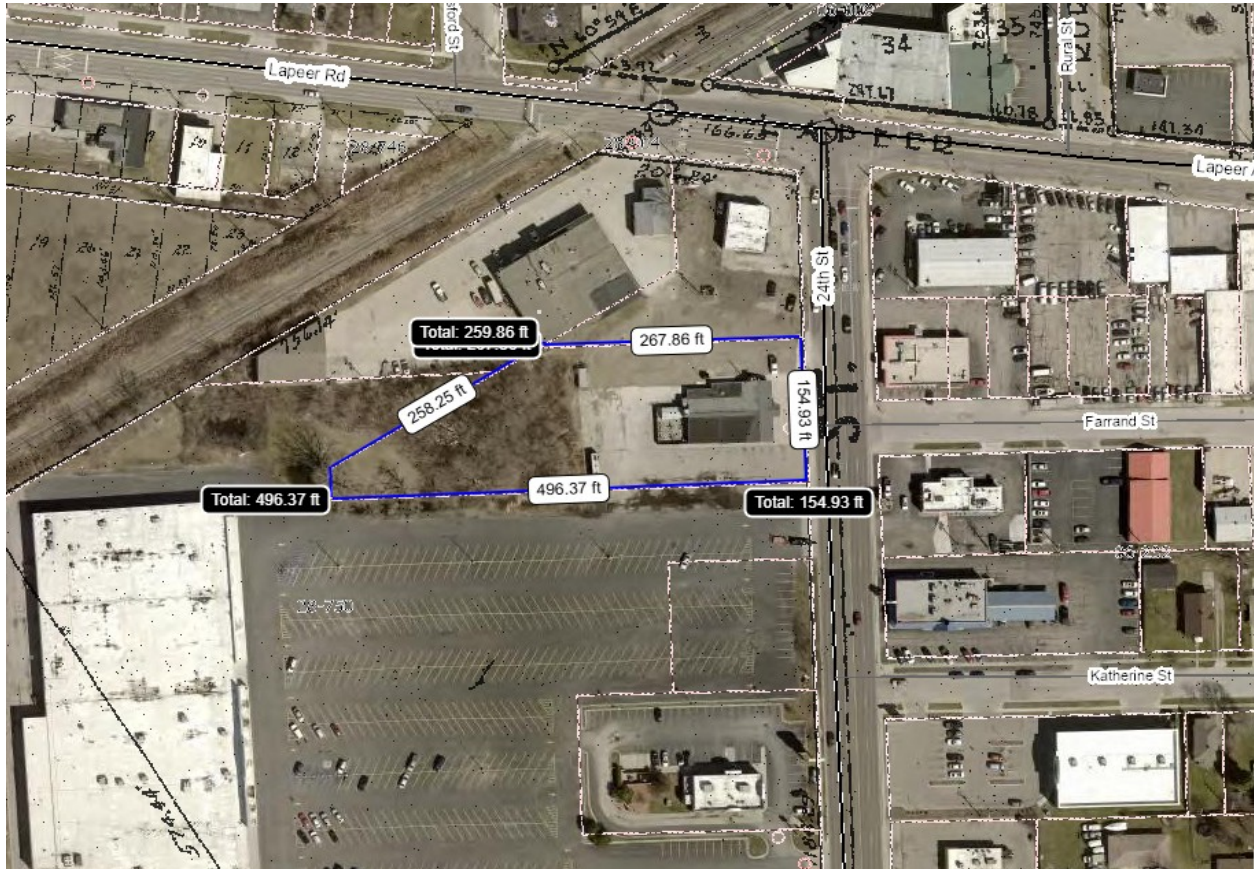


Vacant Land – For Sale or Lease
521 24th Avenue
Port Huron Township, MI



*** above Site dimensions are approximate only ***

PURCHASE PRICE: \$700,000

GROUND LEASE PRICE: \$60,000 / year

LAND SIZE: 1.47 acres (approx 155' frontage)

PARCEL ID #: 28-750-0006-000

ZONING: B-3 (General Business)

DEMOGRAPHICS ('25):	1 Mile	2 Mile	3 Mile
- Population:	8,373	23,938	36,921
- Avg. Hsehd Inc:	\$53,183	\$59,801	\$67,334
- Med. Hsehd Inc:	\$45,193	\$46,024	\$50,594

Information contained herein was obtained from sources deemed reliable, but it is not guaranteed. Subject to prior sale, change of price, or withdrawal.

Port Huron, MI

Lapeer Rd

SITE

MORTIMER

Lapeer Ave.
13,210 vpd



FAMILY DOLLAR

Save a lot
food stores

BIG LOTS

TACO BELL

Tim Hortons

7-Eleven

24th Street
12,733 vpd

DOLLAR TREE

Port Huron
High School
(1,058 students)

tropical CAFE

BURGER KING

SUBWAY

McDonald's

Kroger

Kroger FUEL

OLLIE'S

Arby's

DOLLAR GENERAL

CHASE

Court St

Union St

Chestnut St



