

AVAILABLE

44,255 SF

4715 24TH AVE, FORT GRATIOT

REDUCED ASKING PRICE: \$1,500,000



PYLON SIGNAGE AVAILABLE | ADJACENT TO HOBBY LOBBY AND ULTA

PORT HURON | MICHIGAN

CBRE



# Property Information



**44,255 SF Available for Sale or Lease**  
**Asking Price: \$1,500,000**  
**Lease Rate: \$9.00 PSF NNN**



Conveniently located on 24th Avenue near Keewahdin Road, north of Birchwood mall and south of Meijer and Walmart



Premier visibility along 24th Avenue, the primary retail corridor for the trade area, with traffic counts estimated at 26,010 vehicles per day



The trade area experiences strong retail tourism from Ontario, Canada via the Blue Water Bridge—the nearby Sarnia-Lambton area has a population of 130,000+ and average household income exceeding \$98,000 USD



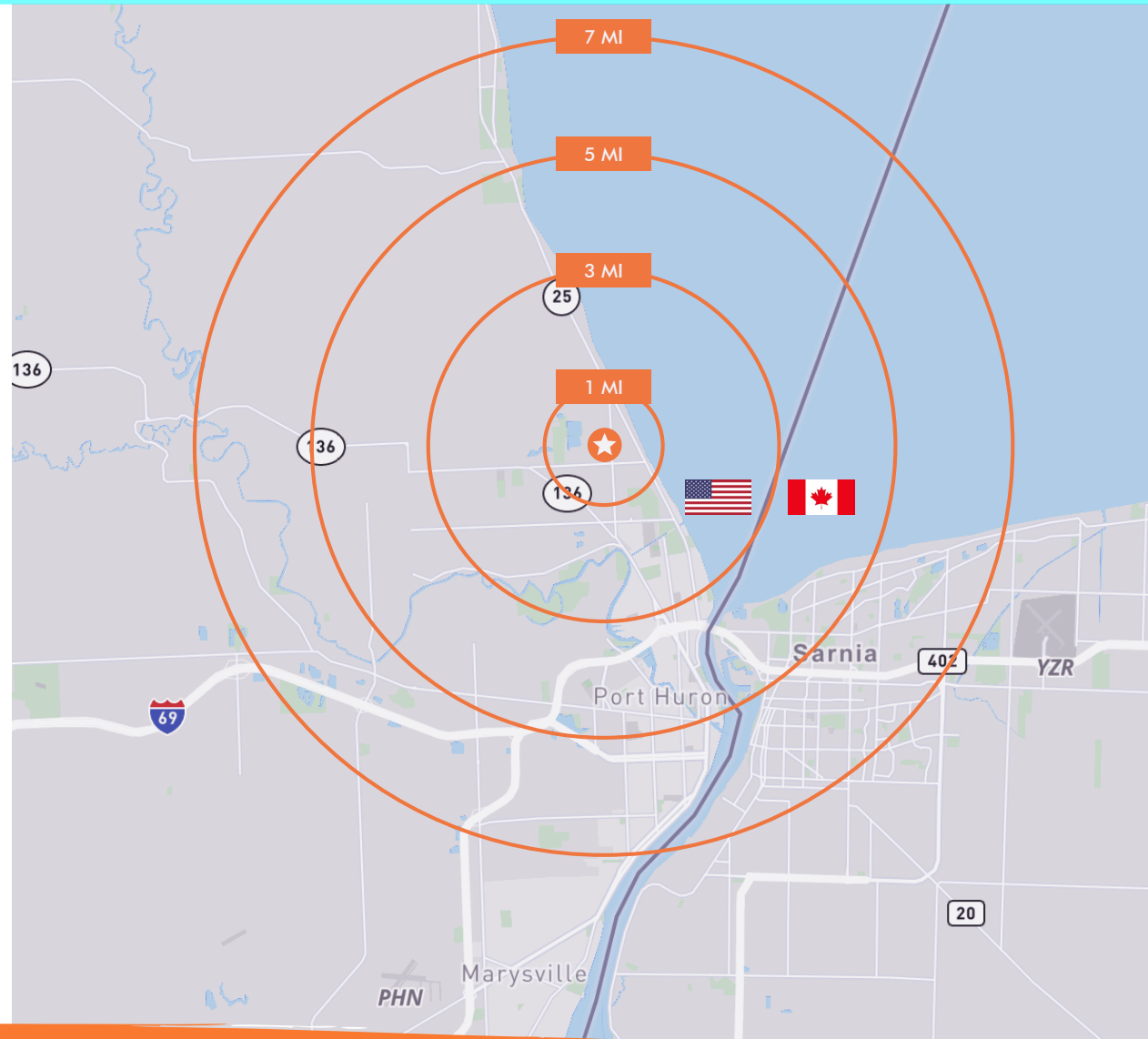
Within a 5-mile radius in the United States alone, population is estimated at 40,000 and average annual household income exceeds \$85,000



Adjacent users include Hobby Lobby, Ulta Beauty and Goodyear—nearby retailers include Best Buy, Gordon Food Service, Meijer and Walmart



