

FOR LEASE

# FORMER RITE AID

39 KRISTIAN ST, SANDUSKY, MI 48471

**13,068 SF**  
AVAILABLE  
\*CAN BE DEMISED

**6,534 SF**  
AVAILABLE

**6,534 SF**  
AVAILABLE

**SIGNAGE AVAILABLE**

LANDMARK  
AVAILABLE  
488-2620

LAND  
AVAI  
488

# PROPERTY DETAILS

\$9.00/SF GROSS

6,534 SF - 13,068 SF

**RENT**

**AVAILABLE SPACE**

**LOCATION:** 39 Kristian St,  
Sandusky, MI 48471

**PROPERTY TYPE:** Shopping Center

**DATE AVAILABLE:** Immediately

**RENT:** \$9.00/SF Gross

**BUILDING SIZE:** 13,068 SF

**AVAILABLE SPACE:** 13,068 SF

\*Can be split into 2 spaces – 6,534 SF

**ZONING:** Commercial, Retail

**TRAFFIC COUNT:** Sanilac Rd (11,603 CPD)

## ANCHORS



## TENANT ROSTER



## HIGHLIGHTS

- Flexible, large-scale commercial space ideal for adaptive reuse.
- Formerly a Rite Aid.
- A 13,068 sq ft building, can be demised into approx. 2 – 6,534 SF spaces, situated within the Westpark Shopping Center in downtown Sandusky, the county seat of Sanilac County.
- Placed in a walkable shopping center with ample parking capacity (100+ spaces), drawing steady customer traffic.
- Offered on a Gross Rent Basis.

EXCLUSIVELY LISTED BY:



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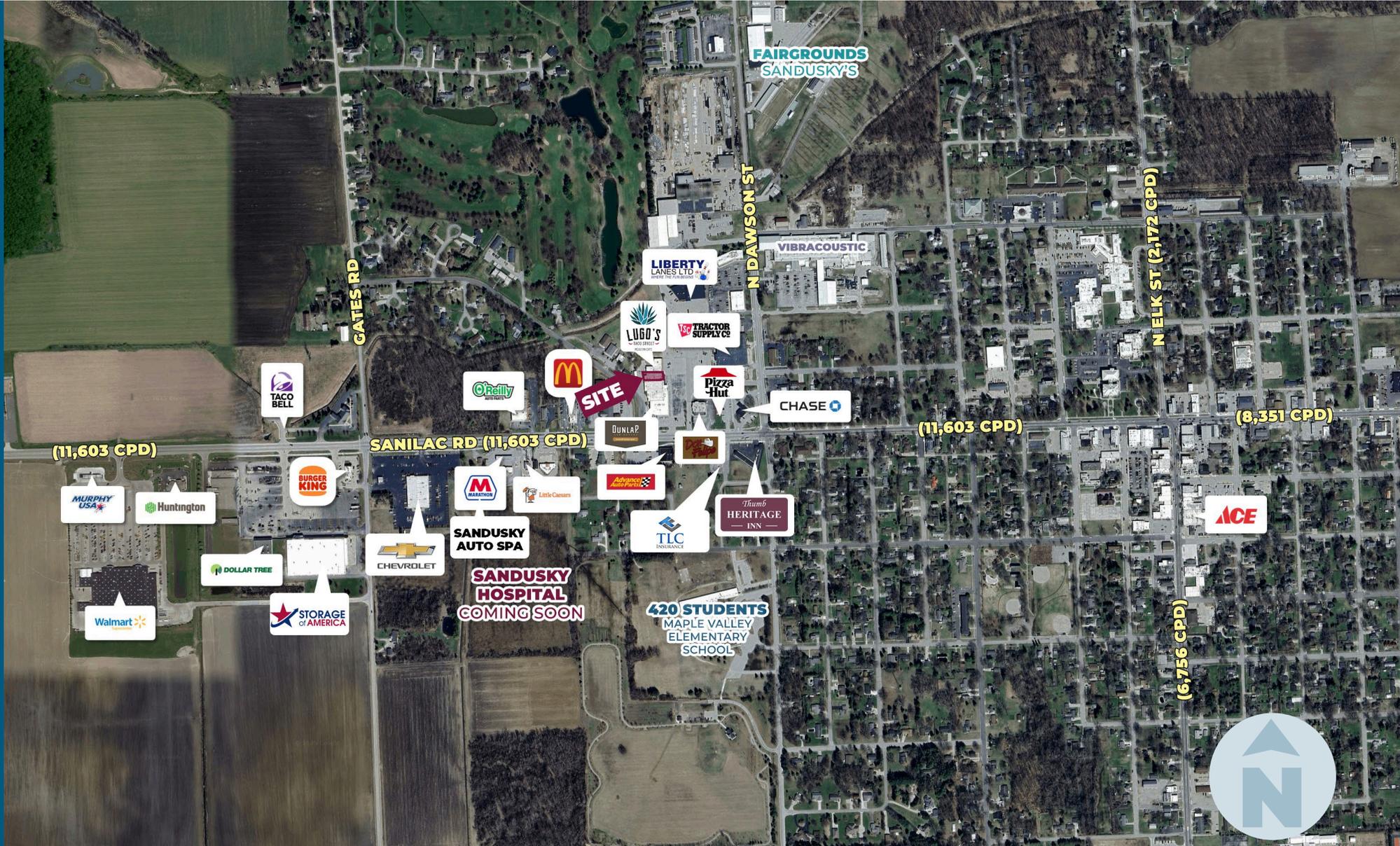
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# MICRO AERIAL



