

FORMER DRUG STORE W/ DRIVE-THRU

FOR LEASE | 11,180 +/- SF | 1.43 Acres | 33,000 + VPD



2910 Pine Grove Ave | Port Huron, MI 48060

Encore Real Estate Investment Services | 6755 Daly Road, West Bloomfield, MI 48322 | encorereis.com

CONFIDENTIALITY AND DISCLAIMER

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

EXCLUSIVELY LISTED BY:

DANTE HARGIS

Senior Director

248.702.0289

dhargis@encorereis.com

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

CONFIDENTIALITY AND DISCLAIMER	2
EXECUTIVE SUMMARY	4
PROPERTY PHOTOS	5
BUILDING & LAND SKETCH	6
AERIAL MAP	7
AERIAL MAP	8
REGIONAL MAP	9
DEMOGRAPHICS MAP & REPORT	10



EXECUTIVE SUMMARY

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



OFFERING SUMMARY

Lease Rate	Best Offer
Lease Type	Triple "NNN" Net
Land Acreage:	1.43 Acres
Year Built:	1997
Building Size:	11,180
Property Taxes	\$27,056.17
Zoning:	C1 - General Business

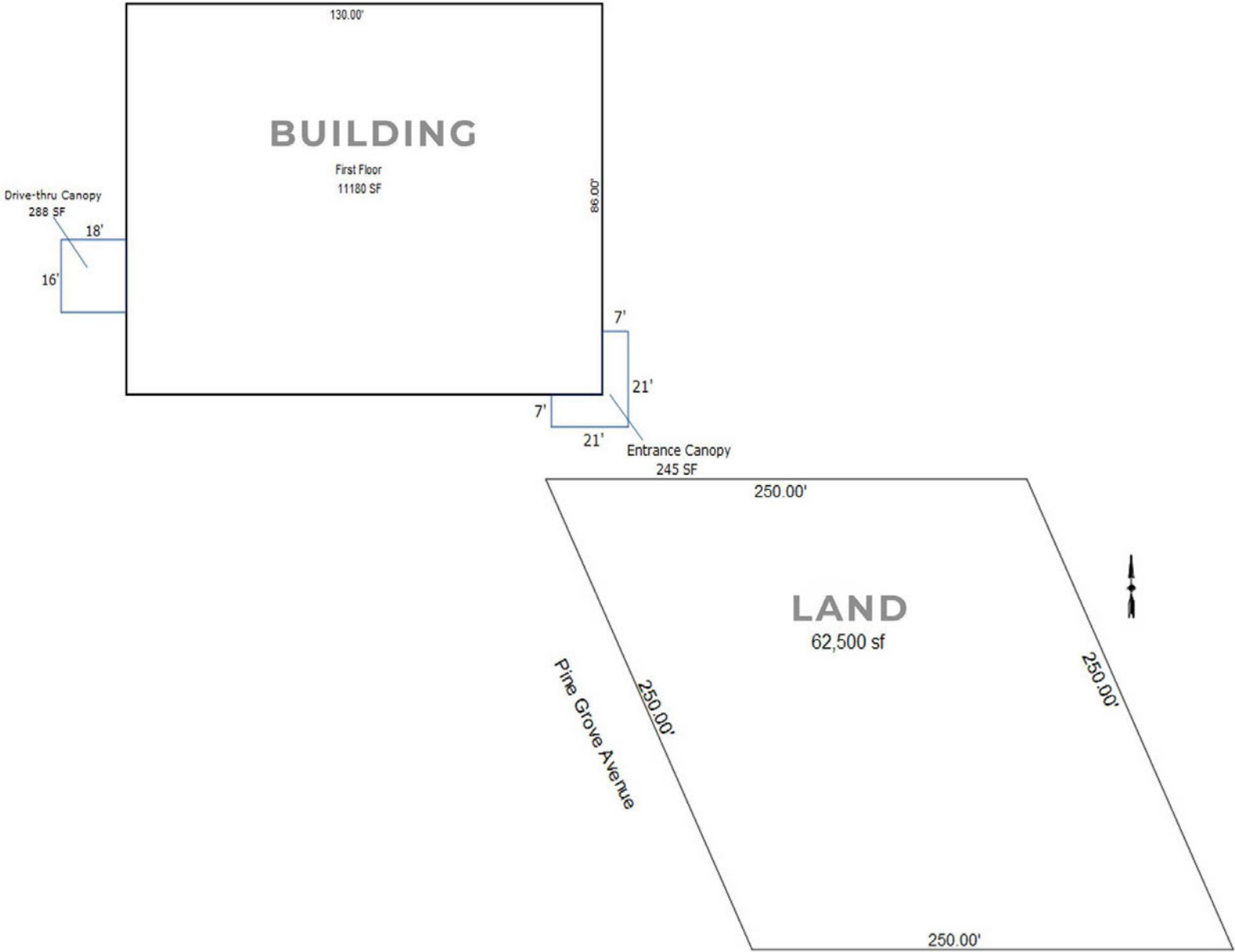
PROPERTY HIGHLIGHTS

- 11,180 SF +/- Free Standing Retail Building w/ Drive-Thru Situated On 1.43 Acres In Port Huron, MI
- Former Rite Aid Pharmacy Constructed In 1997 - Exterior Recently Painted
- Located On Pine Grove Avenue The Areas Main-Thoroughfare & Easy Access To I-94 & I-69
- Multiple Points of Ingress & Egress | Access On Pine Grove - Strong Traffic Counts - 33,000 +/- VPD
- Strong Intrinsic Real Estate Value w/ Excellent Signage & Visibility
- Zoning C-1 - General Business District | SDM Liquor License Available
- Port Huron Stretches 7 Miles Along The St. Clair River & Base of Lake Huron - An International Border Crossing By Way of The Blue Water Bridge
- Blue Water Bridge Plays An Essential Role As An Economic Link Between Canada and the United States - One of The Busiest Ontario International Crossings

PHOTOS



BUILDING & LAND SKETCH



U-HAUL

ACE
Hardware

Days Inn.

