



FOR LEASE OR SALE - 10,729 SF - FORMER DRUG STORE AVAILABLE

SUBJECT PROPERTY

**FOR LEASE - FORMER  
DRUGSTORE AVAILABLE**

**2985 Main St, Marlette, MI 48453**

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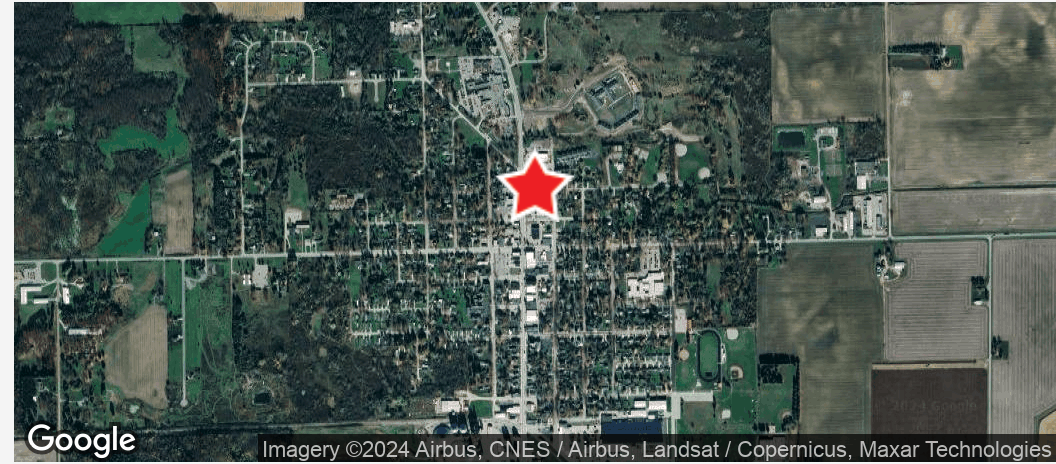
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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Land Acreage:	1.38 Acres
Building Size:	10,729 SF
Year Built:	2005
Parking:	47 Spaces
Parcel ID:	330-100-019-006-00
Zoning:	"C" Commercial District

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	1,962	3,025	4,730
Total Households	781	1,193	1,846
Average HH Income	\$70,814	\$74,226	\$80,194

### PROPERTY HIGHLIGHTS

- 10,729 Square Foot Former Pharmacy Building Situation on 1.38 Acres of Land
- Free Standing Drive Thru Equipped Building
- Hard Corner Location - Excellent Visibility and Access
- Located on Main Street in the Heart of Marlette
- 2005 High Image Construction
- 47 Parking Spaces
- Zoned "C" Commercial - Flexibility for a Wide Range of Uses

