

FORMER RITE AID & ADDITIONAL 1,300 SQ FT STAND-ALONE BUILDING

1710 & 1750 GRATIOT BLVD, MARYSVILLE, MI 48040



RETAIL PROPERTY FOR SALE OR LEASE



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OFFERING SUMMARY

FORMER RITE AID & ADDITIONAL 1,300 SQ FT STAND-ALONE BUILDING

ASKING PRICE FOR SALE:	\$1,800,000
PRICE/PSQF:	\$163.64
LEASE RATE & DETAILS:	
TOTAL LOT SIZE:	2.11 ACRES
BUILDING 1:	11,000 +/- SQF
BUILDING 2:	1,300 +/- SQF
LEASE RATE:	\$9 PSF + NNN
YEAR BUILT:	1997
Sale Price	\$1,800,000
Price/PSQF	\$163.64

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,447	7,480	17,486
Total Population	6,056	18,279	42,668
Average HH Income	\$85,192	\$73,125	\$66,600



PROPERTY HIGHLIGHTS

- Two Standalone Buildings - 11,000 Square Feet & 1,300 Square Feet | Located on 2.11 Acres of Land
- Single Oversized Parcel - 2.11 Acres - Strong Development Potential
- Parcel is Located at the Hard Corner Signalized Intersection of Michigan Avenue and Gratiot Boulevard
- Excellent Visibility, Signage and Ingress/Egress on both Michigan Avenue and Gratiot Boulevard Formerly a Rite Aid Drug Store and Cell Phone Store for Many Years Excellent Location in Marysville - In Close Proximity to the "Who's Who" of Retailers on Gratiot Boulevard - Marysville's Main Retail Corridor
- High Visibility and Traffic Flow with Excellent Traffic Counts Strong Suburb Demographics - Marysville is the Port Huron Area's Main Retail Commercial Corridor and Suburban Destination
- In Close Proximity to I-94 and within Minutes of the Bluewater Bridge International Border to Sarnia, Ontario, Canada



