



ELECTRIC AVE - SUITE A

2609 Electric Ave. - Suite A

Port Huron, MI 48060



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PORT HURON, MI 48060

EXCLUSIVELY PRESENTED BY:



JENNIFER LASCO

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Lasco Real Estate Group

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PROPERTY SUMMARY

Offering Price	\$425,000.00
Building SqFt	5,400 SqFt
Year Built	1990
Lot Size (SF)	16,161.00 SqFt
Parcel ID	74-06-922-0001-000
Zoning Type	Commercial
County	St. Clair
Frontage	104.00 Ft
Coordinates	42.955157,-82.434996

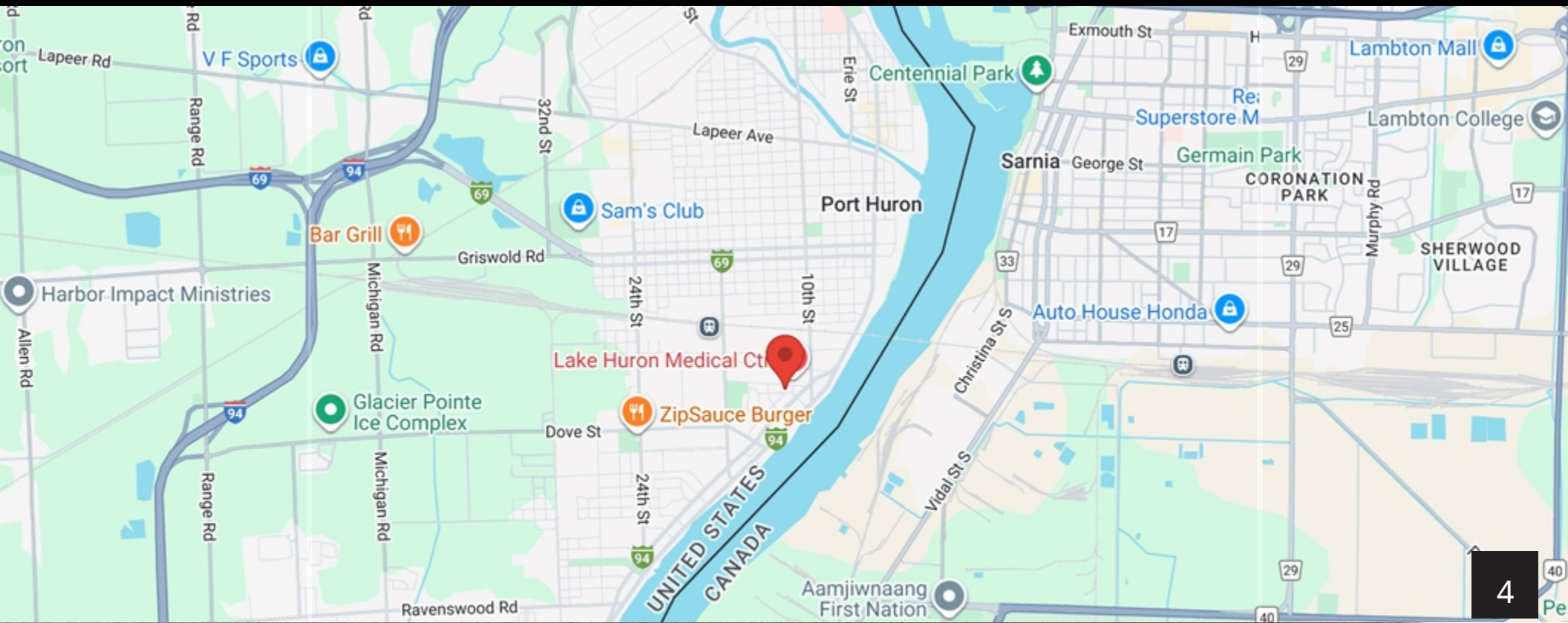
INVESTMENT SUMMARY

Exceptional Medical Office Opportunity - Prime Location Next to Lake Huron Hospital
Positioned in the parking lot of Lake Huron Hospital, this well-maintained 5780 sqft. medical office is ideally suited for a multi-doctor practice. Designed with efficiency and patient comfort in mind, the space features a large, welcoming waiting room, a spacious administrative office with built-in desks and filing systems, and numerous patient exam and appointment rooms to accommodate a busy practice. The interior boasts nicely neutral décor in excellent condition, making it move-in ready for a variety of medical specialties. Ample on-site parking for both staff and patients ensures convenience and accessibility. With its prime location adjacent to the hospital, this property provides outstanding visibility, easy access, and a natural referral base. A turnkey solution for expanding or establishing your practice in a thriving medical community.



