

KRUSE AND ASSOC LLC

OFFERING MEMORANDUM

2700 Pine Grove Ave
Port Huron, MI 48060



KRUSE AND ASSOC LLC

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OFFERING SUMMARY

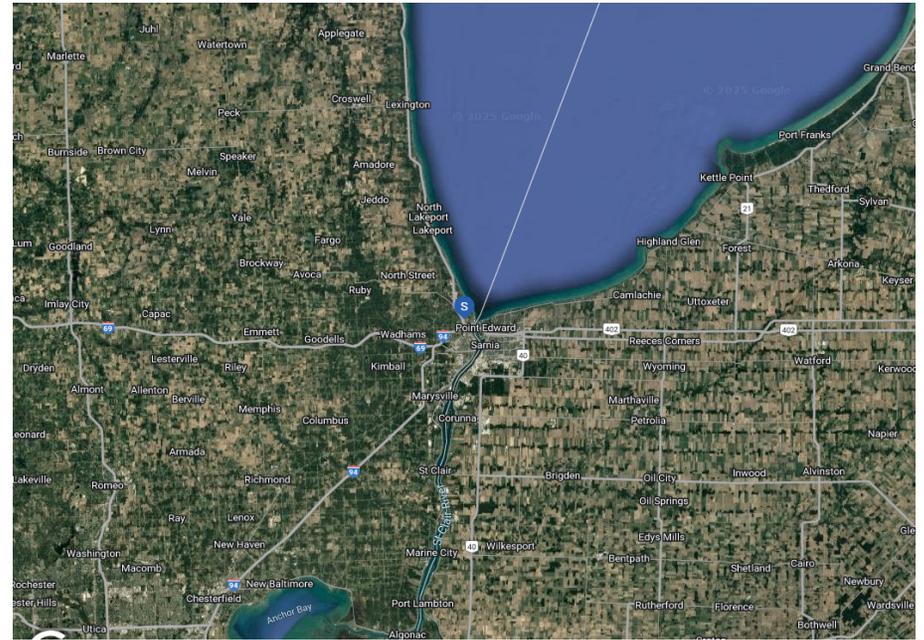
ADDRESS	2700 Pine Grove Ave Port Huron MI 48060
COUNTY	St. Clair
BUILDING SF	47,319 SF
LAND ACRES	2.917
LAND SF	127,080 SF
YEAR BUILT	1979
APN	06-514-0105-000
OWNERSHIP TYPE	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	8,720	34,180	52,829
2024 Median HH Income	\$60,371	\$53,510	\$55,290
2024 Average HH Income	\$87,050	\$72,459	\$76,043