**CAM: \$1.25/SF**  
**Real Estate Taxes (2022): \$0.96/SF**





# Macro Aerial





# Micro Aerial



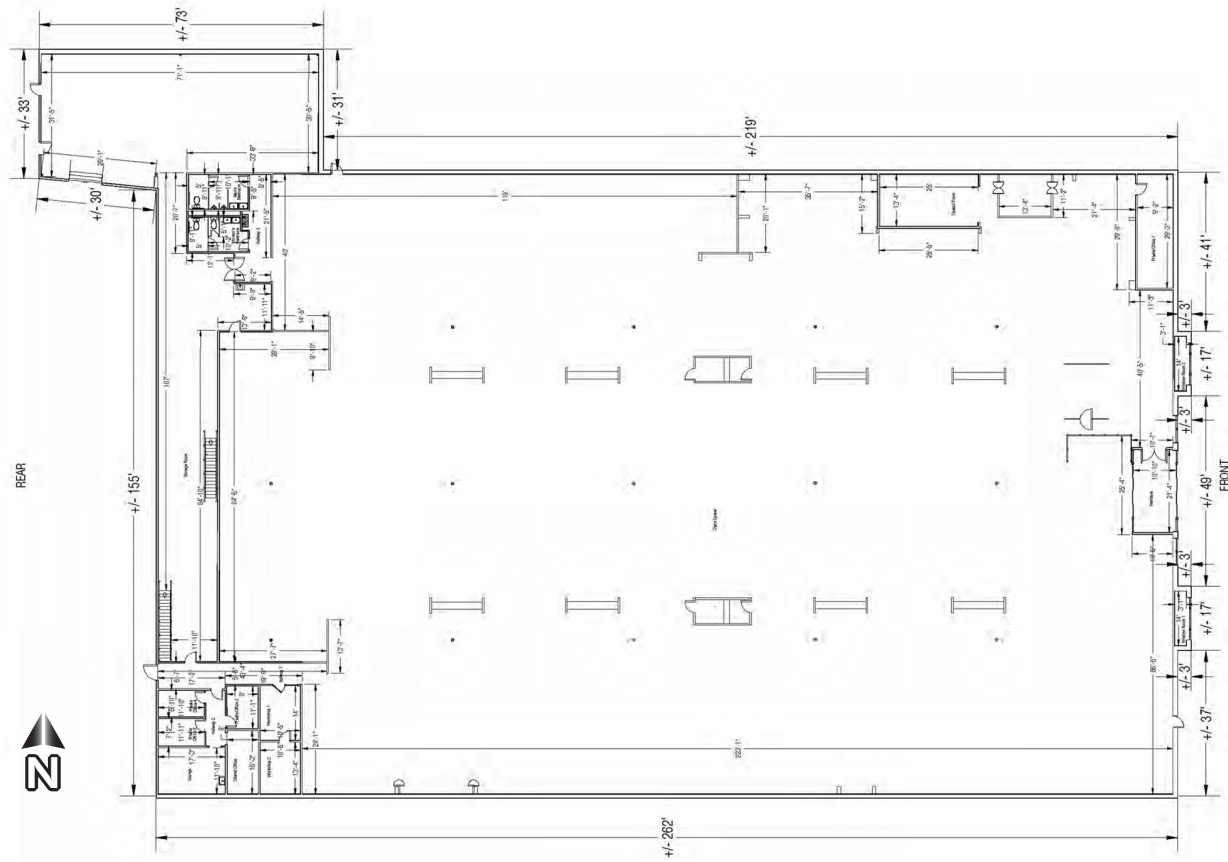


# Site Aerial





# Lease Outline Drawing



[CLICK TO DOWNLOAD FULL LEASE OUTLINE DRAWING](#)



