

519 Gratiot Blvd

OFFERING MEMORANDUM

519 Gratiot Blvd
Marysville , MI 48040



519 Gratiot Blvd

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

519 GRATIOT BLVD

OFFERING SUMMARY

ADDRESS	519 Gratiot Blvd Marysville MI 48040
COUNTY	St. Clair
BUILDING SF	1,311 SF
LAND ACRES	.341
LAND SF	14,854 SF
YEAR BUILT	1940
APN	03-111-0002-000

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2025 Population	3,156	19,163	43,880
2025 Median HH Income	\$67,161	\$60,055	\$53,822
2025 Average HH Income	\$86,601	\$76,786	\$70,106

- Strategically positioned along Gratiot Boulevard (M-29) in the heart of Marysville's primary commercial corridor, this property offers excellent visibility, accessibility, and signage opportunities.
- The building features a well-maintained façade, ample on-site parking, and efficient floorplan suitable for insurance, financial services, medical, or other professional office uses. The property benefits from strong traffic counts along Gratiot Boulevard and proximity to national retailers, restaurants, and service businesses, ensuring consistent exposure and convenient access for clients and employees alike.
- Located within the Blue Water area of St. Clair County, Marysville offers a stable local economy, attractive riverfront community character, and easy regional connectivity via I-94 and M-29, providing direct access to Port Huron, Detroit, and Canada. This property represents an exceptional opportunity to acquire a prominent office asset within a thriving commercial corridor.



