

FOR SALE

# 1.40 AC Walmart Outparcel

RETAIL



## PROPERTY INFO

**4845 24TH AVE  
FORT GRATIOT, MI 48059  
STORE #1611 - PAD #2**

- + Signalized intersection near Walmart entrance
- + Excellent visibility along 24th Avenue
- + Situated along northern portion of the Port Huron trade area
- + Close proximity to Birchwood Mall (\$275/SF)
- + AHI of \$65K within a five mile radius
- + Trade area includes Walmart, Meijer, TJ Maxx, Barnes & Noble, Hobby Lobby, ALDI, Planet Fitness, Kohl's, Gander Outdoors, Dunham's Sports, Lowe's, Home Depot, Tractor Supply



### Total Population

1 Mile	1,853
3 Miles	14,012
5 Miles	36,532

Source: Esri, 2017 Estimates

### Number of Households

1 Mile	999
3 Miles	6,217
5 Miles	15,202

### Average HH Income

1 Mile	\$67,802
3 Miles	\$70,819
5 Miles	\$65,584

## CONTACT US

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Licensed Real Estate Broker

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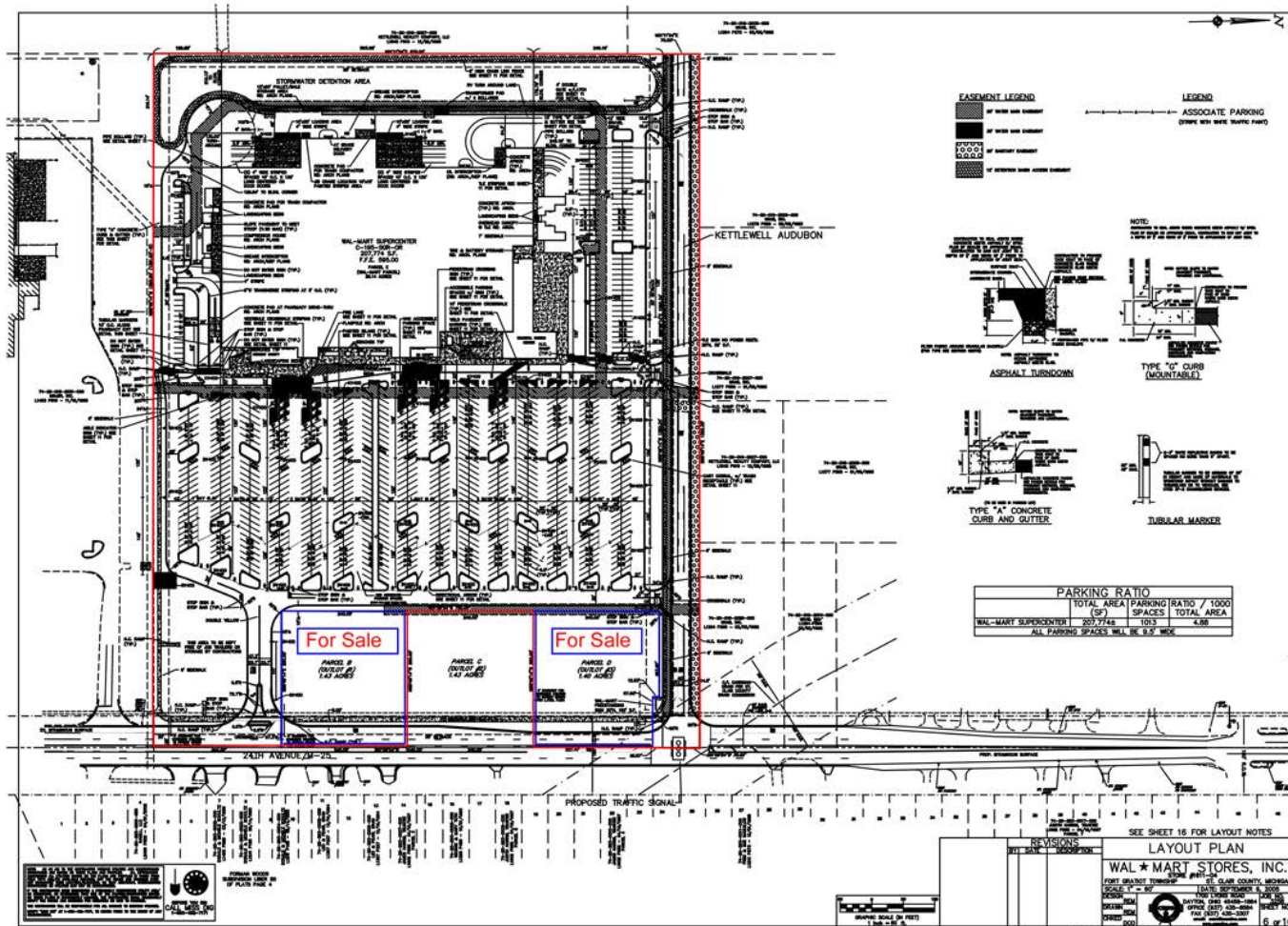
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## SITE PLAN



4845 24TH AVE FORT GRATIOT, MI 48059

[www.cbre.us/walmart](http://www.cbre.us/walmart)

**Walmart**  
Realty

**CBRE**



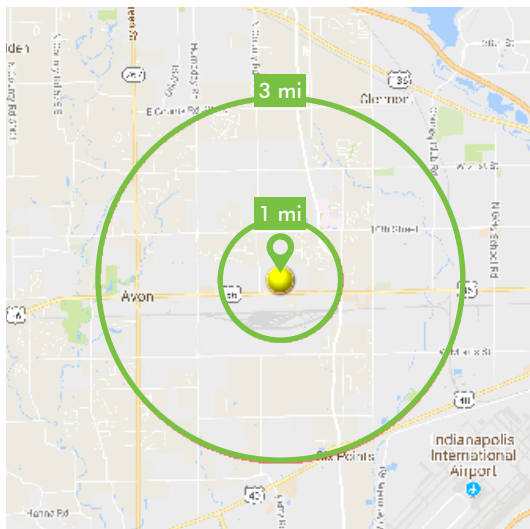
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## RETAIL TRADE AREA



### Drive Time Demographics

	5 Minutes	10 Minutes	15 Minutes
Total Population	3,360	22,538	50,382
Number of Households	1,629	9,640	20,636
Average HH Income	\$72,549	\$67,883	\$62,809

Source: Esri, 2017 Estimates