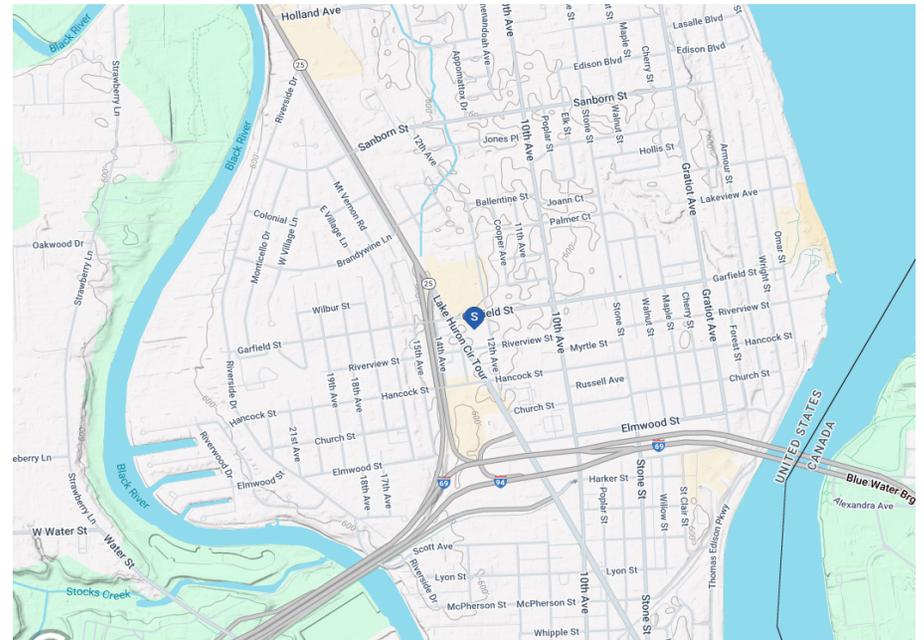
Location Highlights

- Prime Location: Situated in a high-traffic area with easy access to major roads and highways, making it highly visible and accessible for customers and clients.
- Versatile Zoning: The property offers flexibility for various types of development, from commercial to mixed-use or residential, providing opportunities for a wide range of investors and developers.
- Established Infrastructure: The area is well-served by utilities, transportation, and amenities, ensuring convenience and reducing the cost and complexity of future development.
- Road Frontage: This parcel has road frontage on all four sides, making it ideal for numerous businesses.
- Growing Community: Port Huron is experiencing growth and revitalization, with increasing demand for residential and commercial spaces, creating a strong market for investment.