02

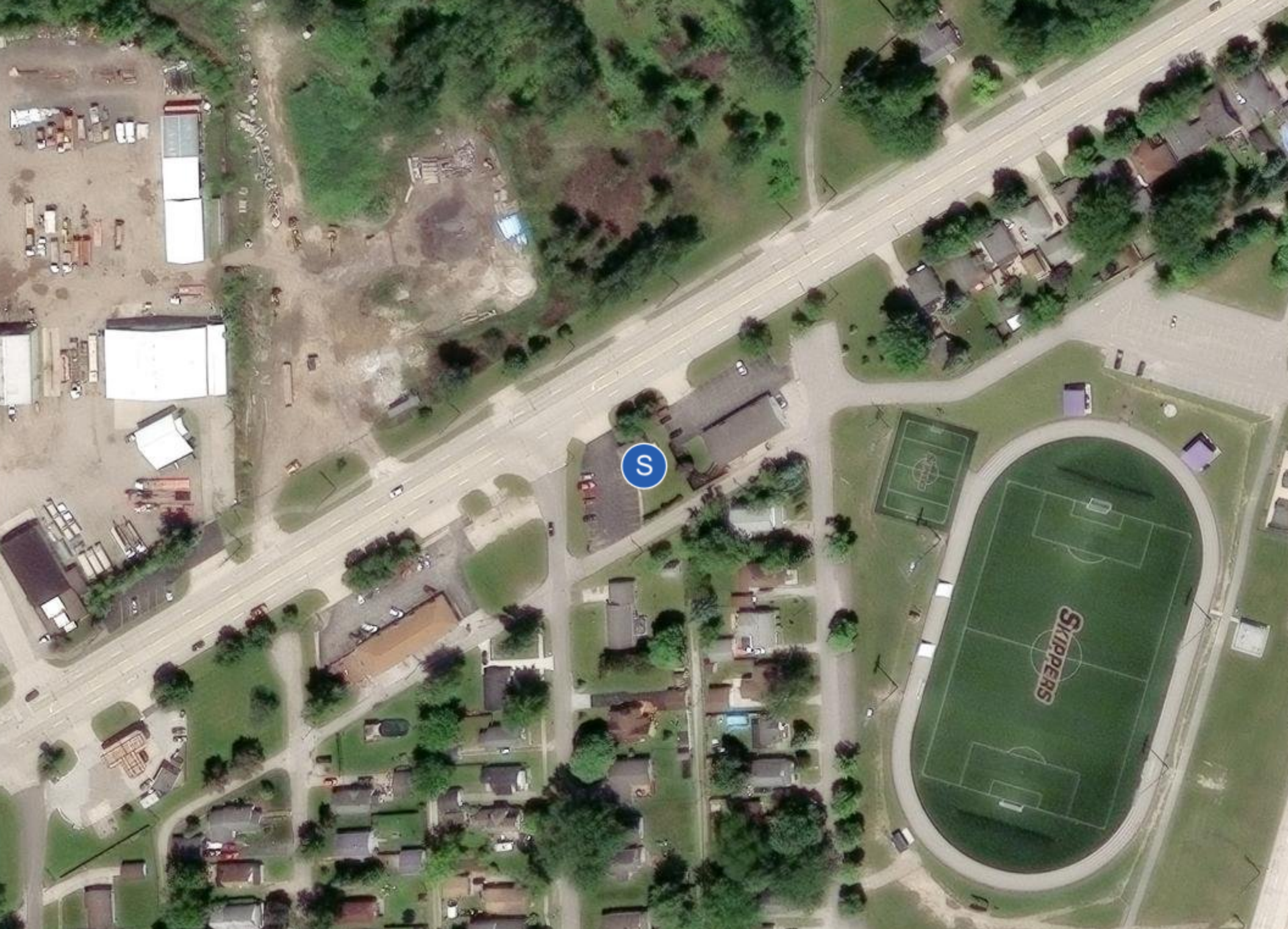
Location

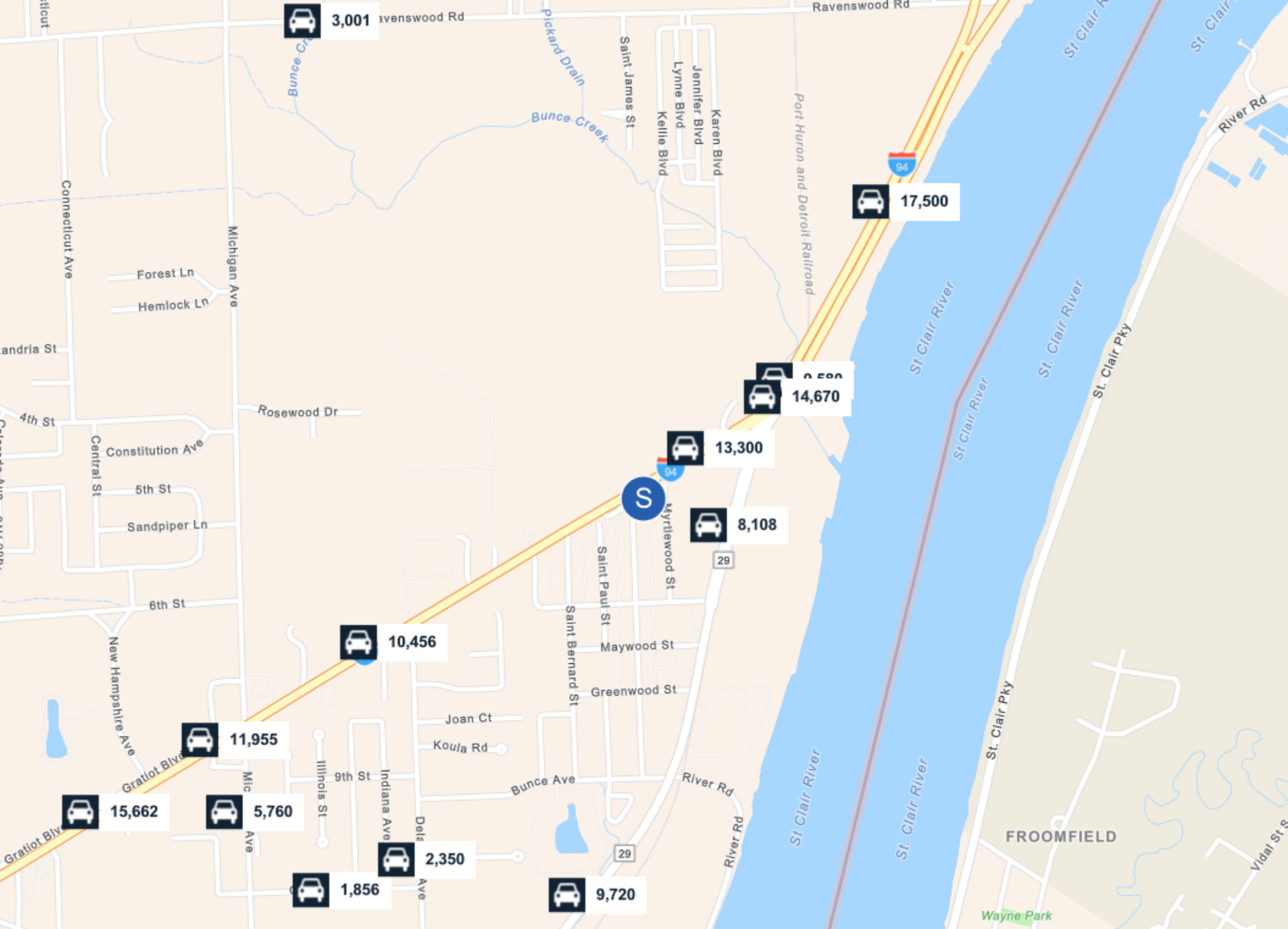
Aerial View Map

Traffic Counts

Drive Times (Heat Map)

