



**GROUND LEASE**

# Dunham's Sports Outlots

**BIRCHWOOD MALL**

Fort Gratiot, MI 48059

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OUTLOT SUMMARY

|                   |  |
|-------------------|--|
| <b>OUTLOTS:</b>   | 0.5 - 1.5 Acres  |
| <b>DEAL TYPE:</b> | Ground Lease   |
| <b>PRICE:</b>     | Negotiable   |
| <b>USE:</b>       | QSR/Drive-Thru,<br>Modular Retail,<br>Coffee Drive-Thru,<br>General Retail |
| <b>ZONING:</b>    | C-2  |

## DUNHAM'S SPORTS OUTLOTS

Dunham's Sports outlots at Birchwood Mall available. The site offers great visibility with over 22,000 VPD at the 24th Ave & Keewahdin intersection. Birchwood Mall houses nearly 60 stores with anchor tenants including Target, Dunham's Sports, and JCPenney's and outlots with Panera and newly constructed Culver's.

## PROPERTY HIGHLIGHTS

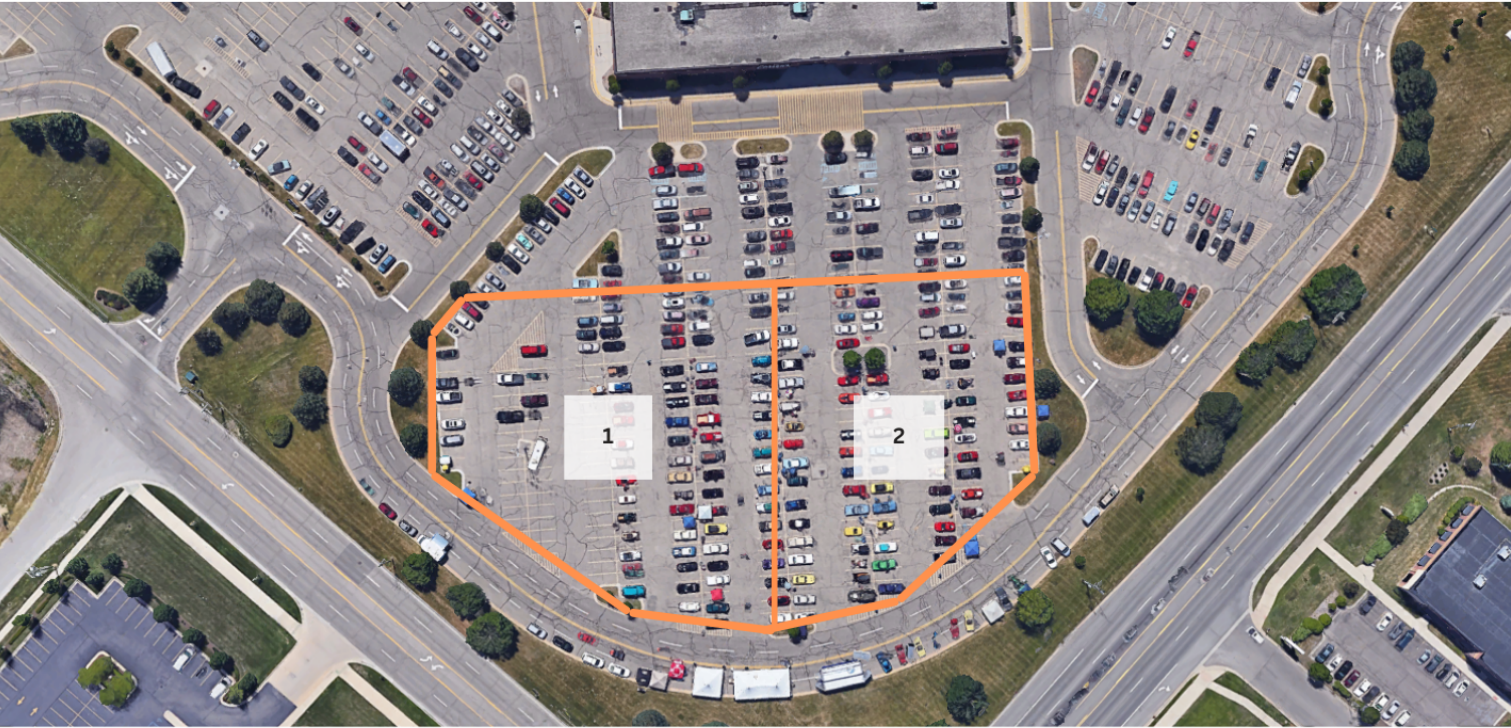
- 1-2 outlot(s) up to 1.5 acres
- Excellent visibility at the 24th Ave & Keewahdin intersection (over 22,000 VPD)
- Median HHI of +\$62K within a 3 mile radius
- Situated in the heart of Fort Gratiot's primary trade area (over 160,000 population)
- Strong retail tourism from Ontario, Canada via the Blue Water Bridge (8 min) and Fort Gratiot Lighthouse monument (8 min)
- Birchwood Mall continues to add new tenants and is becoming a hotspot for indoor recreational games and sports with the addition of pickleball, volleyball, table tennis, and more as part of a revitalization plan
- Easy access to highway I-94 via M-25 (10 min)

