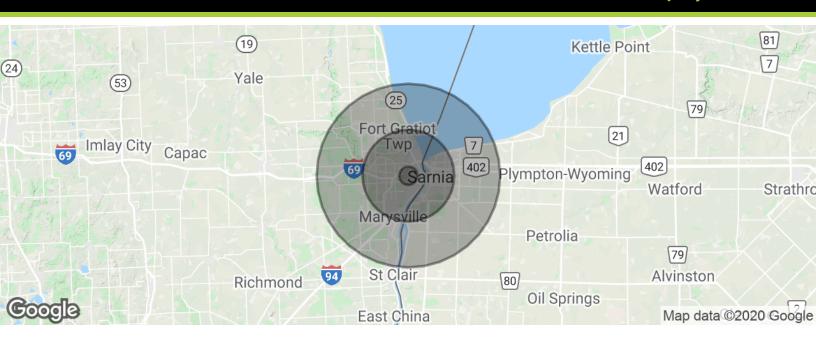
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Commercial Property For Lease



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



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