AERIAL



Colonial Professional Center

Pinegrove Ave 33,800 VPD



Silver Pines
APARTMENTS



BIRCHWOOD MALL

TARGET

LOWE'S Kroger

five BELOW JCPenney CHEVROLET Panera

Goodwill QDOBA MEXICAN EATS TEXAS ROADHOUSE STARBUCKS COFFEE Auto Zone Denny's

Olive Garden Walgreens SHERWIN-WILLIAMS

Mercy Village MICKY SHORR ABC WAREHOUSE

N
Port Huron Northern High School

O'Reilly Ford UPS

AUTO PARTS

DOLLAR TREE

enterprise FIFTH THIRD BANK

BURGER KING Arby's SALLY. wellnow

Applebees

Walmart

meijer

BEST BUY THE HOME DEPOT ALDI LONG JOHN SILVERS HARBOR FREIGHT

DUNKIN' DONUTS Potbelly DOLLAR GENERAL

TSC TRACTOR SUPPLY CO DICK'S SPORTING GOODS STAPLES chiji's

PET SMART GFS TJ-maxx KFC

KOHL'S BELLE HOBBY JO-ANN TIRE LOBBY PANDA EXPRESS CHINESE KITCHEN

Pinegrove Ave

McDonald's Wendy's Comfort INN

FAMILY DOLLAR U-HAUL ACE Hardware

CHASE JETS Tim Hortons

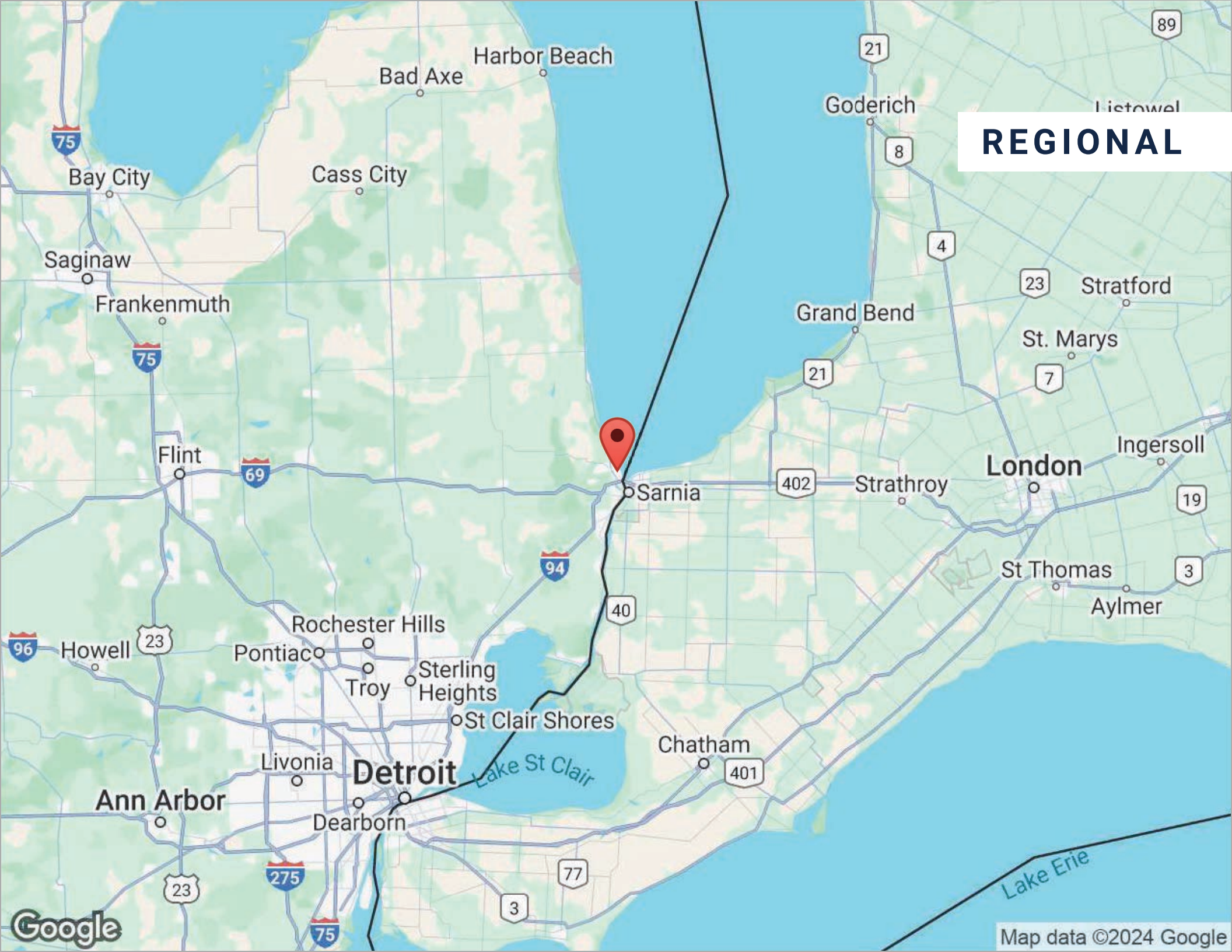


AERIAL

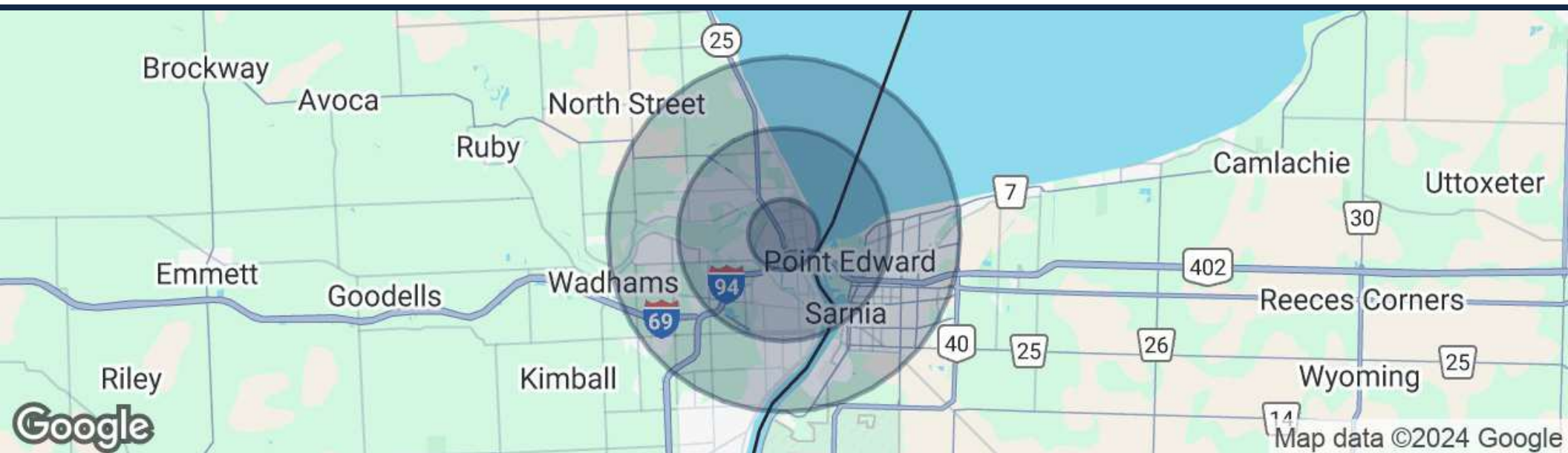


McLaren
PORT HURON

REGIONAL



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,046	34,612	52,538
Average Age	43	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,035	15,162	22,275
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$87,121	\$74,055	\$75,077
Average House Value	\$233,799	\$196,658	\$204,639

Demographics data derived from AlphaMap

EXCLUSIVELY LISTED BY:

DANTE HARGIS

Senior Director

dhargis@encorereis.com

248.702.0289

DENO BISTOLARIDES

Managing Partner

denob@encorereis.com

248.702.0288

FOR LEASE
11,180 +/- SF
1.43 ACRES
W/ DRIVE THRU