519 GRATIOT BLVD

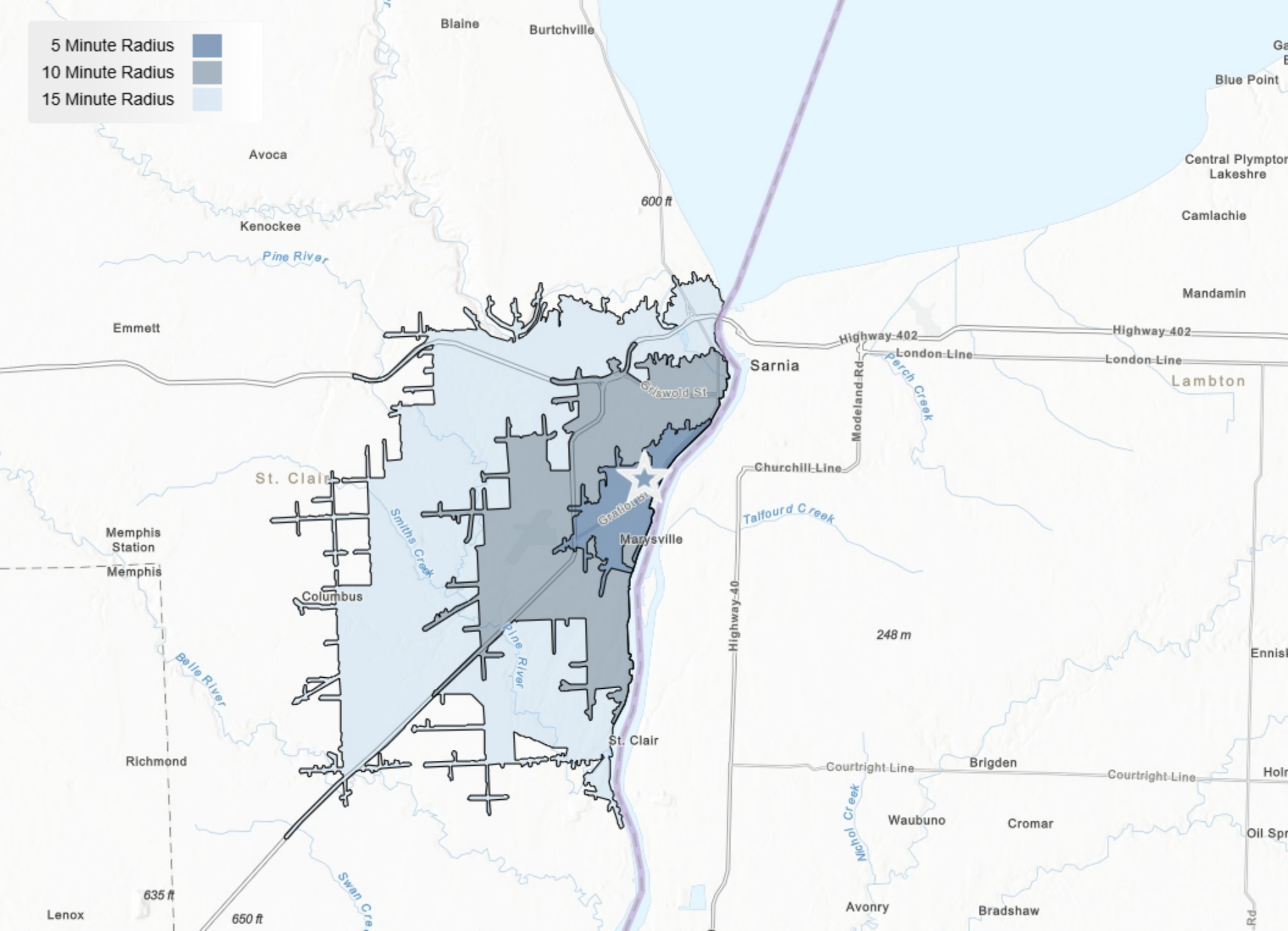




5 Minute Radius

10 Minute Radius

15 Minute Radius





03

Property Description

Property Features

519 GRATIOT BLVD

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	1,311
LAND SF	14,854
LAND ACRES	.341
YEAR BUILT	1940
# OF PARCELS	1
ZONING TYPE	Community Business District
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	17
PARKING RATIO	1.14
TRAFFIC COUNTS	14607