**SANDUSKY  
HOSPITAL  
COMING SOON**

# MACRO AERIAL



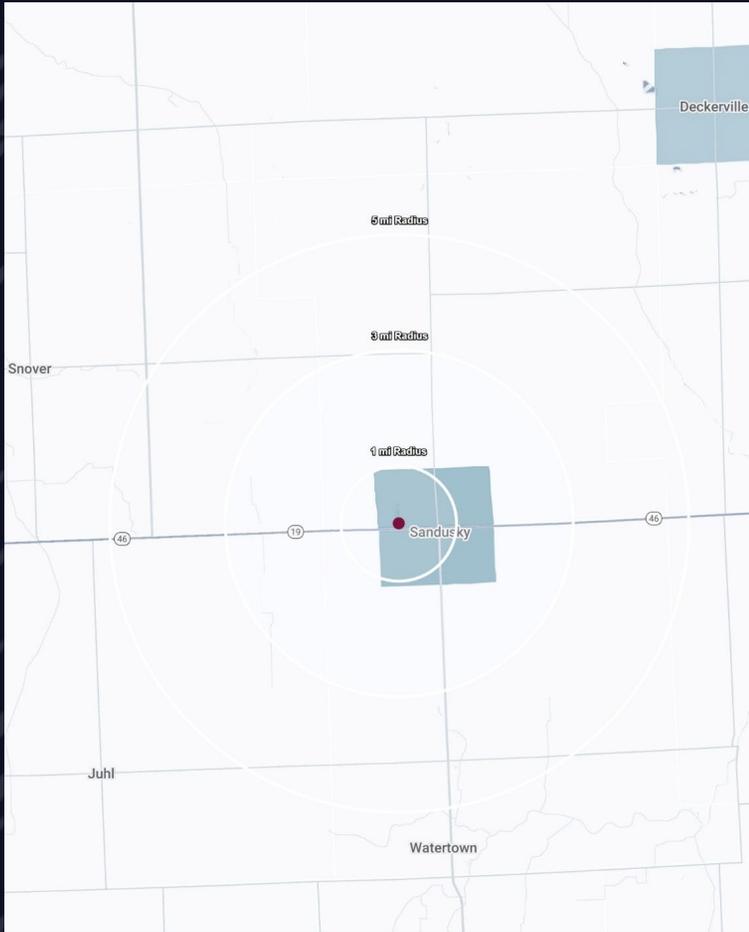
# PLAT



# INTERIOR PHOTO



# DEMOGRAPHICS



## FORMER RITE AID

51037 Van Dyke, Shelby Twp, MI 48316

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2025 Estimated Population	2,384	3,619	4,443
2030 Projected Population	2,251	3,464	4,275
2020 Census Population	2,695	4,069	4,990
2010 Census Population	2,673	4,110	5,091
Projected Annual Growth 2025 to 2030	-1.1%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2025	-0.7%	-0.8%	-0.8%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	987	1,524	1,866
2030 Projected Households	945	1,463	1,796
2020 Census Households	1,167	1,754	2,128
2010 Census Households	1,108	1,696	2,079
Projected Annual Growth 2025 to 2030	-0.8%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	-0.7%	-0.7%	-0.7%
<b>RACE</b>			
2025 Est. White	92.8%	93.8%	94.3%
2025 Est. Black	2.4%	1.8%	1.5%
2025 Est. Asian or Pacific Islander	0.8%	0.7%	0.6%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	3.8%	3.6%	3.5%
<b>INCOME</b>			
2025 Est. Average Household Income	\$89,262	\$87,411	\$87,677
2025 Est. Median Household Income	\$77,524	\$71,805	\$70,244
2025 Est. Per Capita Income	\$37,431	\$37,201	\$37,162
<b>BUSINESS</b>			
2025 Est. Total Businesses	160	259	276
2025 Est. Total Employees	1,936	2,911	2,996

## CONTACT US



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