

FOR SALE

4750 24TH AVE | FORT GRATIOT , MICHIGAN



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PROPERTY INFORMATION

Property Address	4750 24 TH Ave
City/Township	Fort Gratiot
Building Size	5,000 SF
Land Size	1.35 AC
Asking Price	\$675,000
Zoning	C-2

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
38,872 PEOPLE



HOUSEHOLDS
16,557



AVG HOUSEHOLD INCOME
\$78,927/ANNUALLY



MEDIAN AGE
43.8 YEARS OLD



CONSUMER SPENDING
\$475.6 MILLON ANNUALLY



DAYTIME POPULATION
16,961 PEOPLE

AREA TENANTS & EMPLOYERS





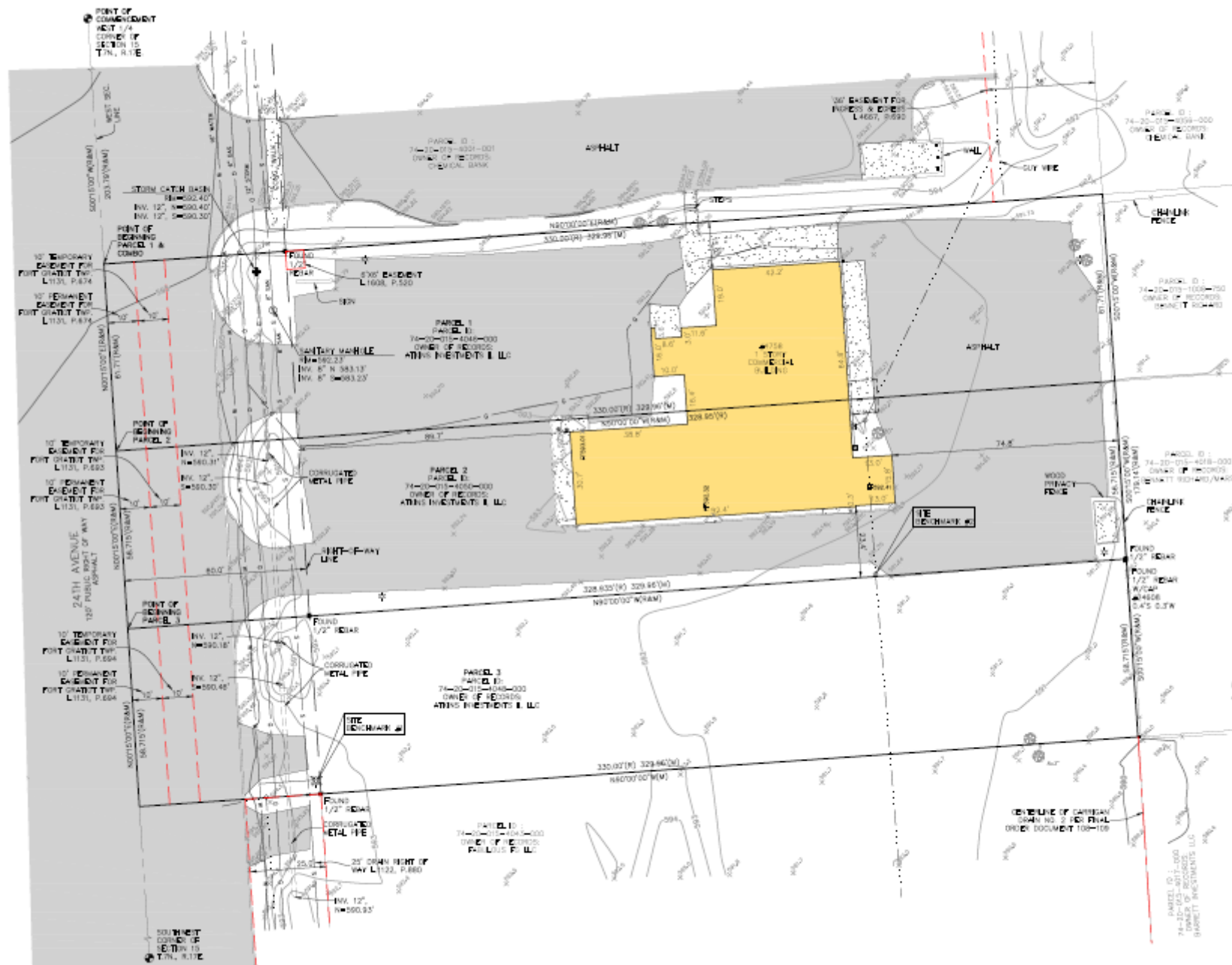


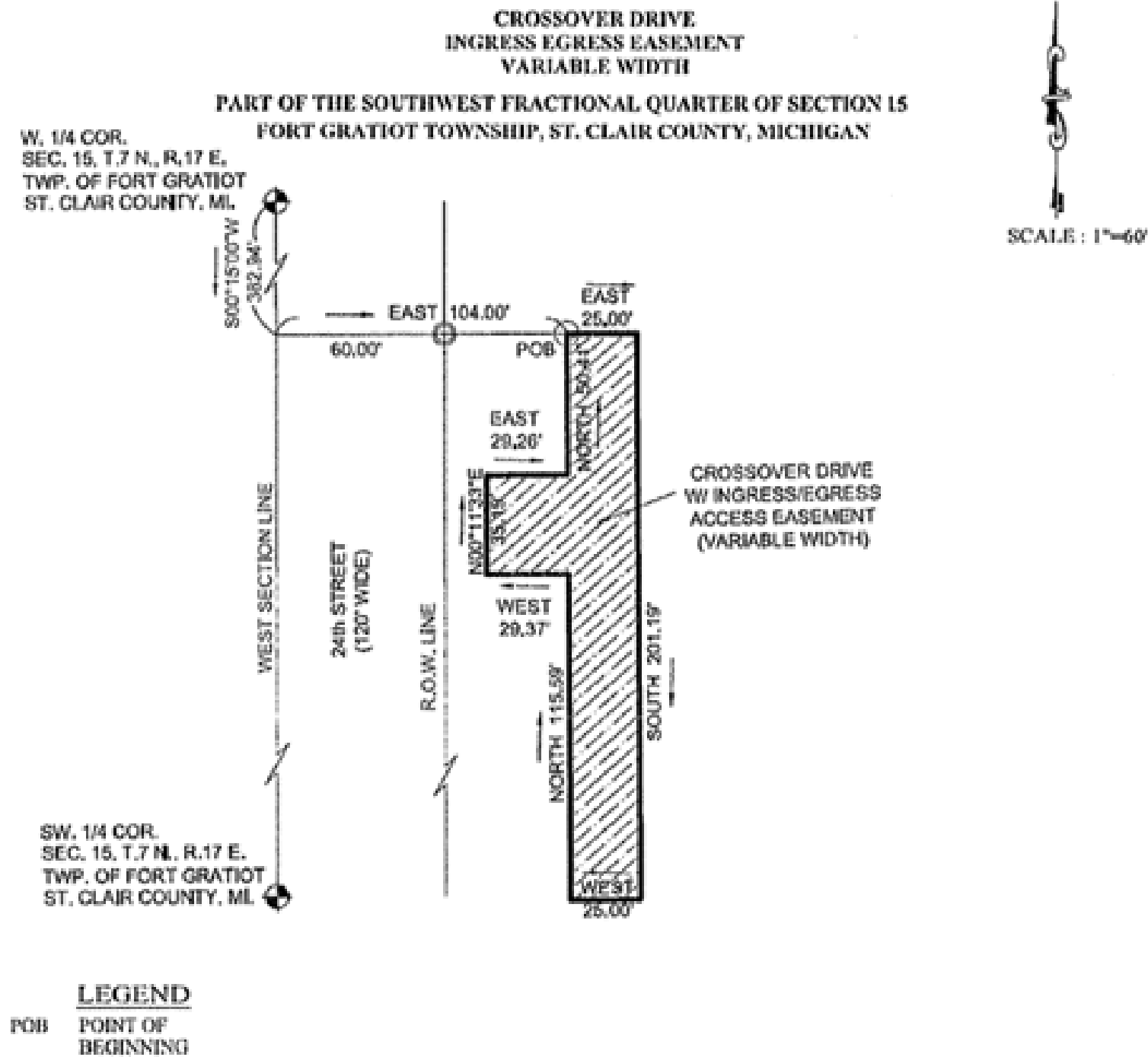


PROPERTY HIGHLIGHTS

- 1.35-acre site on 24th Avenue, strategically located just south of Walmart and directly across entrance to Meijer.
- Surrounded by major retailers including Meijer, Panda Express, Tractor Supply, and Huntington Bank.
- Includes a 5,000 SF former restaurant building, offering potential for reuse or redevelopment.
- Zoned C-2 with municipal approval for a car wash; water and sewer access available on 24th Avenue.
- Approximately 180' x 329' lot dimensions with cross-access to a traffic signal.







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	2,018	16,146	38,775
2024 Population	2,199	16,350	38,872
2029 Population Projection	2,233	16,382	38,870
Annual Growth 2020-2024	2.2%	0.3%	0.1%
Annual Growth 2024-2029	0.3%	0%	0%
Median Age	58.7	48.1	43.8
Bachelor's Degree or Higher	25%	27%	21%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,043	14,886	34,541
Black	48	358	1,187
