

1,200 - 4,000 SF  
RETAIL



FOR LEASE



## ABC Warehouse Plaza

4130-4146 24th Avenue  
Fort Gratiot Township, Michigan 48059

### Property Highlights

- Prime location on 24th Avenue in Fort Gratiot Township
- Modern, well-maintained commercial property
- Spacious interior with open floor plan
- Ample parking for customers and employees
- High visibility and traffic count for businesses
- Versatile space suitable for various business types (Office & Retail Uses)
- Former Mickey Shorr space with 1 Overhead Door

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	1,200 - 4,000 SF
Building Size:	32,585 SF

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	2,326	6,967	11,768
Total Population	4,092	13,681	24,535
Average HH Income	\$67,446	\$73,612	\$72,150

**NAI Farbman**

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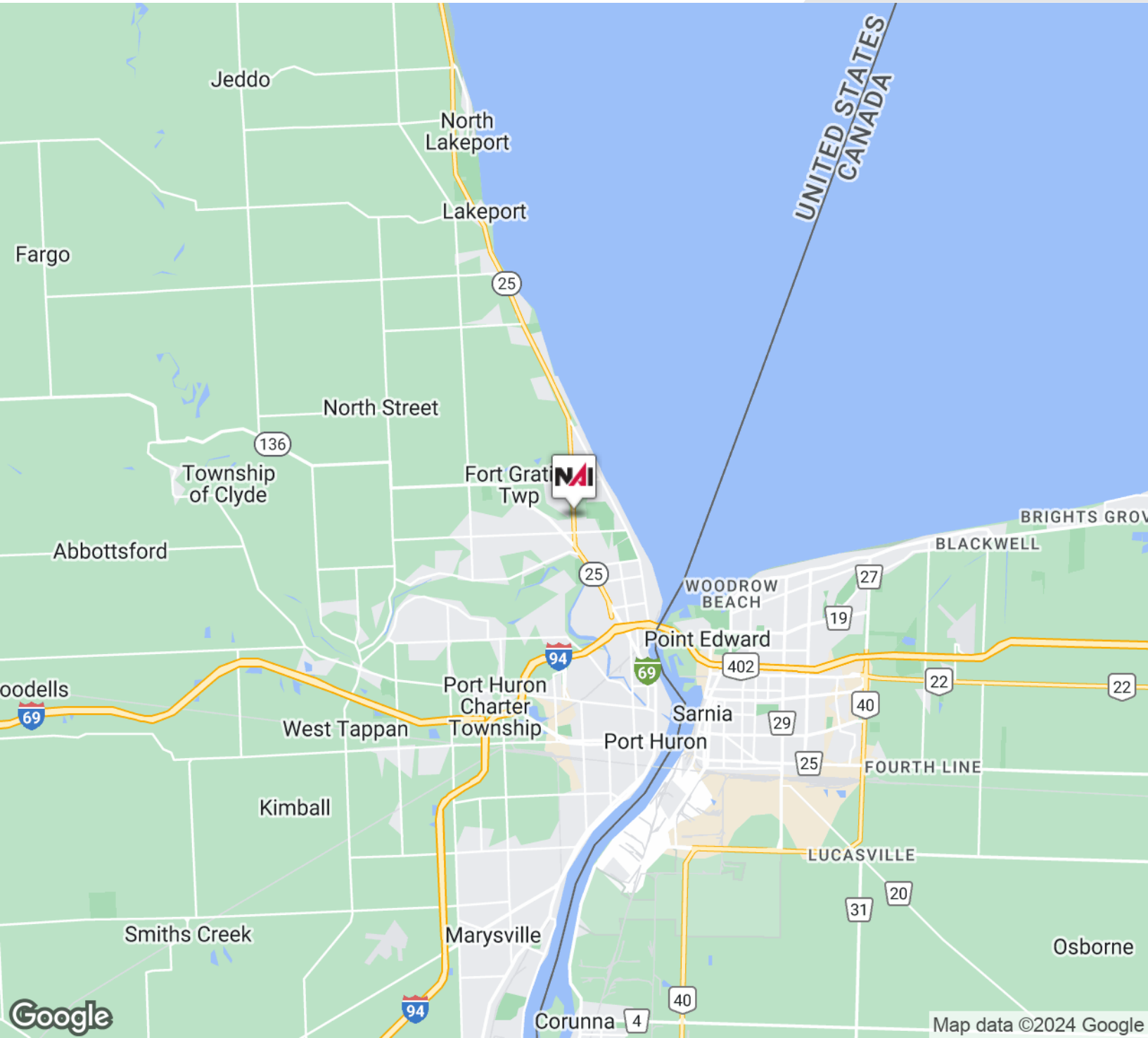




