

1,200 - 4,000 SF
RETAIL



FOR LEASE



ABC Warehouse Plaza

4130-4146 24th Avenue
Fort Gratiot Township, Michigan 48059

Property Highlights

- Prime location on 24th Avenue in Fort Gratiot Township
- Modern, well-maintained commercial property
- Spacious interior with open floor plan
- Ample parking for customers and employees
- High visibility and traffic count for businesses
- Versatile space suitable for various business types (Office & Retail Uses)
- Former Mickey Shorr space with 1 Overhead Door

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
Available SF:	1,200 - 4,000 SF
Building Size:	32,585 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	2,326	6,967	11,768
Total Population	4,092	13,681	24,535
Average HH Income	\$67,446	\$73,612	\$72,150



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Nathan Casey

Vice President | 248.351.4391
casey@farbman.com

Daniel McCleary

Vice President | 248.351.4384
mccleary@farbman.com

Harrison Yaldeo

Vice President | 313.953.0430
yaldeo@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,200 - 4,000 SF
RETAIL



FOR LEASE



NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Nathan Casey
Vice President | 248.351.4391
casey@farbman.com

Daniel McCleary
Vice President | 248.351.4384
mcclary@farbman.com

Harrison Yaldeo
Vice President | 313.953.0430
yaldeo@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,200 - 4,000 SF
RETAIL



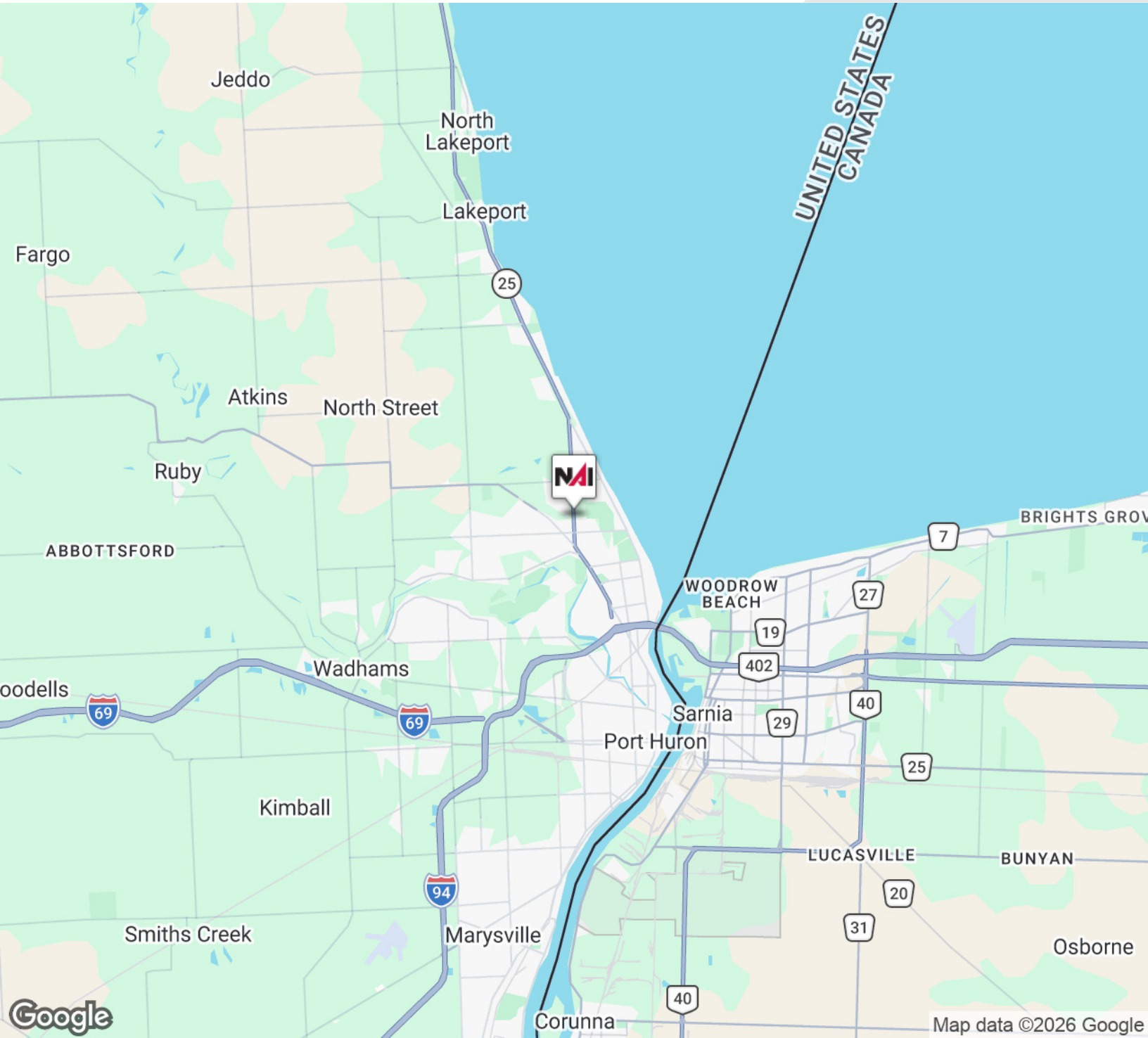
FOR LEASE



1,200 - 4,000 SF
RETAIL



FOR LEASE



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Nathan Casey

Vice President | 248.351.4391
casey@farbman.com

Daniel McCleary

Vice President | 248.351.4384
mccleary@farbman.com

Harrison Yaldeo

Vice President | 313.953.0430
yaldeo@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,200 - 4,000 SF
RETAIL