INVESTMENT HIGHLIGHTS

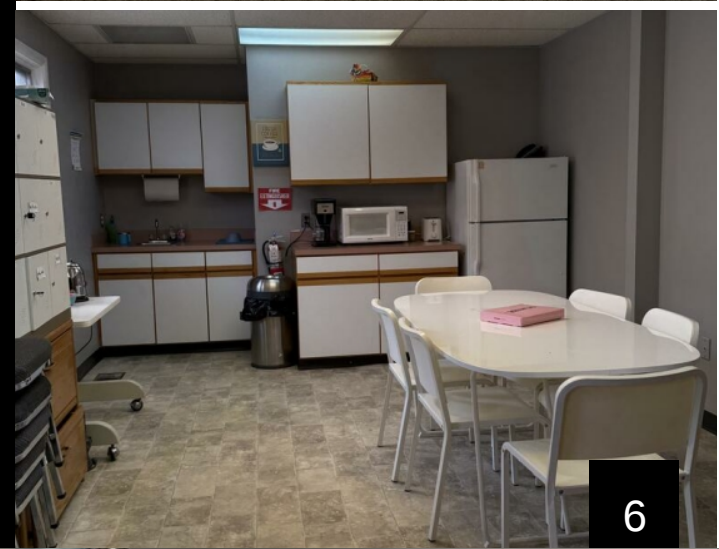
- High-ceilings and highly flexible floor plans offer bright and spacious multi-purpose spaces to realize your business' full potential.
- Fully built-out specialty spaces with private restrooms catering for the staff within the space, as well as additional restroom for the public just outside the suite.
- Located in the parking lot adjacent and facing Lake Huron medical.
- Large Office that would support multiple doctors in a large practice.





LOCATION HIGHLIGHTS

- Ideally located in the heart of downtown Port Huron and adjacent to world-class developments offering a plethora of shopping and dining experiences.
- A curated mix of live, work and play spaces nearby, including apartment towers, retail and restaurants and Class A office spaces along master-planned and highly walkable parks and promenades.
- Convenient ingress/egress from all major highways.





