

# FOR LEASE, BUILD TO SUIT

VACANT LAND, MARINE CITY HIGHWAY, CASCO, MI 48064



## PROPERTY DESCRIPTION

Up to 16,150 SF Industrial Build to Suit  
Office, 1,500 SF Shop, 14,650 SF  
Opportunity -- up to 14 +/- acre site  
Current design can be modified to fit Tenant needs

## PROPERTY HIGHLIGHTS

- Lease Rate to be determined based on tenant specification
- Ideal site for contractors, equipment sales, etc.
- Overhead doors: 3+ up to 14 FT high

## OFFERING SUMMARY

Lease Rate:	TBD
Available SF:	16,150 SF
Lot Size:	14 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	100	9,243	34,924
Total Population	271	25,442	89,804
Average HH Income	\$156,184	\$107,002	\$101,732

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Additional Photos

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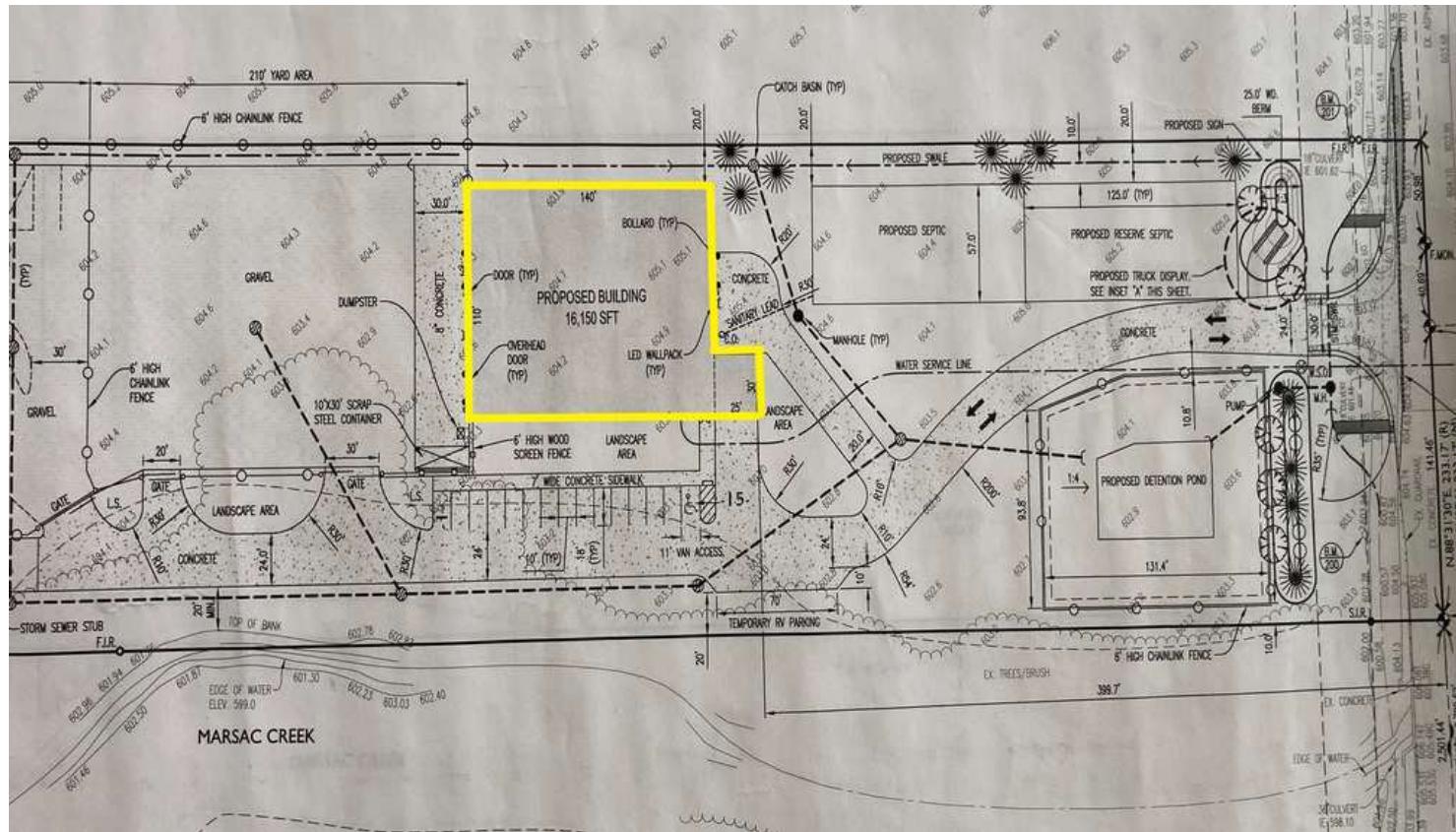
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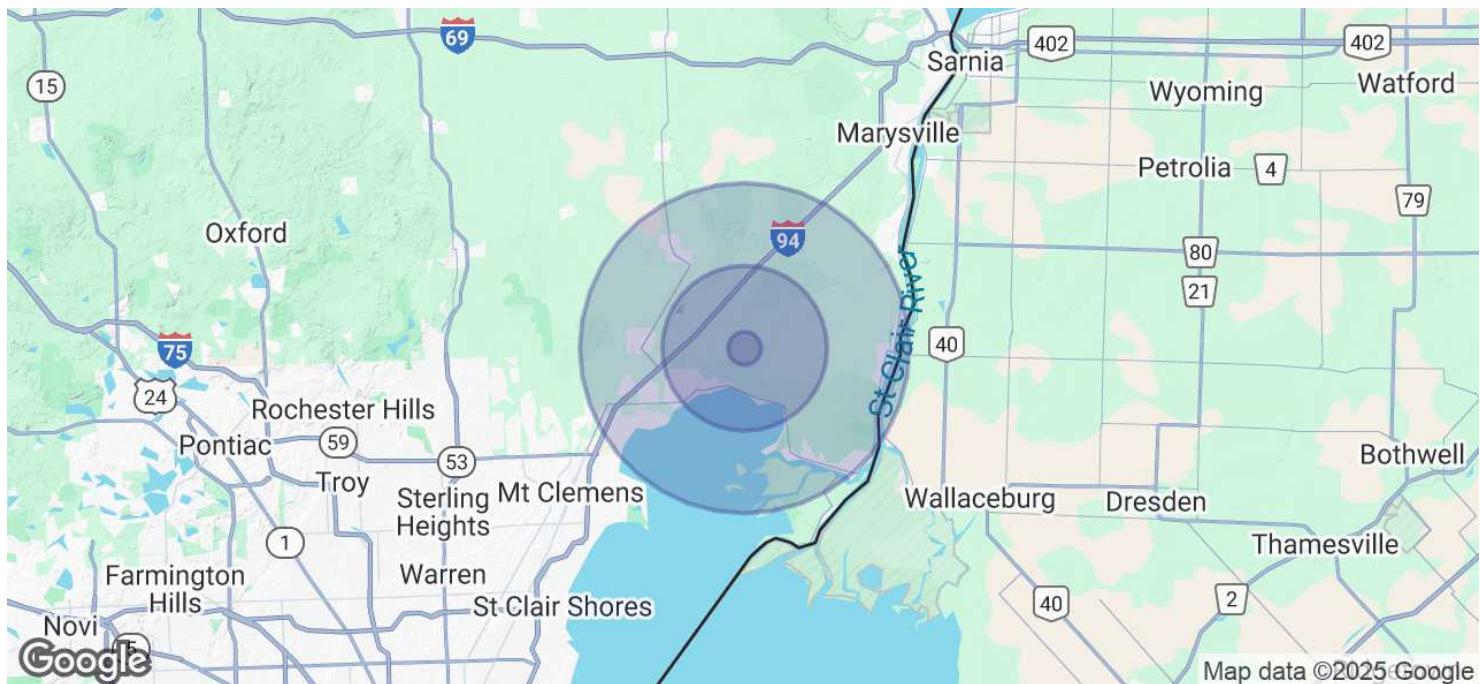
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	271	25,442	89,804
Average Age	44	41	42
Average Age (Male)	44	41	41
Average Age (Female)	45	42	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	100	9,243	34,924
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$156,184	\$107,002	\$101,732
Average House Value	\$385,814	\$310,025	\$293,341

\* Demographic data derived from 2020 ACS - US Census

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