*Exterior*

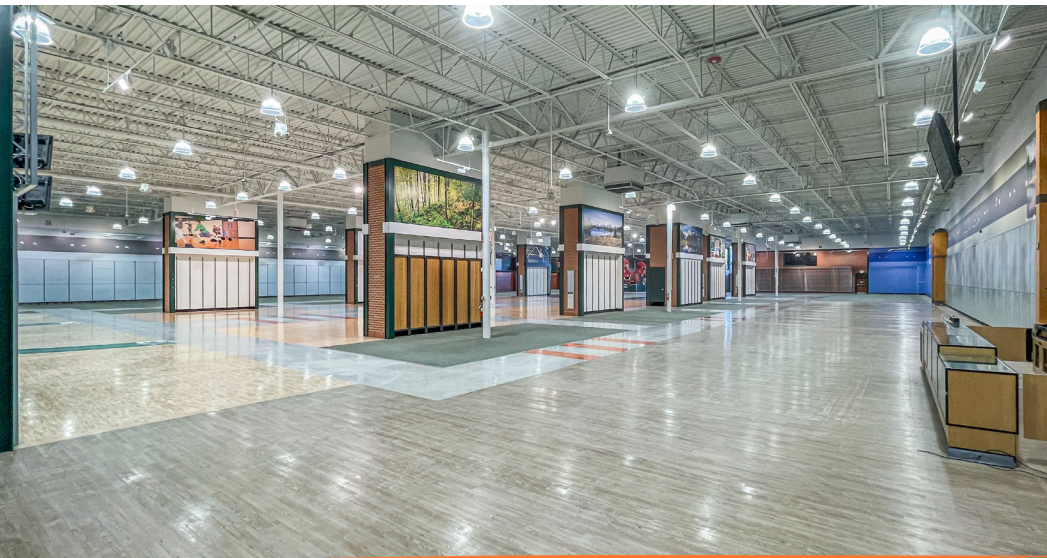
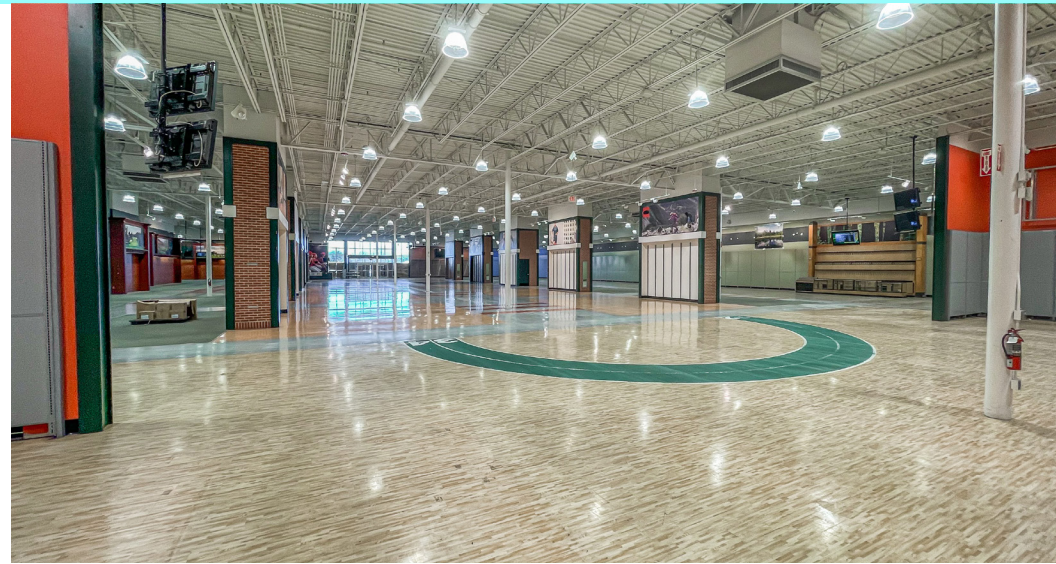
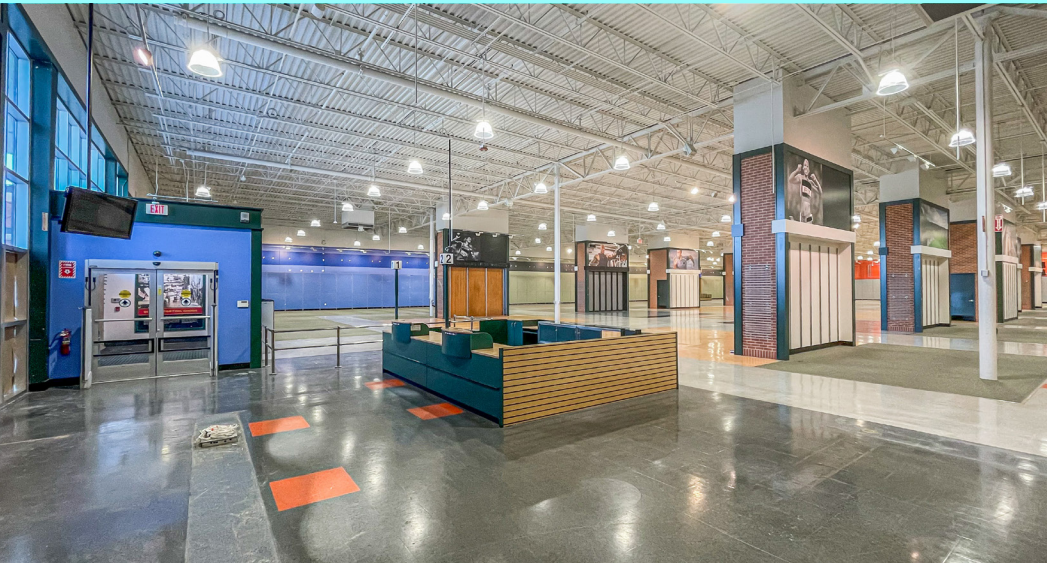
**YOUR SIGN HERE**

PORT HURON | MICHIGAN

**RETAIL**



# Interior





# Signage





# Demographics

## 2022 Demographics (U.S. Only)

	1 MILE	3 MILES	5 MILES	7 MILES
 Population	2,042	17,401	39,539	59,052
 Average Household Income	\$79,193	\$93,796	\$85,099	\$79,034
 Median Household Income	\$48,355	\$64,870	\$58,959	\$56,056
 Daytime Population	4,096	18,108	40,311	62,859
 Number of Employees	2,417	8,102	17,687	28,443



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