LOCATION DESCRIPTION

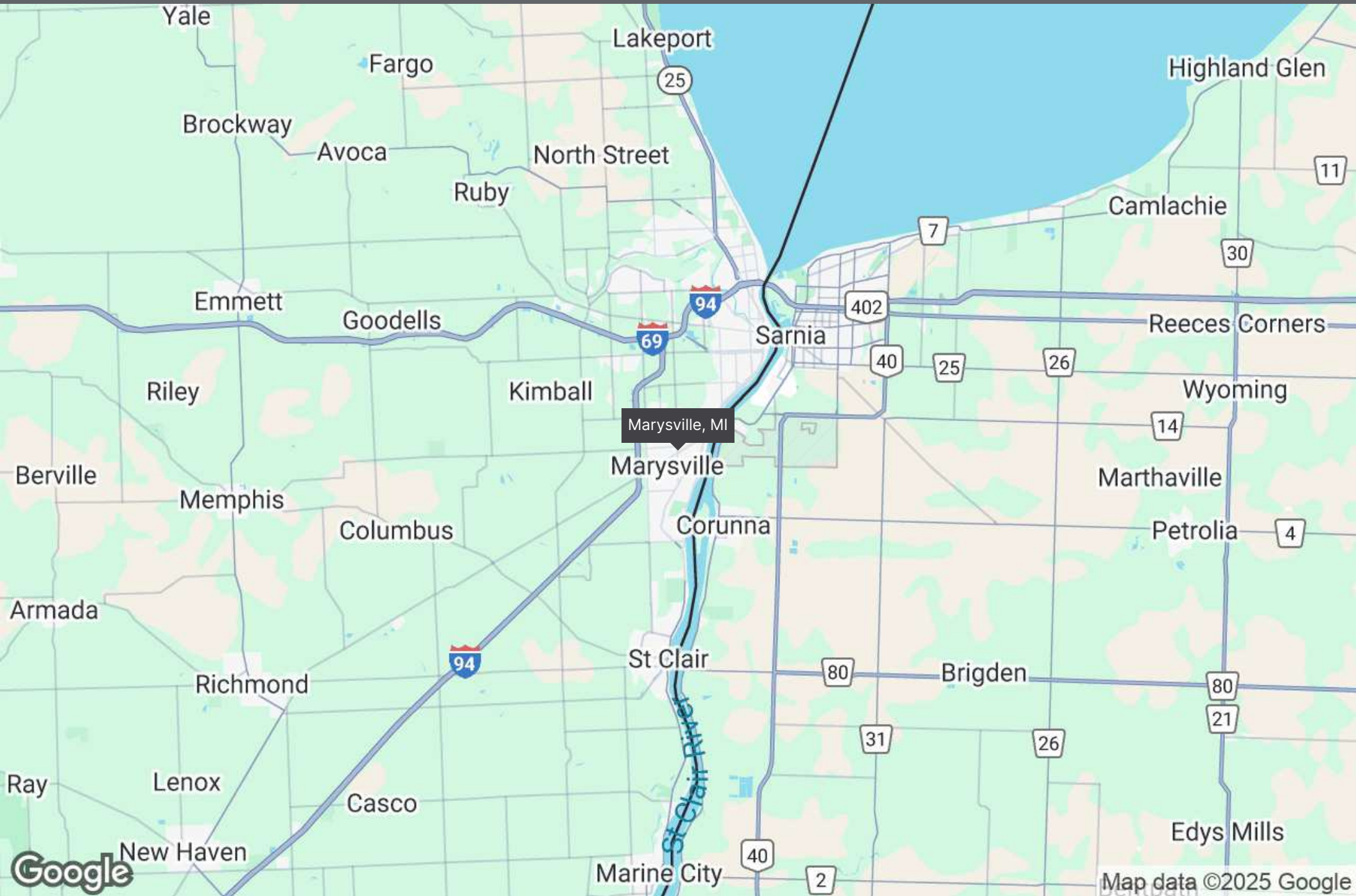
Marysville is a city in St. Clair County, Michigan. The population was 9,959 at the 2010 census. The municipality was founded in 1919, first as a village, and then later a city in 1924. According to the United States Census Bureau, the city has a total area of 7.9 square miles. Marysville is neighbored by Port Huron to the north, St. Clair to the south, Kimball Township to the west, and Corunna, Ontario to the east. The city is strategically located near I-94, I-69 and the US/Canadian border and is the ideal location for businesses or retailers looking to capture both the Canadian and American markets.

The city is marked by winding streets, subdivisions, a riverfront boardwalk, and a vibrant industrial park. Marysville has a very developed industrial economy. It houses a major Interstate Polymer factory and Mueller Brass factory. Marysville is also home to Marysville Hydrocarbons, site of a recently completed ethanol plant near the southern city border. Marysville has a growing industrial park, which includes an auto parts (previously Chrysler) factory, an addition to the MOPAR parts distribution center.

St. Clair County has the largest population in The Thumb. Many residents farther north in The Thumb, especially Sanilac County, travel to Port Huron for shopping and work. It is the farthest county to the east in Michigan, and most of the eastern border is the St. Clair River, which separates Michigan from Ontario. For the most part, St. Clair County is flat and agriculturally dominating in the north and west, but also has steep hills and small canyons near the Black River, although manufacturing dominates in and around Port Huron.