ADDITIONAL PHOTO



**ADDITIONAL PHOTO**



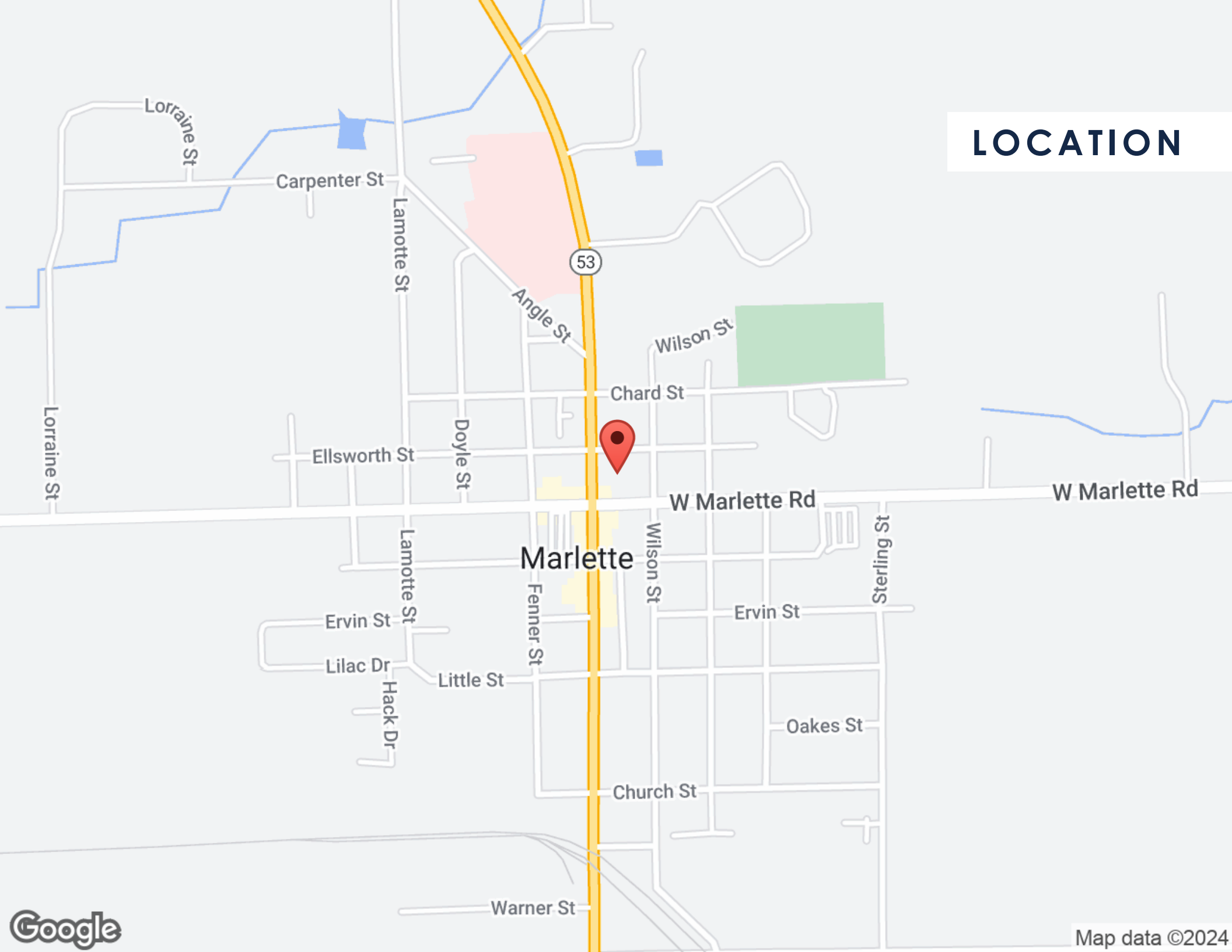
**ADDITIONAL PHOTO**



# ADDITIONAL PHOTO

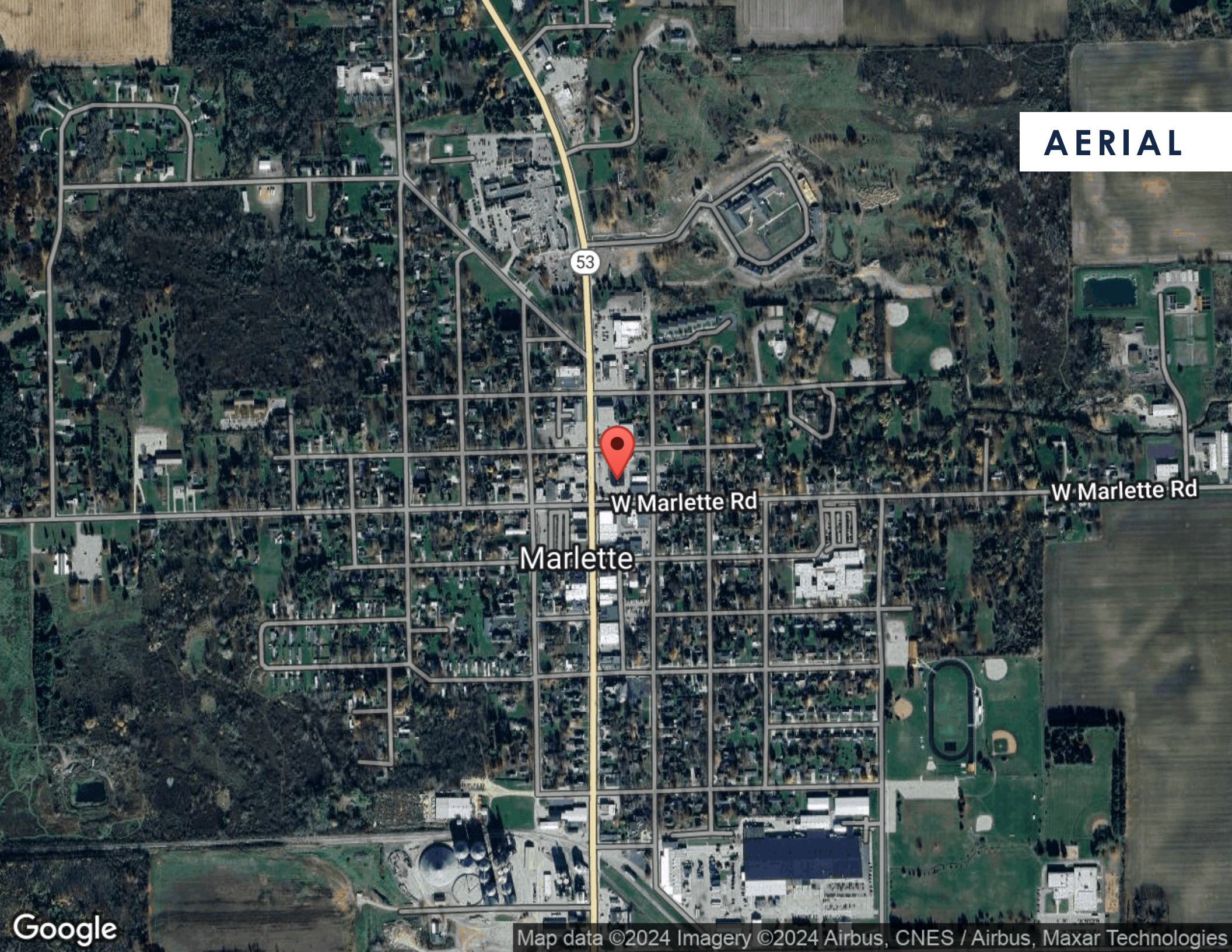


# LOCATION





**AERIAL**



53



W Marlette Rd

W Marlette Rd

Marlette

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## DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,025	4,730	15,254
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	42