Regional Map



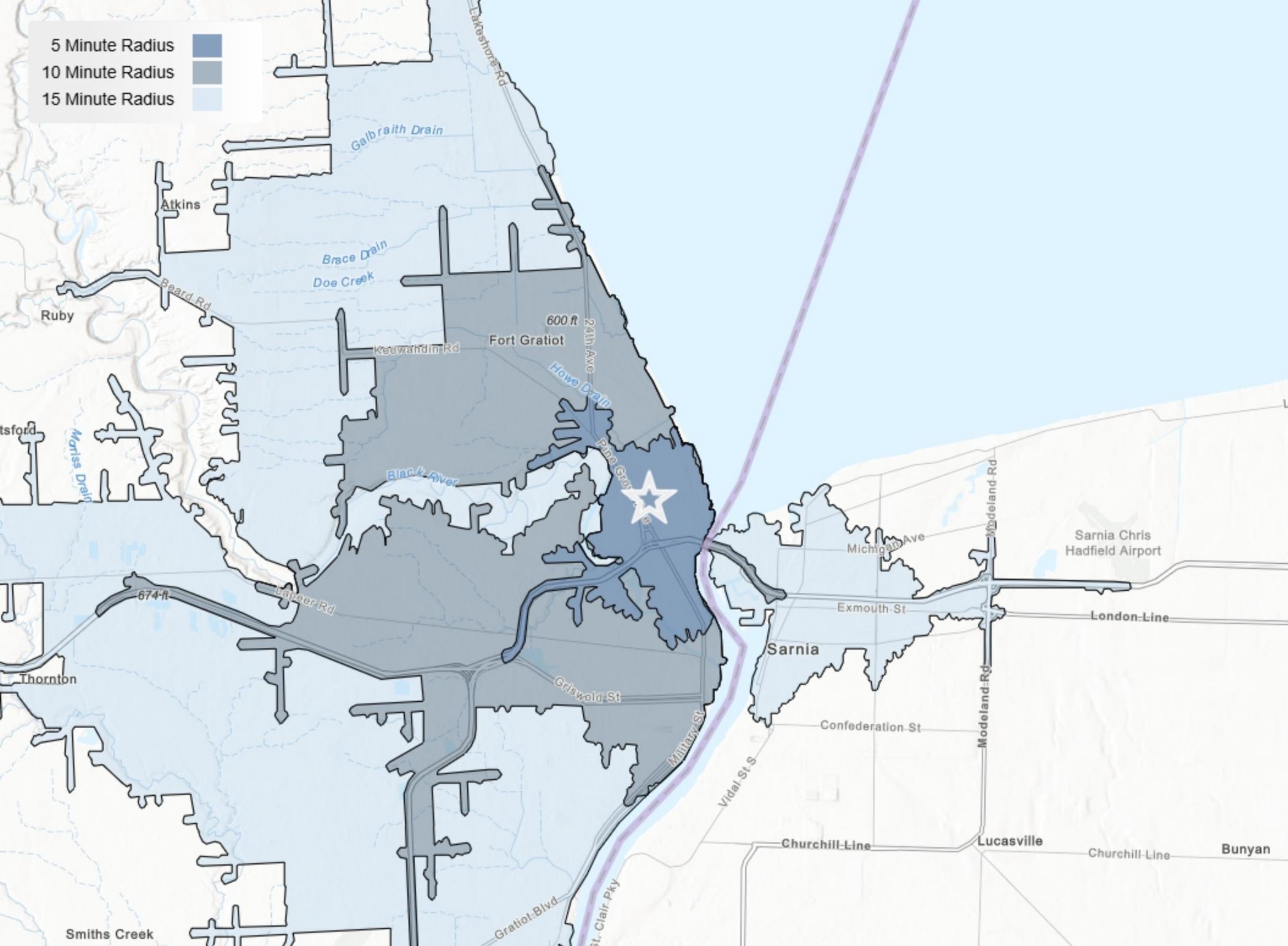
Local Map



5 Minute Radius

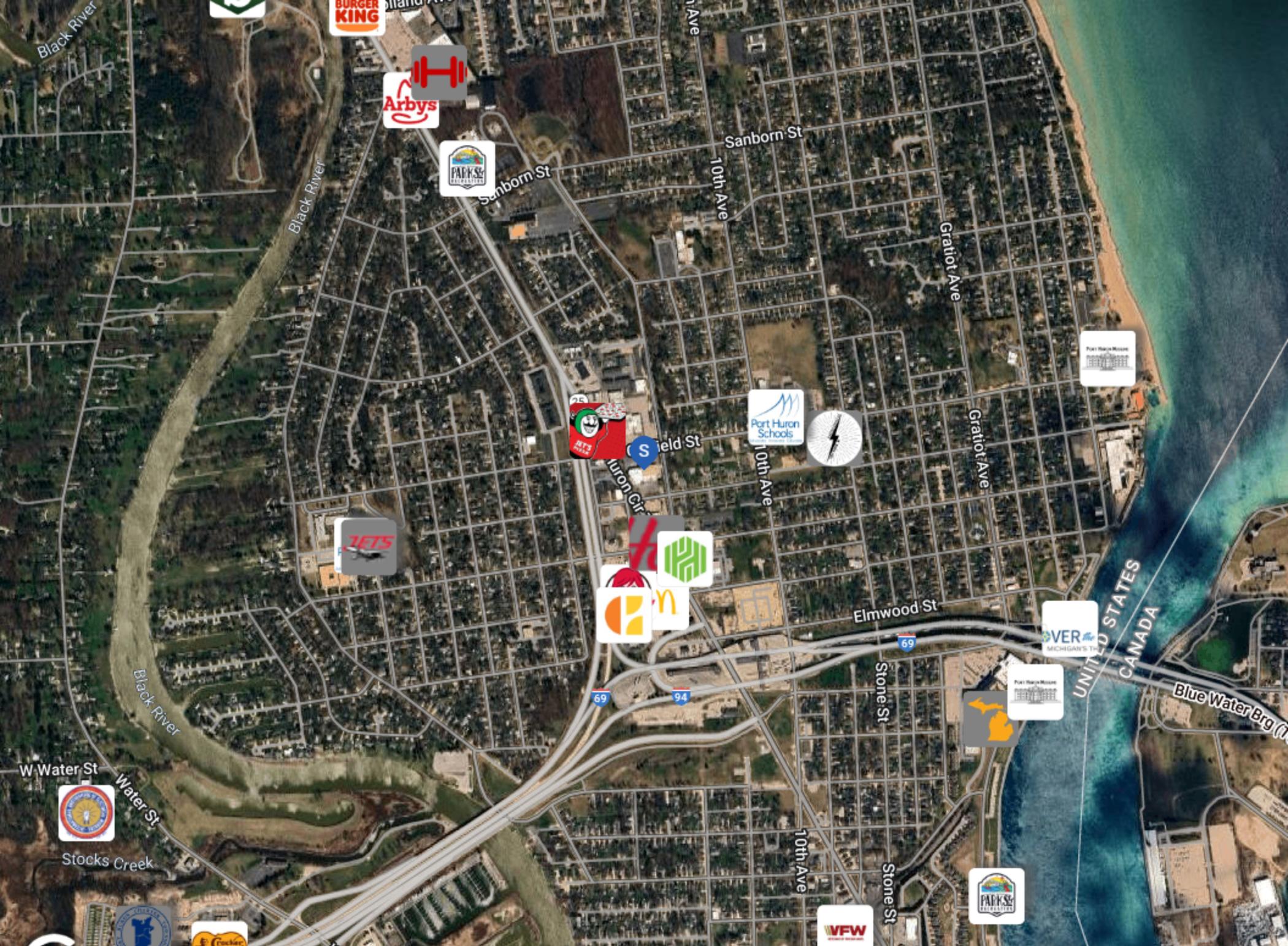
10 Minute Radius

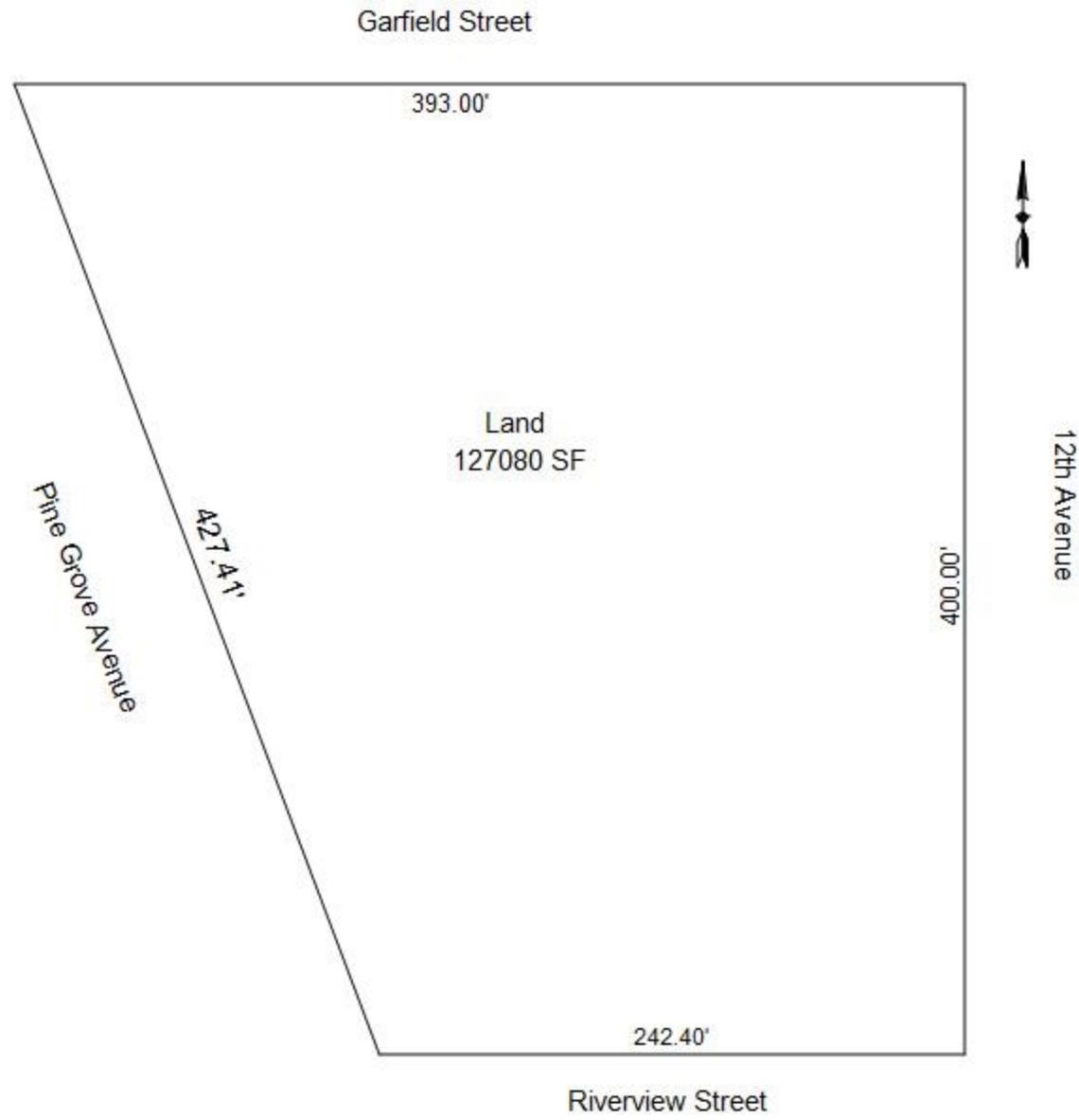
15 Minute Radius



PROPERTY FEATURES

NUMBER OF TENANTS	15
BUILDING SF	47,319
LAND SF	127,080
LAND ACRES	2.917
YEAR BUILT	1979
# OF PARCELS	1
ZONING TYPE	C-1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	427x393x400x242