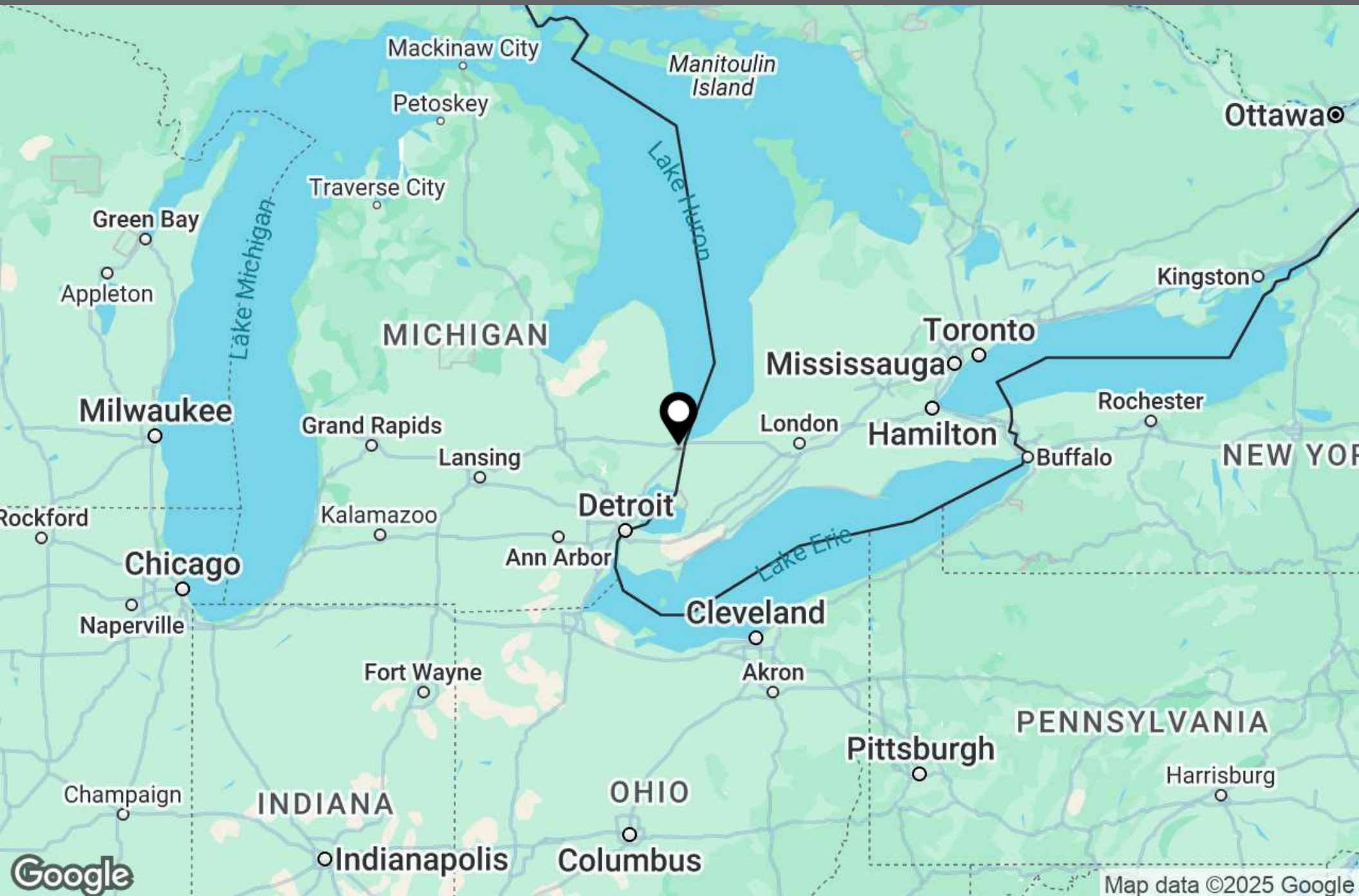
REGIONAL MAP

FORMER RITE AID & ADDITIONAL 1,300 SQ FT STAND-ALONE BUILDING



LOCATION MAP

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AERIAL MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION