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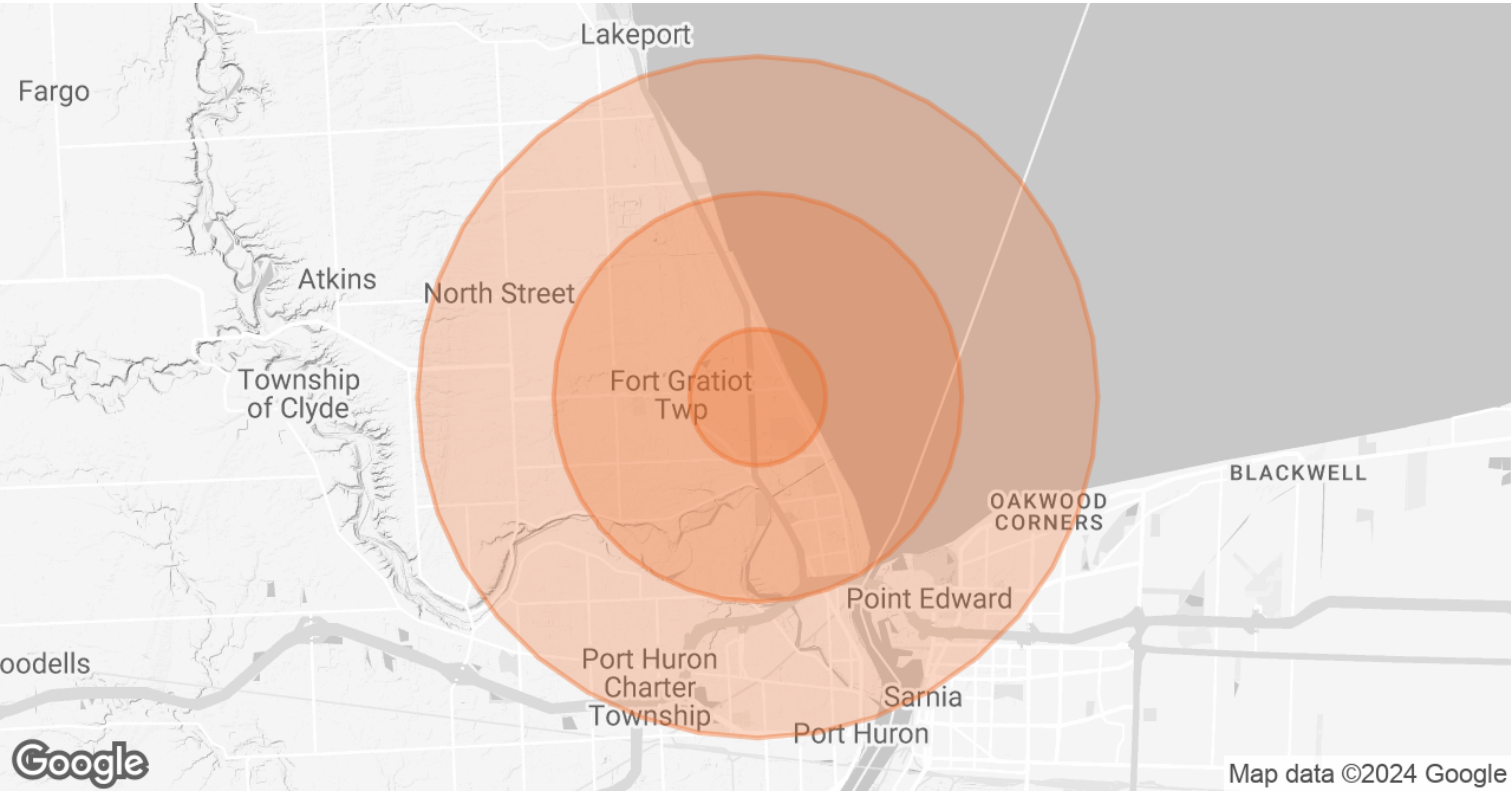
OUTLOT MAP & RETAIL MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 2,809  | 20,320  | 43,865  |
| AVERAGE AGE          | 51.9   | 46.9    | 43.4    |
| AVERAGE AGE (MALE)   | 50.3   | 43.7    | 41.0    |
| AVERAGE AGE (FEMALE) | 55.0   | 49.0    | 45.0    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,678     | 9,910     | 20,366    |
| # OF PERSONS PER HH | 1.7       | 2.1       | 2.2       |
| AVERAGE HH INCOME   | \$76,228  | \$74,882  | \$65,725  |
| AVERAGE HOUSE VALUE | \$235,284 | \$191,047 | \$154,591 |

\* Demographic data derived from 2020 ACS - US Census

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