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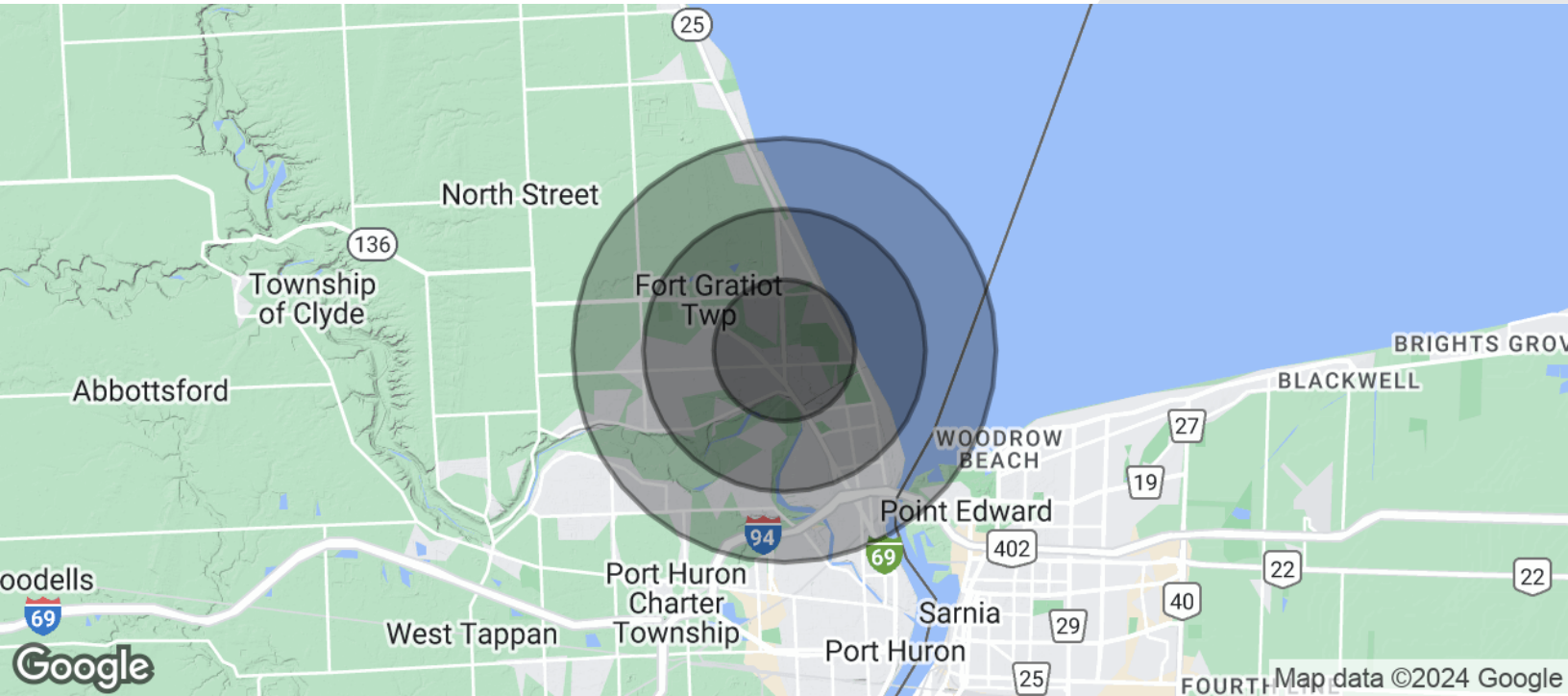
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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	4,092	13,681	24,535
Average Age	53.8	48.7	45.7
Average Age (Male)	55.6	46.1	42.8
Average Age (Female)	54.1	50.7	47.1

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,326	6,967	11,768
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$67,446	\$73,612	\$72,150
Average House Value	\$208,291	\$195,667	\$177,922

2020 American Community Survey (ACS)



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