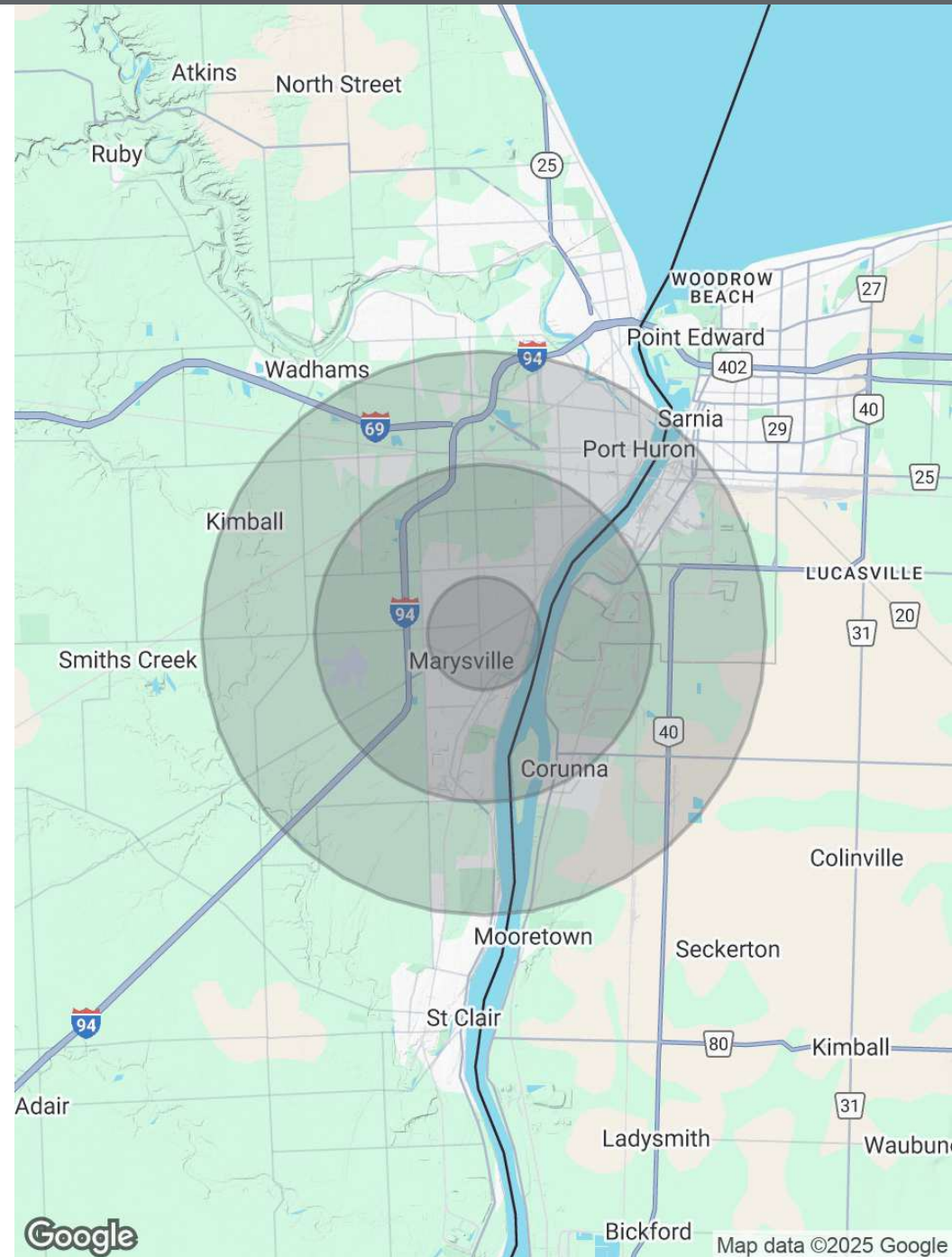
	1 MILE	3 MILES	5 MILES
Total Population	6,056	18,279	42,668

Average Age	41	40	41
Average Age (Male)	40	38	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,447	7,480	17,486
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$85,192	\$73,125	\$66,600
Average House Value	\$189,788	\$191,803	\$175,741

Demographics data derived from AlphaMap



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