

BIRCHWOOD MALL

4350 24TH AVENUE | FORT GRATIOT | MI



HOT TOPIC

Bath
& Body
Works

JC Penney

KAY
JEWELERS

Buckle



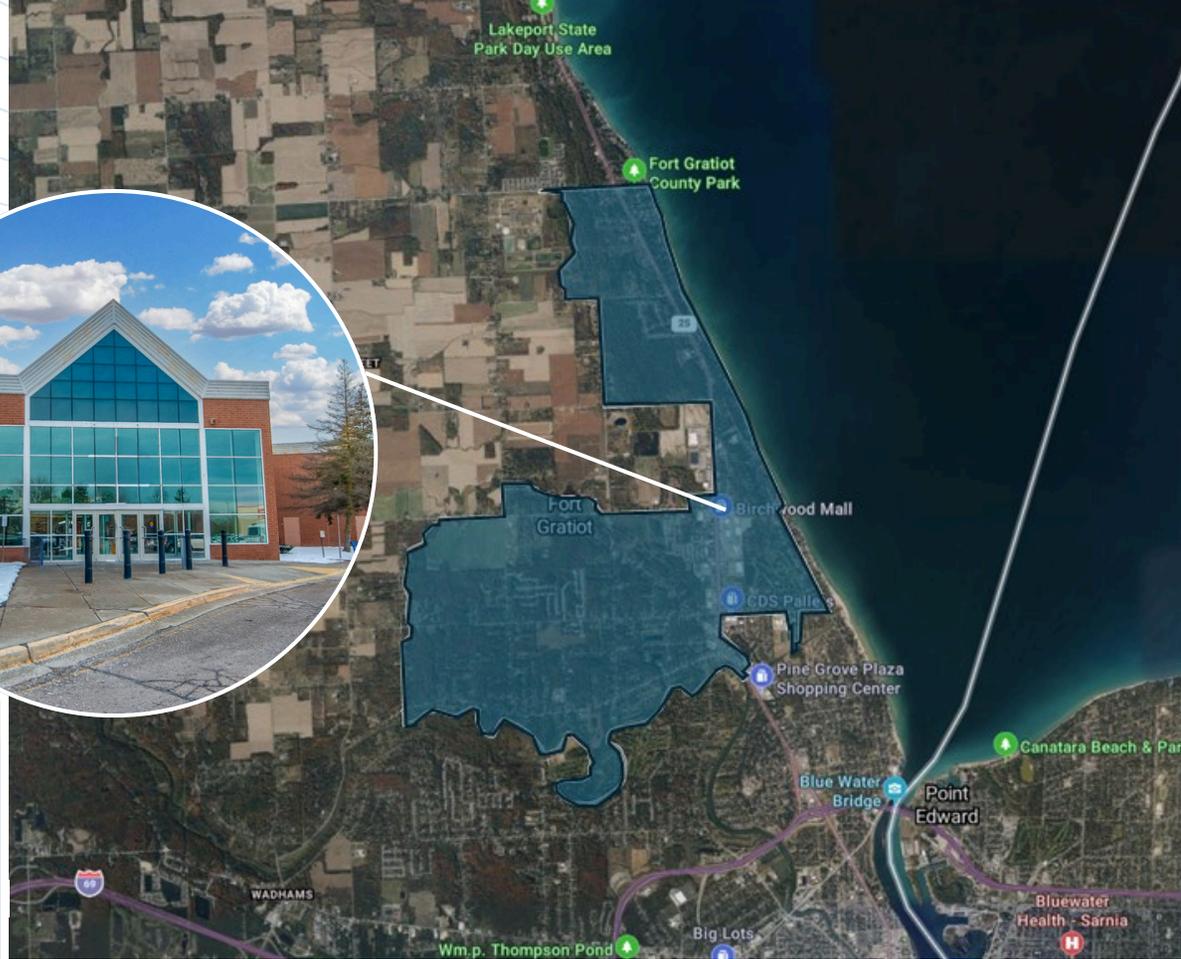
NATIONAL RETAILERS | STRONG REGIONAL TRAFFIC | PRIME FORT GRATIOT, MI

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LOCATION & DEMOGRAPHIC



	5 MILE	10 MILES	15 MILES
POPULATION			
2024 Estimated Population	44,957	80,260	103,385
2029 Projected Population	44,428	79,625	102,872
2023 Census Population	45,289	79,652	103,257
HOUSEHOLDS & GROWTH			
2024 Estimated Households	19,118	33,111	42,480
2023 Census Households	19,281	33,291	43,022
RACE & ETHNICITY			
2024 Est. Caucasian	85.6%	85.7%	87.3%
2024 Est. African American	3.4%	4%	3.3%
2024 Est. Asian or Pacific Islander	0.7%	0.6%	0.6%
2024 Est. Hispanic	5%	4.6%	4.1%
2024 Est. Other Races	5.2%	5.1%	4.9%
INCOME			
2024 Estimated Average Household Income	\$82,297.84	\$80,523.41	\$84,660.39
2024 Estimated Median Household Income	\$62,334.74	\$62,972.33	\$65,985.06
2024 Estimated Per Capital Income	\$35,383.39	\$33,609.08	\$35,092.58
BUSINESSES & EMPLOYEES			
2024 Estimated Total Businesses	1,287	1,936	2,242
2024 Estimated Total Employees	14,818	21,831	24,666

FORT GRATIOT, MI

Fort Gratiot Township is an established retail and residential community in St. Clair County, Michigan, located immediately north of Port Huron along the Lake Huron shoreline. Adjacent to the Blue Water Bridge international border crossing, the township serves as a key commercial hub for the greater Blue Water Area, drawing local residents and cross-border visitors from Ontario, Canada.

The township benefits from strong regional access via Interstate 94, M-25, and I-69 and functions as the primary shopping destination for northern St. Clair County. Supported by stable neighborhoods, steady household incomes, and a growing senior population, Fort Gratiot offers consistent consumer demand reinforced by commuter traffic, tourism, and healthcare-driven activity, positioning the market for continued retail and service-oriented investment.

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SITE AERIAL

