



AREA
TENANTS

DOLLAR GENERAL



CONTACT

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PROPERTY INFORMATION

Shopping Center Size	6,000 SF
Minimum Available	2,500 SF
Maximum Available	6,000 SF
Sale Price	\$799,999.00

DEMOGRAPHICS

Population	52,146 people
Households	20,555 homes
Average Household Income	\$63,974/annually
Employees	22,086 employees

ADDRESS

**3407-3425 ELECTRIC AVE
PORT HURON, MICHIGAN 48060**

PROPERTY HIGHLIGHTS

Green Zoned, municipality approved for every type of marijuana licensing. Class A/B/C cultivation, processing, secure transporter, safety compliance facility.

Two buildings, opportunity to add additional square footage to buildings.

Port Huron opted in, Get State Approved.

3407-3425 ELECTRIC AVE.

PICTURES



3407-3425 ELECTRIC AVE.

AERIAL MAP



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	4,217	29,848	54,042
2021 Population	4,490	28,777	52,146
2026 Population Projection	4,559	28,667	51,957
Annual Growth 2010-2021	0.60%	-0.30%	-0.30%
Annual Growth 2021-2026	0.30%	-0.10%	-0.10%
Median Age	33.1	38.1	40.2
Bachelor's Degree or Higher	15%	14%	16%
U.S. Armed Forces	0	0	0

2021 Population by Race:

White	2,936	24,303	46,202
Black	1,168	2,738	3,298
American Indian/Alaskan Native	35	263	392
Asian	20	177	342
Hawaiian & Pacific Islander	5	12	20
Two or More Races	326	1,284	1,891
Hispanic Origin	407	1,758	2,699

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,546	11,348	21,366
2021 Households	1,623	10,907	20,555
2026 Household Projection	1,644	10,863	20,476
Annual Growth 2010-2021	0.40%	0.00%	0.00%
Annual Growth 2021-2026	0.30%	-0.10%	-0.10%
Owner Occupied Households	666	6,033	13,071
Renter Occupied Households	978	4,831	7,405
Avg Household Income	\$50,678	\$56,591	\$63,974
Median Household Income	\$34,652	\$42,201	\$49,194

2020 Households by Household Inc:

< \$25,000	575	3,293	5,173
\$25,000 - 50,000	407	2,817	5,231
\$50,000 - 75,000	279	1,869	3,744
\$75,000 - 100,000	154	1,223	2,433
\$100,000 - 125,000	96	905	1,948
\$125,000 - 150,000	19	267	724
\$150,000 - 200,000	91	381	813
\$200,000+	4	151	489

DAYTIME EMPLOYMENT

	1 Mile			3 Mile			5 Mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	1,172	181	6	13,954	1,579	9	22,086	2,415	9
Trade Transportation & Utilities	225	22	10	1,826	229	8	3,648	357	10
Information	57	3	19	523	33	16	571	44	13
Financial Activities	47	14	3	949	176	5	1,341	268	5
Professional & Business Services	84	15	6	1,149	200	6	1,744	264	7
Education & Health Services	170	90	2	4,201	497	8	7,572	858	9
Leisure & Hospitality	58	6	10	1,715	120	14	2,827	180	16
Other Services	88	23	4	1,164	218	5	1,704	321	5
Public Administration	443	8	55	2,427	106	23	2,679	123	22
Goods-Producing Industries	886	34	26	3,419	145	24	4,595	219	21
Natural Resources & Mining	0	0	-	0	0-		3	2	2
Construction	84	11	8	538	74	7	716	115	6
Manufacturing	802	23	35	2,881	71	41	3,876	102	38
Total	2,058	215	10	17,373	1,724	10	26,681	2,634	10



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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