

**RETAIL OPPORTUNITY WITH
CHARM AND CHARACTER**



PILOT

PROPERTY GROUP

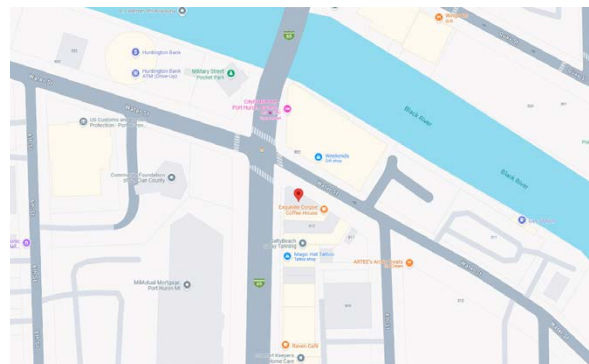
902 MILITARY AVENUE, PORT HURON, MI 48060

PROPERTY OVERVIEW:

This beautifully renovated commercial space blends historic charm with modern updates, making it an ideal setting for a range of business uses. Being situated in the heart of the Social District allows visitors ages 21 and over to enjoy a drink while safely strolling through Downtown Port Huron. Undergoing a complete renovation in 2023, the space features refinished original hardwood floors, a freshly painted 12-foot tin ceiling, and a custom-built bar designed to enhance both aesthetics and functionality. A second bathroom was also added during the renovation to better accommodate high-traffic use.

The interior offers a warm, inviting atmosphere with exposed brick walls and rich architectural details that speak to the building's storied past. A standout feature is the 150-year-old vault – an eye-catching relic that adds unique character and history to the space. So, whether you're creating a cozy retail experience, an upscale lounge, or a dynamic office space, this property provides a one-of-a-kind backdrop with modern convenience and timeless character. The space also features a full clean dry basement space.

Property Type:	Commercial/Retail
Cross Streets:	SEC Military and Water Streets
Available Square Footage:	1,960
Year Built:	1872
Zoning:	Comm/Retail
Parking Spaces:	City Street Parking
Ceiling Height:	12 ft.
Heat Type:	GFA
Lease Rate:	\$12.00/SF
Lease Type:	NNN
CAM:	\$2.25/SF



AGENT CONTACT INFO

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ADDITIONAL PHOTOS



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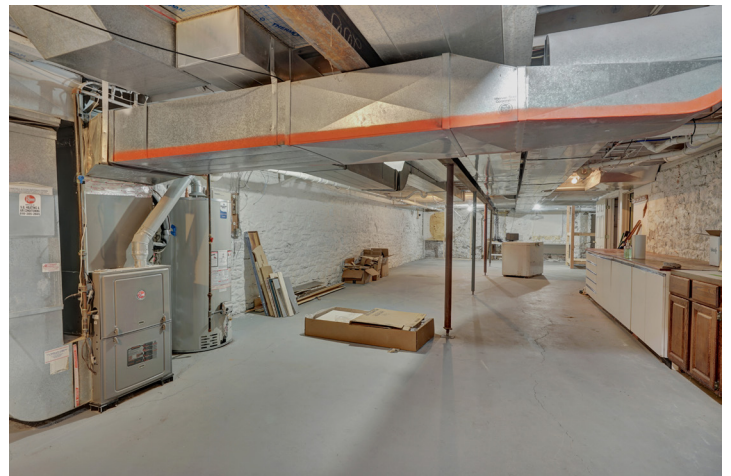
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