

FOR SALE

# 1.43 AC Walmart Outparcel

RETAIL



## PROPERTY INFO

**4845 24TH AVE  
FORT GRATIOT, MI 48059  
STORE #1611- PAD #1**

- + Excellent visibility along 24th Avenue
- + Outparcel located at entrance into Walmart
- + Situated along northern portion of the Port Huron trade area
- + Close proximity to Birchwood Mall (\$275/SF)
- + AHI of \$65K within a five mile radius
- + Trade area includes Walmart, Meijer, TJ Maxx, Barnes & Noble, Hobby Lobby, ALDI, Planet Fitness, Kohl's, Gander Outdoors, Dunham's Sports, Lowe's, Home Depot, Tractor Supply,



### Total Population

1 Mile	1,853
3 Miles	14,012
5 Miles	36,532

### Number of Households

1 Mile	999
3 Miles	6,217
5 Miles	15,202

### Average HH Income

1 Mile	\$67,802
3 Miles	\$70,819
5 Miles	\$65,584

Source: Esri, 2017 Estimates

## CONTACT US

### Matt Crowell

Senior Associate  
+1 248 351 2084  
Matt.Crowell@cbre.com

### CBRE, Inc.

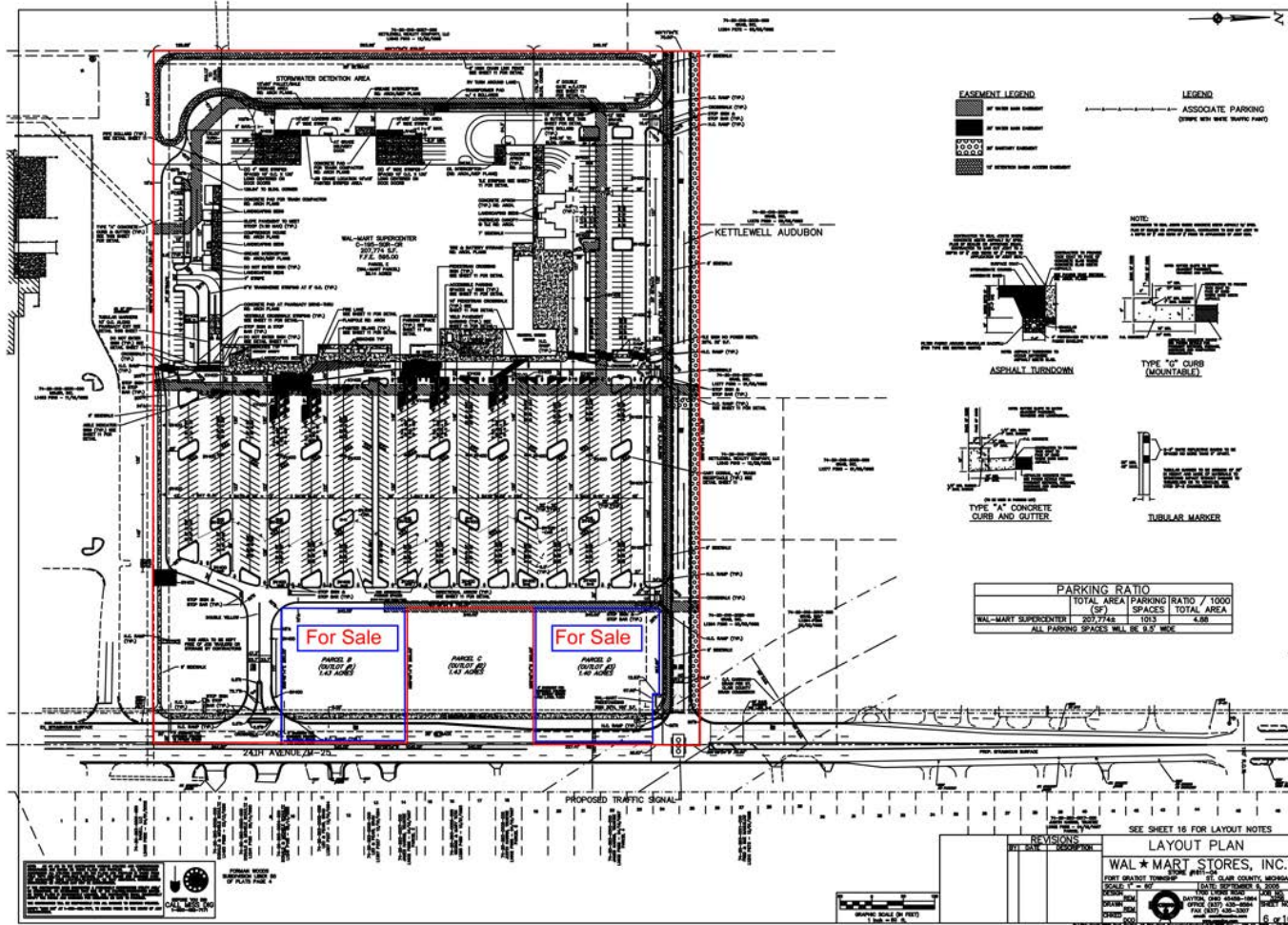
Detroit  
2000 Town Center  
Suite 2200  
Southfield, MI 48075  
Licensed Real Estate Broker

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

FOR SALE

# 1.43 AC Walmart Outparcel

RETAIL





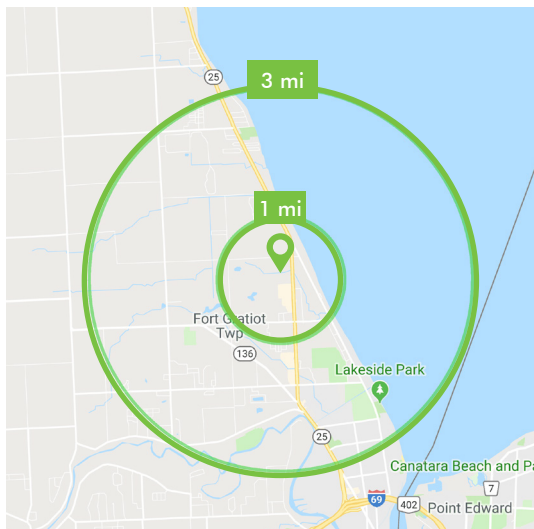
**FOR SALE**

# 1.43 AC Walmart Outparcel

**RETAIL**



## RETAIL TRADE AREA



### Drive Time Demographics

	5 Minutes	10 Minutes	15 Minutes
Total Population	3,360	22,538	50,382
Number of Households	1,629	9,640	20,636
Average HH Income	\$72,549	\$67,883	\$62,809

Source: Esri, 2017 Estimates