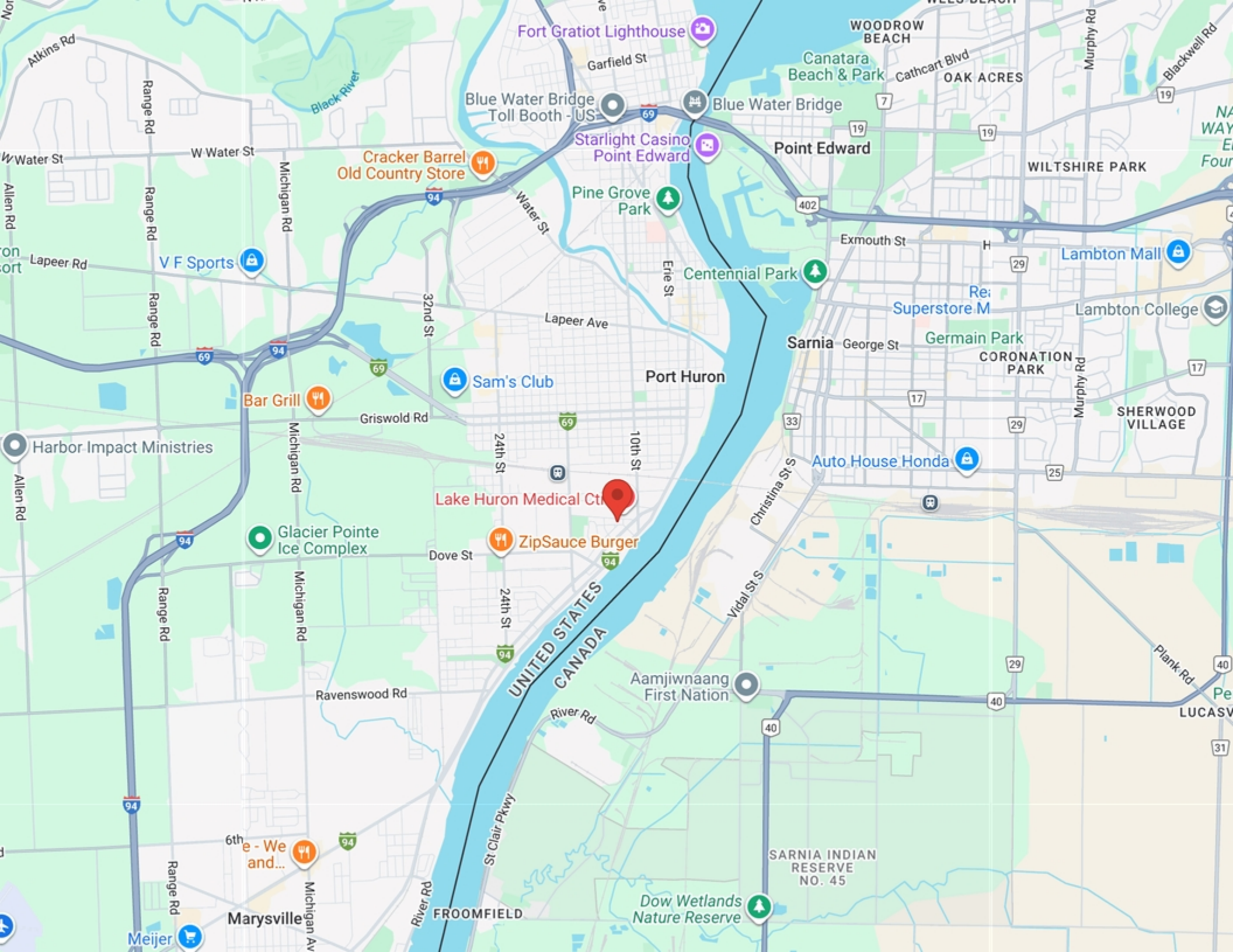
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,900	27,714	54,931
2010 Population	7,610	27,316	55,280
2025 Population	7,092	26,188	53,568
2030 Population	7,035	26,049	53,090
2025-2030 Growth Rate	-0.16 %	-0.11 %	-0.18 %
2025 Daytime Population	7,867	33,692	57,917

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	611	2,038	3,020
\$15000-24999	324	1,254	2,165
\$25000-34999	211	1,062	1,871
\$35000-49999	467	1,517	3,050
\$50000-74999	462	1,929	3,943
\$75000-99999	390	1,344	3,129
\$100000-149999	311	1,219	3,409
\$150000-199999	101	354	1,218
\$200000 or greater	49	172	1,076
Median HH Income	\$ 45,215	\$ 45,777	\$ 58,126
Average HH Income	\$ 59,612	\$ 58,869	\$ 76,410

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,962	10,790	21,740
2010 Total Households	2,819	10,437	21,983
2025 Total Households	2,926	10,900	22,891
2030 Total Households	2,957	11,031	23,107
2025 Average Household Size	2.33	2.34	2.3
2025 Owner Occupied Housing	1,405	5,923	15,263
2030 Owner Occupied Housing	1,505	6,282	15,899
2025 Renter Occupied Housing	1,521	4,977	7,628
2030 Renter Occupied Housing	1,452	4,749	7,208
2025 Vacant Housing	178	830	1,369
2025 Total Housing	3,104	11,730	24,260





ABOUT PORT HURON

Port Huron is a city in and the county seat of St. Clair County, Michigan, United States. The population was 28,983 at the 2020 census.



CITY OF PORT HURON

AREA

CITY	12.3 SQ MI
LAND	8.1 SQ MI
WATER	4.2 SQ MI
ELEVATION	604 FT

POPULATION



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