

FOR LEASE

FORMER RITE AID

39 KRISTIAN ST, SANDUSKY, MI 48471

**13,068 SF
AVAILABLE**

SIGNAGE AVAILABLE

LANDMARK
AVAILABLE
CALL 488-2620

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PROPERTY DETAILS

LOCATION:	39 Kristian St, Sandusky, MI 48471
PROPERTY TYPE:	Shopping Center
DATE AVAILABLE:	Immediately
RENT:	\$9.00/SF Gross
BUILDING SIZE:	13,068 SF
AVAILABLE SPACE:	13,068 SF
ZONING:	Commercial, Retail
TRAFFIC COUNT:	Sanilac Rd (11,603 CPD)

EXCLUSIVELY LISTED BY:



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\$9.00/SF GROSS

13,068 SF

RENT

AVAILABLE SPACE

ANCHORS



TENANT ROSTER



HIGHLIGHTS

- Flexible, large-scale commercial space ideal for adaptive reuse.
- Formerly a Rite Aid.
- A 13,068 sq ft building situated within the Westpark Shopping Center in downtown Sandusky, the county seat of Sanilac County.
- Placed in a walkable shopping center with ample parking capacity (100+ spaces), drawing steady customer traffic.
- Offered on a Gross Rent Basis.

MICRO AERIAL



MACRO AERIAL



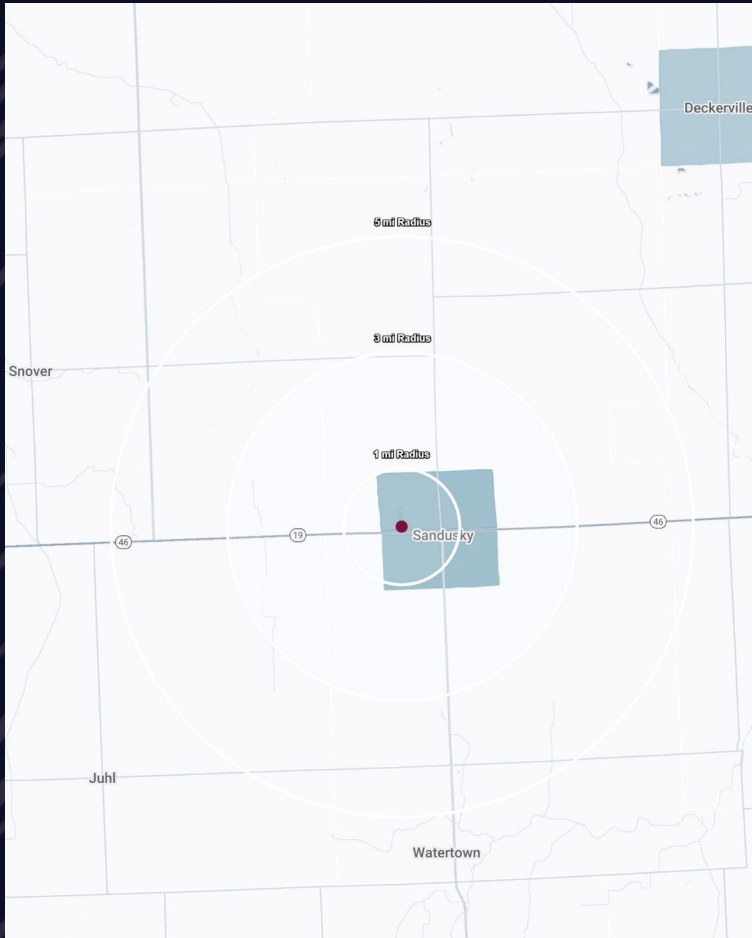
PLAT



INTERIOR PHOTO



DEMOGRAPHICS



FORMER RITE AID

51037 Van Dyke, Shelby Twp, MI 48316

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	2,384	3,619	4,443
2030 Projected Population	2,251	3,464	4,275
2020 Census Population	2,695	4,069	4,990
2010 Census Population	2,673	4,110	5,091
Projected Annual Growth 2025 to 2030	-1.1%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2025	-0.7%	-0.8%	-0.8%

HOUSEHOLDS

2025 Estimated Households	987	1,524	1,866
2030 Projected Households	945	1,463	1,796
2020 Census Households	1,167	1,754	2,128
2010 Census Households	1,108	1,696	2,079
Projected Annual Growth 2025 to 2030	-0.8%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	-0.7%	-0.7%	-0.7%

RACE

2025 Est. White	92.8%	93.8%	94.3%
2025 Est. Black	2.4%	1.8%	1.5%
2025 Est. Asian or Pacific Islander	0.8%	0.7%	0.6%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	3.8%	3.6%	3.5%

INCOME

2025 Est. Average Household Income	\$89,262	\$87,411	\$87,677
2025 Est. Median Household Income	\$77,524	\$71,805	\$70,244
2025 Est. Per Capita Income	\$37,431	\$37,201	\$37,162

BUSINESS

2025 Est. Total Businesses	160	259	276
2025 Est. Total Employees	1,936	2,911	2,996

CONTACT US



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