04

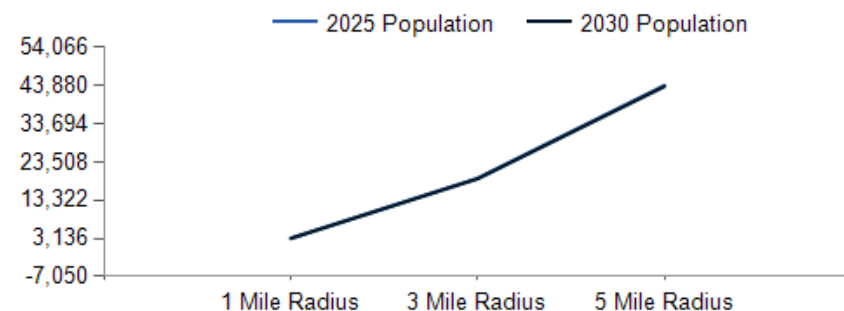
Demographics

General Demographics

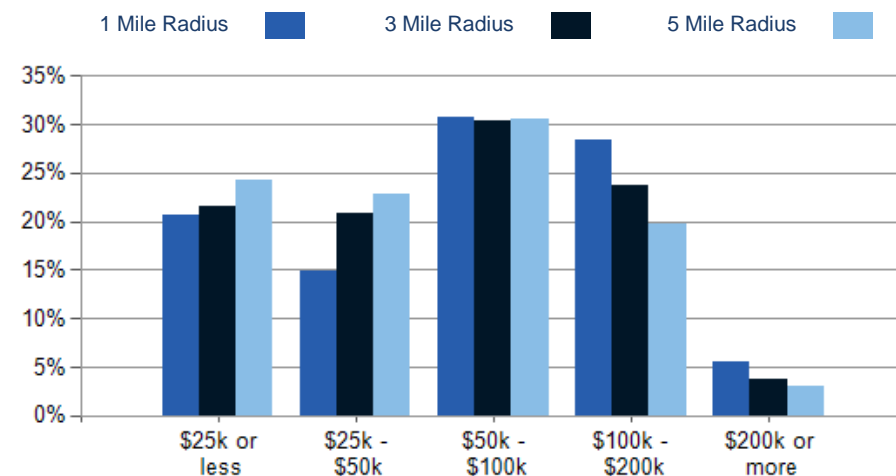
519 GRATIOT BLVD

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,975	17,504	43,836
2010 Population	3,045	19,064	44,805
2025 Population	3,156	19,163	43,880
2030 Population	3,136	19,030	43,627
2025 African American	15	1,409	2,830
2025 American Indian	9	127	282
2025 Asian	22	124	273
2025 Hispanic	106	978	2,323
2025 Other Race	17	236	608
2025 White	2,950	15,857	36,405
2025 Multiracial	143	1,405	3,474
2025-2030: Population: Growth Rate	-0.65%	-0.70%	-0.60%

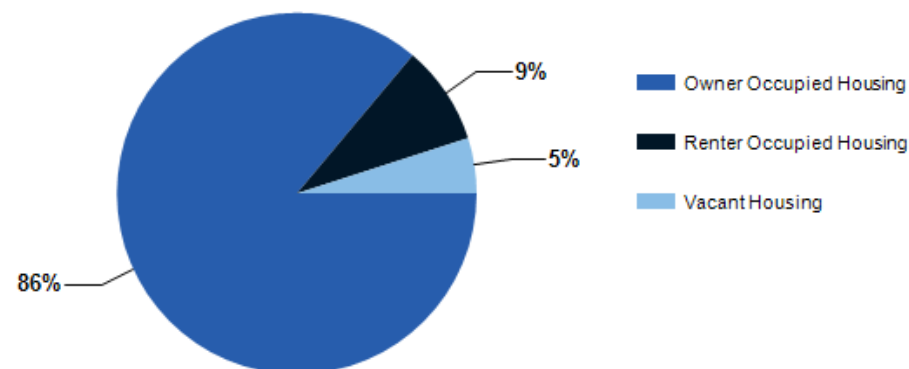
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	86	844	2,577
\$15,000-\$24,999	184	837	1,884
\$25,000-\$34,999	75	632	1,625
\$35,000-\$49,999	120	985	2,579
\$50,000-\$74,999	254	1,262	3,170
\$75,000-\$99,999	149	1,103	2,471
\$100,000-\$149,999	276	1,378	2,737
\$150,000-\$199,999	96	472	893
\$200,000 or greater	73	288	542
Median HH Income	\$67,161	\$60,055	\$53,822
Average HH Income	\$86,601	\$76,786	\$70,106



