

# FREESTANDING BUILDING

4405 24th Avenue / Fort Gratiot, MI



**MID-AMERICA®**  
Real Estate-Michigan, Inc.

## FOR LEASE



RETAIL OPPORTUNITY

# FREESTANDING BUILDING



## Address

4405 24th Avenue  
Fort Gratiot, MI 48059

## Features

The retail corridor along 24th Avenue in Fort Gratiot Township, Michigan, has demonstrated remarkable resilience and growth in recent years. A key driver of this vitality is Birchwood Mall, which under new ownership since February 2021, has actively embraced locally owned businesses, fostering a diverse mix of retail and entertainment options.

## Availability

20,227 SF

This property presents a rare opportunity to occupy a freestanding junior box fronting 24th Avenue, which sees more than 23,000 cars per day and is located directly across from Birchwood Mall.

## Area Tenants

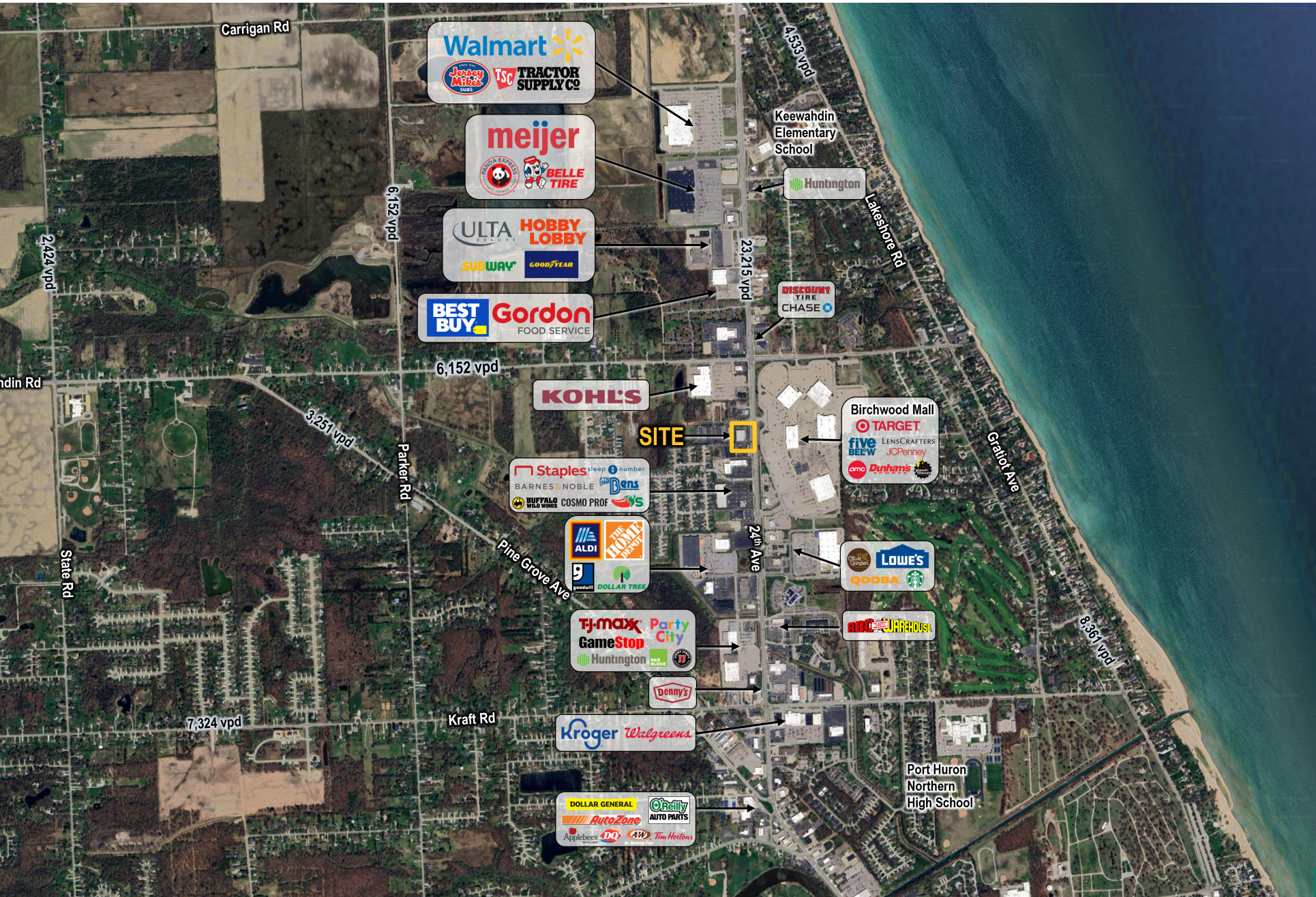


## Demographics (2024)

|                      | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------------|----------|----------|----------|
| POPULATION           | 3,828    | 21,361   | 45,762   |
| HOUSEHOLDS           | 2,018    | 9,589    | 19,768   |
| AVG HOUSEHOLD INCOME | \$82,264 | \$93,551 | \$80,787 |
| DAYTIME POPULATION   | 6,769    | 20,695   | 48,424   |



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