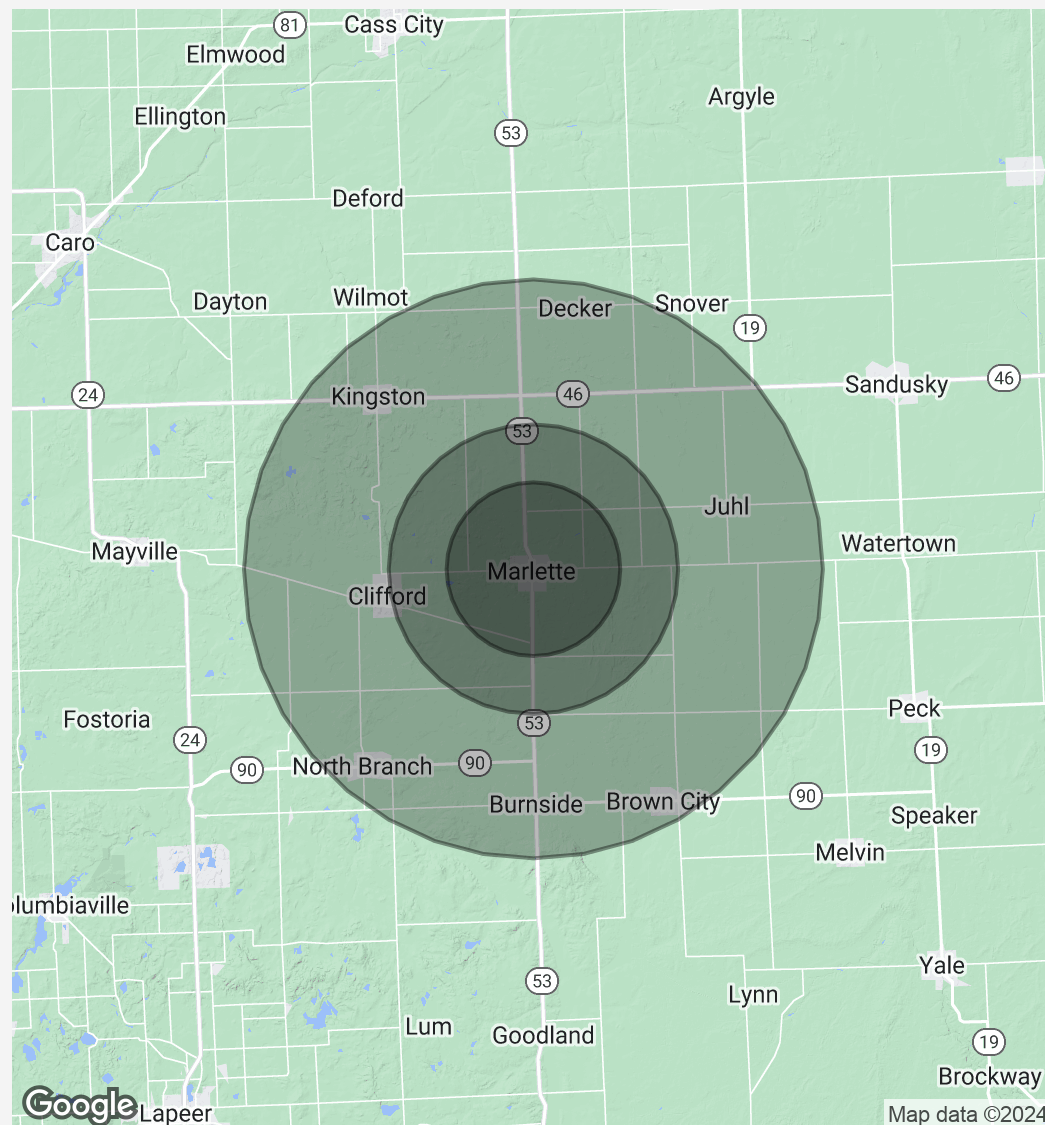
  

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,193	1,846	5,970
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$70,814	\$74,226	\$80,194
Average House Value	\$159,010	\$177,422	\$211,963

RACE	3 MILES	5 MILES	10 MILES
% White	91.4%	91.9%	92.3%
% Black	0.8%	0.6%	0.6%
% Asian	0.3%	0.3%	0.2%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.5%	0.6%	0.5%
% Other	1.2%	1.1%	1.0%

Demographics data derived from AlphaMap



Google

Map data ©2024

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# MARLETTE MARKET OVERVIEW



### LOCATION OVERVIEW

Welcome to Marlette, Michigan, a charming town that perfectly blends small-town charm with modern conveniences. Located in the heart of Michigan's Thumb region, Marlette is known for its friendly community, rich history, and thriving local businesses. Marlette is home to numerous parks and recreational areas, including the Marlette Community Park, which offers a variety of outdoor activities such as walking trails, sports fields, and picnic areas. For golf enthusiasts, the Marlette Golf Club provides a beautiful and challenging 18-hole course set amidst picturesque scenery.

The town boasts a variety of local shops, dining options, and essential services, making it a convenient and attractive location for retail and free-standing building investors. Nearby points of interest include the Thumb Octagon Barn, a historic site that hosts events and educational programs, and the Sanilac County Historic Village & Museum, offering a glimpse into the area's past. Education and healthcare are well-represented in Marlette, with the Marlette Community Schools and Marlette Regional Hospital serving the community. The hospital provides comprehensive medical services and is a key asset to the town.

Investing in Marlette means becoming part of a close-knit community with a vibrant local economy and numerous growth opportunities. The property's strategic location in this welcoming town makes it an ideal choice for businesses looking to establish a presence in a supportive and dynamic environment.

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