

# FORMER GANDER OUTDOORS

4055 24TH AVE, FORT GRATIOT, MI 48059

31,080 SF AVAILABLE

SUBLEASE



**GREG NEWMAN**

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**PETER ABRO**

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## ADDITIONAL PHOTOS



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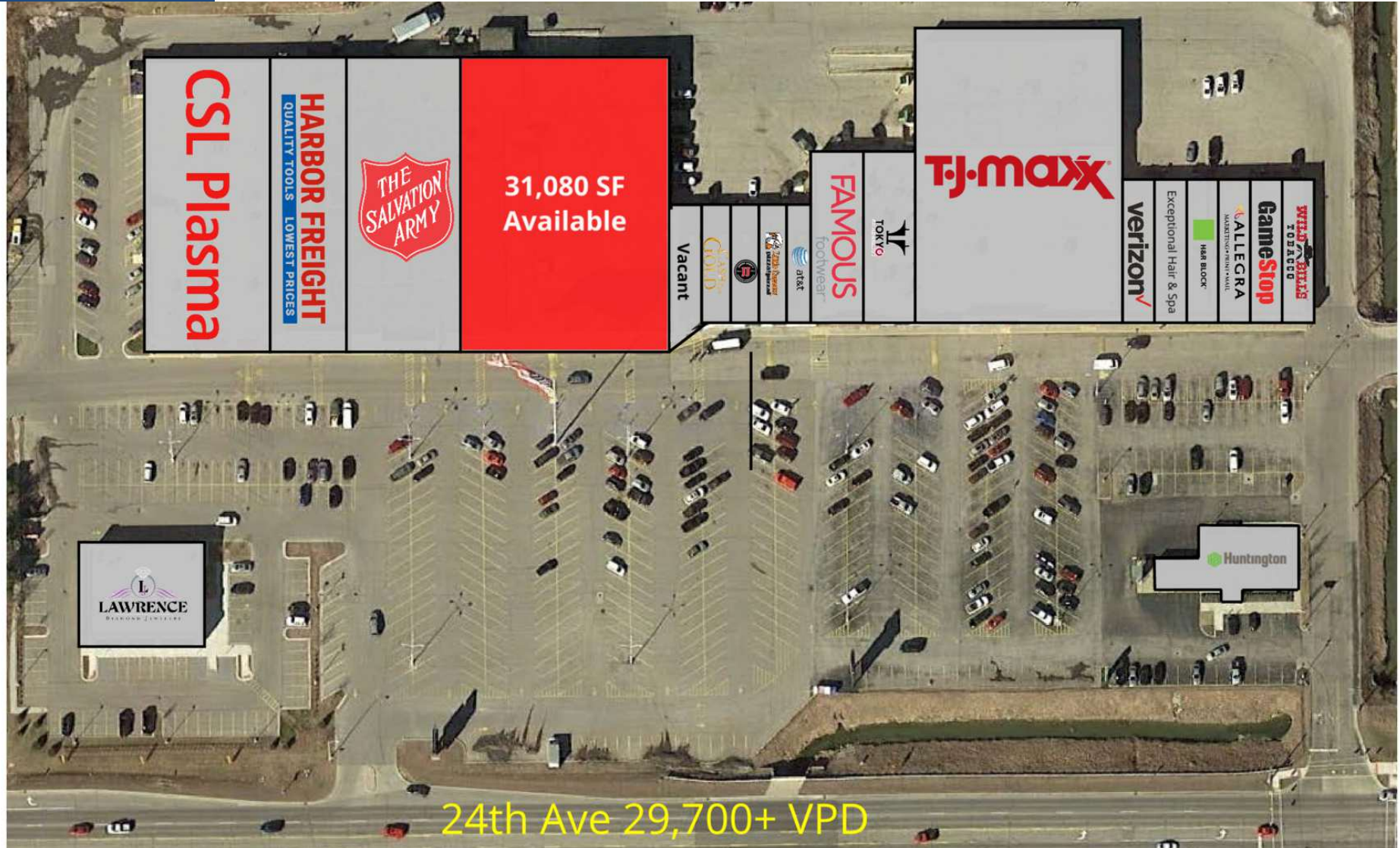




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## SITE PLAN



GREG NEWMAN

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## TRADE AERIAL



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## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,353	24,013	50,666
Average age	50	45	43
Average age (Male)	47	43	42
Average age (Female)	52	46	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,256	10,688	21,569
# of persons per HH	1.9	2.2	2.3
Average HH income	\$92,522	\$91,117	\$78,242
Average house value	\$245,304	\$259,005	\$212,224

<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population - White	3,915	21,292	43,240
Total Population - Black	104	665	2,327
Total Population - Asian	52	230	360
Total Population - Hawaiian	0	3	9
Total Population - American Indian	13	100	285
Total Population - Other	32	206	662

\* Demographic data derived from 2020 ACS - US Census

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## BROKERS



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Principal

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Advisor

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