NUMBER OF PARKING SPACES	150+
STREET FRONTAGE	1462.81
CORNER LOCATION	Yes

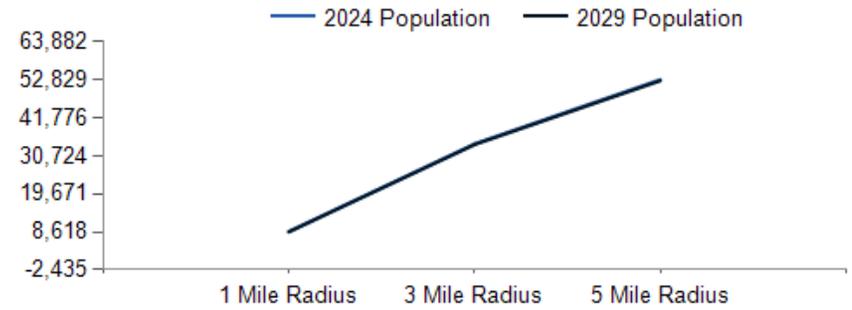




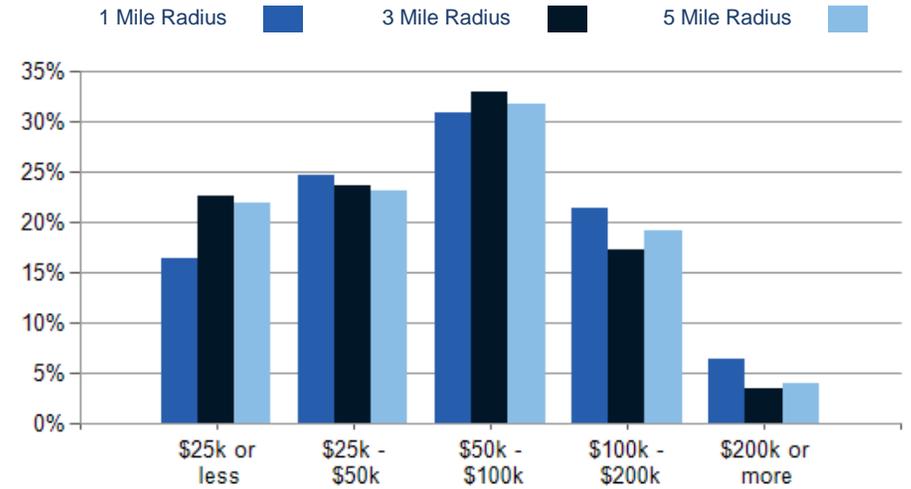
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,860	36,817	53,873
2010 Population	9,071	35,478	54,172
2024 Population	8,720	34,180	52,829
2029 Population	8,618	33,988	52,533
2024-2029: Population: Growth Rate	-1.20%	-0.55%	-0.55%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	341	1,973	2,728
\$15,000-\$24,999	290	1,434	2,193
\$25,000-\$34,999	448	1,694	2,457
\$35,000-\$49,999	499	1,875	2,746
\$50,000-\$74,999	663	2,784	3,889
\$75,000-\$99,999	521	2,182	3,232
\$100,000-\$149,999	549	1,768	2,918
\$150,000-\$199,999	273	826	1,392
\$200,000 or greater	246	519	905
Median HH Income	\$60,371	\$53,510	\$55,290
Average HH Income	\$87,050	\$72,459	\$76,043