FOR LEASE



Map data ©2024 Imagery ©2024 Airbus,
Maxar Technologies

1,200 - 4,000 SF
RETAIL



FOR LEASE



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Nathan Casey
Vice President | 248.351.4391
casey@farbman.com

Daniel McCleary
Vice President | 248.351.4384
mccleary@farbman.com

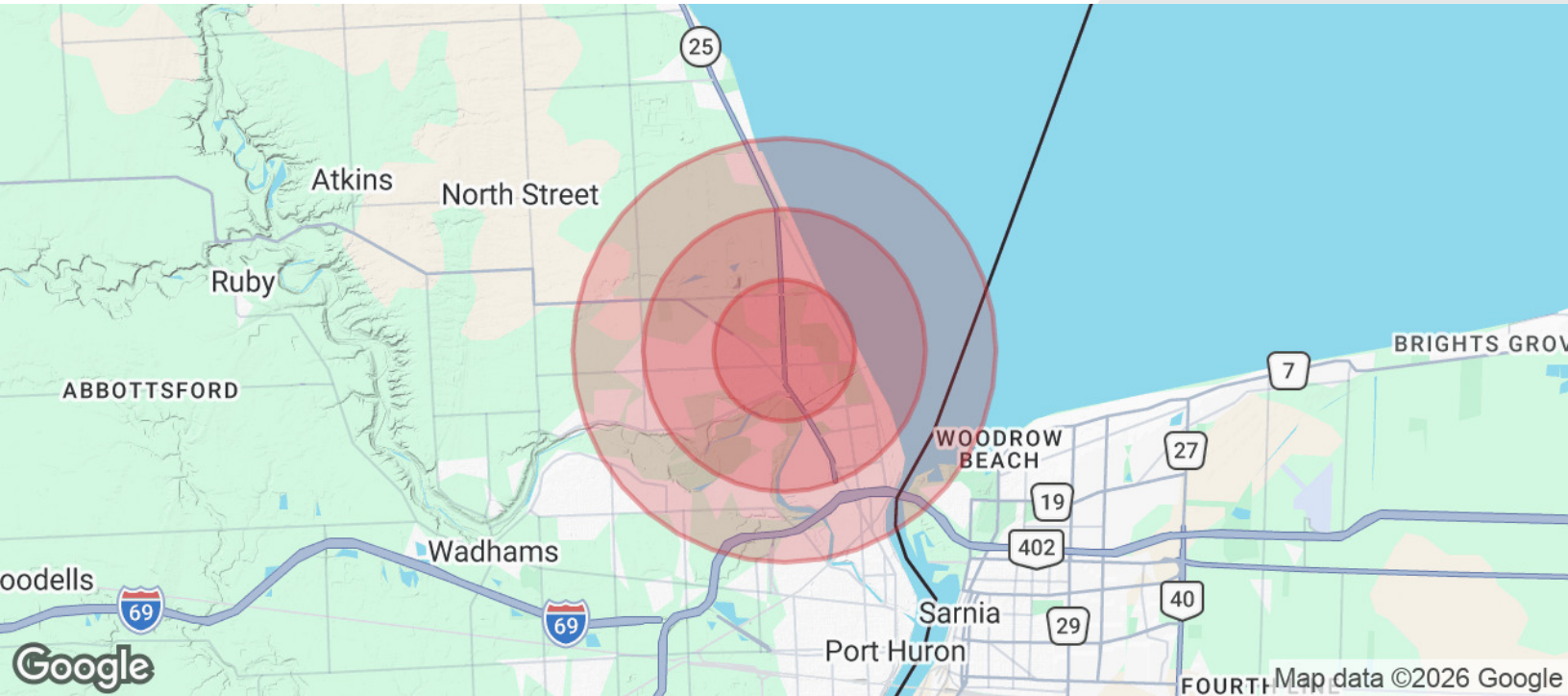
Harrison Yaldeo
Vice President | 313.953.0430
yaldeo@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

1,200 - 4,000 SF RETAIL



FOR LEASE



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,092	13,681	24,535
Average Age	53.8	48.7	45.7
Average Age (Male)	55.6	46.1	42.8
Average Age (Female)	54.1	50.7	47.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,326	6,967	11,768
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$67,446	\$73,612	\$72,150
Average House Value	\$208,291	\$195,667	\$177,922

2020 American Community Survey (ACS)



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Nathan Casey

Vice President | 248.351.4391
casey@farbman.com

Daniel McCleary

Vice President | 248.351.4384
mccleary@farbman.com

Harrison Yaldao

Vice President | 313.953.0430
yaldao@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.