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

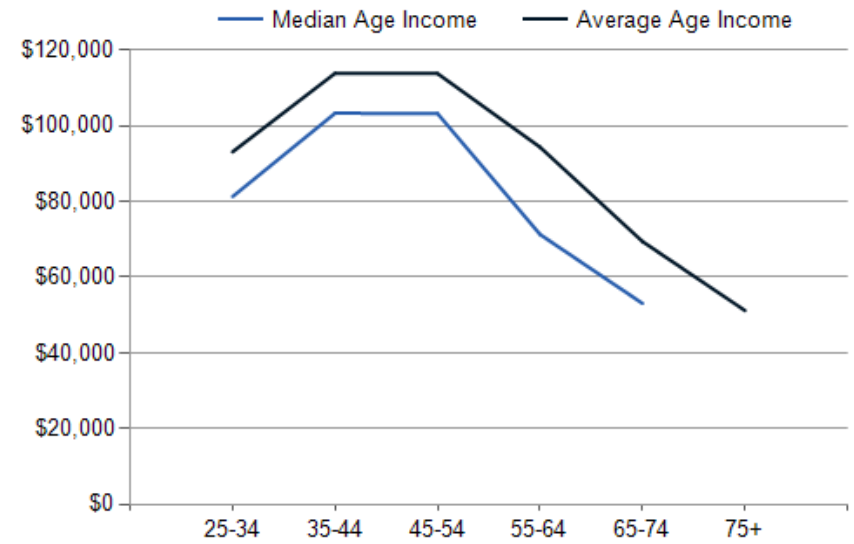
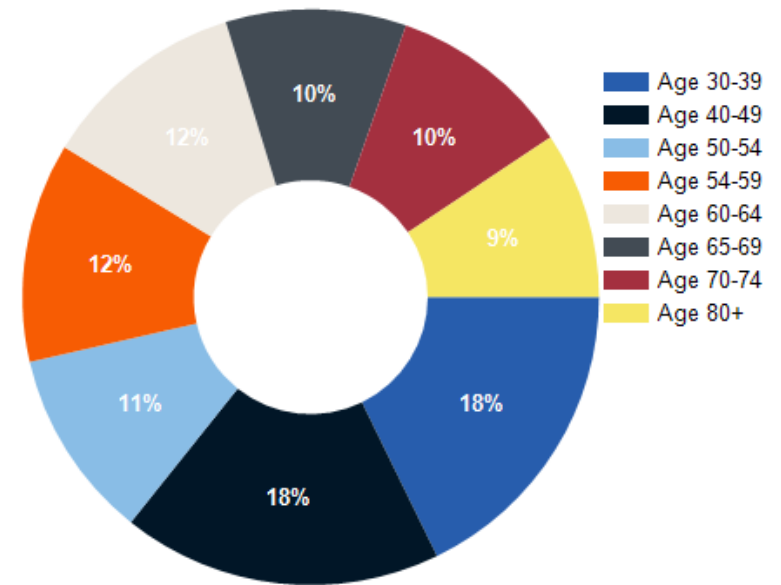


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	187	1,217	2,913
2025 Population Age 35-39	168	1,066	2,734
2025 Population Age 40-44	185	1,147	2,660
2025 Population Age 45-49	173	1,130	2,641
2025 Population Age 50-54	213	1,164	2,719
2025 Population Age 55-59	246	1,173	2,817
2025 Population Age 60-64	230	1,170	2,933
2025 Population Age 65-69	202	1,162	2,792
2025 Population Age 70-74	205	1,005	2,266
2025 Population Age 75-79	187	788	1,622
2025 Population Age 80-84	116	504	1,033
2025 Population Age 85+	101	430	811
2025 Population Age 18+	2,603	14,982	34,718
2025 Median Age	48	40	41
2030 Median Age	49	41	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,303	\$69,073	\$62,000
Average Household Income 25-34	\$93,116	\$80,018	\$74,120
Median Household Income 35-44	\$103,336	\$80,502	\$68,883
Average Household Income 35-44	\$113,882	\$92,289	\$83,050
Median Household Income 45-54	\$103,236	\$82,902	\$70,336
Average Household Income 45-54	\$113,798	\$96,056	\$85,444
Median Household Income 55-64	\$71,290	\$61,864	\$53,616
Average Household Income 55-64	\$94,365	\$78,178	\$71,249
Median Household Income 65-74	\$53,053	\$45,526	\$41,240
Average Household Income 65-74	\$69,416	\$63,831	\$57,909
Average Household Income 75+	\$51,166	\$53,564	\$50,827

Population By Age



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