American Indian/Alaskan Native	3	68	176
Asian	33	176	271
Hawaiian & Pacific Islander	0	0	0
Two or More Races	73	862	2,697
Hispanic Origin	47	588	1,726

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,133	7,313	16,572
2024 Households	1,223	7,380	16,557
2029 Household Projection	1,240	7,389	16,546
Owner Occupied Households	721	5,253	11,322
Renter Occupied Households	519	2,137	5,223
Avg Household Income	\$71,500	\$87,383	\$78,927
Median Household Income	\$48,377	\$67,159	\$59,253

MEDIAN INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	328	1,652	4,027
\$50,000 - 75,000	209	1,477	3,304
\$75,000 - 100,000	158	1,160	2,441
\$100,000 - 125,000	35	580	1,143
\$125,000 - 150,000	27	427	966
\$150,000 - 200,000	83	645	1,102
\$200,000+	69	441	792

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	2,959	254	12	7,316	806	9	15,552	1,944	8
Trade Transportation & Utilities	1,439	66	22	2,290	158	14	3,418	285	12
Information	66	9	7	95	15	6	217	31	7
Financial Activities	324	33	10	624	98	6	1,078	210	5
Professional & Business Services	146	27	5	386	69	6	1,197	223	5
Education & Health Services	347	64	5	1,755	274	6	5,312	764	7
Leisure & Hospitality	505	25	20	1,427	72	20	2,558	135	19
Other Services	132	30	4	622	110	6	1,249	250	5
Public Administration	0	0	-	117	10	12	523	46	11
Goods-Producing Industries	33	10	3	298	50	6	1,409	131	11
Natural Resources & Mining	0	1	0	-	7	2	4	8	3
Construction	14	3	5	94	29	3	337	81	4
Manufacturing	19	7	3	197	19	10	1,064	47	23
Total	2,992	264	11	7,614	856	9	16,961	2,075	8



EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*