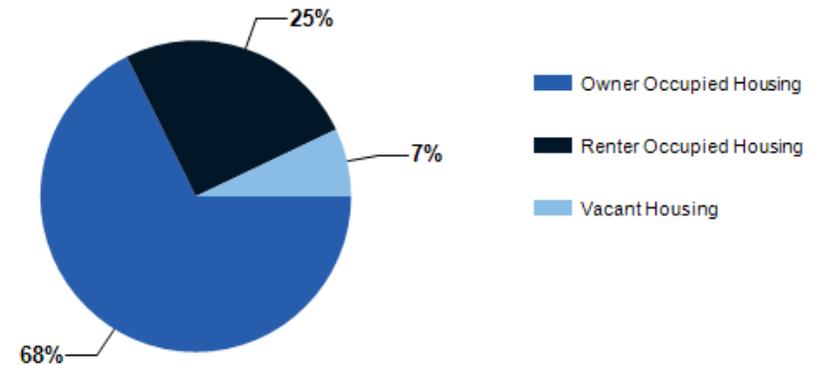
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,301	15,972	22,677
2010 Total Households	3,825	14,698	21,669
2024 Total Households	3,829	15,065	22,471
2029 Total Households	3,846	15,246	22,758
2024 Average Household Size	2.25	2.25	2.32
2024-2029: Households: Growth Rate	0.45%	1.20%	1.25%



2024 Household Income

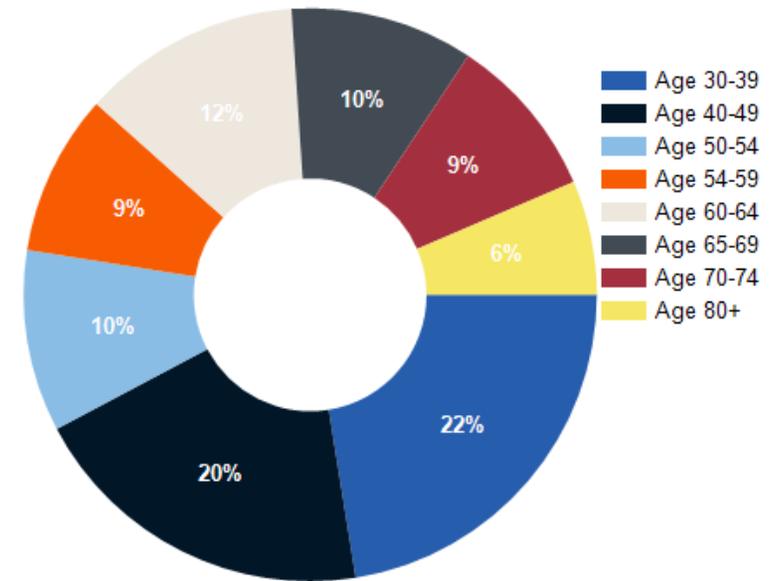


2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	627	2,314	3,365
2024 Population Age 35-39	575	2,125	3,135
2024 Population Age 40-44	532	2,080	3,128
2024 Population Age 45-49	527	1,945	3,010
2024 Population Age 50-54	549	2,114	3,317
2024 Population Age 55-59	487	2,141	3,381
2024 Population Age 60-64	661	2,512	3,802
2024 Population Age 65-69	553	2,341	3,563
2024 Population Age 70-74	495	1,814	2,733
2024 Population Age 75-79	345	1,300	2,014
2024 Population Age 80-84	179	787	1,215
2024 Population Age 85+	189	816	1,291
2024 Population Age 18+	7,014	27,430	42,097
2024 Median Age	42	42	42
2029 Median Age	43	43	43



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,022	\$57,514	\$59,567
Average Household Income 25-34	\$80,267	\$72,585	\$76,977
Median Household Income 35-44	\$73,150	\$66,115	\$70,668
Average Household Income 35-44	\$97,757	\$84,228	\$89,664
Median Household Income 45-54	\$80,786	\$66,488	\$70,744
Average Household Income 45-54	\$112,275	\$87,733	\$91,519
Median Household Income 55-64	\$59,483	\$55,107	\$57,141
Average Household Income 55-64	\$80,334	\$72,750	\$76,824
Median Household Income 65-74	\$52,582	\$44,496	\$46,251
Average Household Income 65-74	\$82,973	\$65,153	\$67,529
Average Household Income 75+	\$72,493	\$57,642	\$58,398

