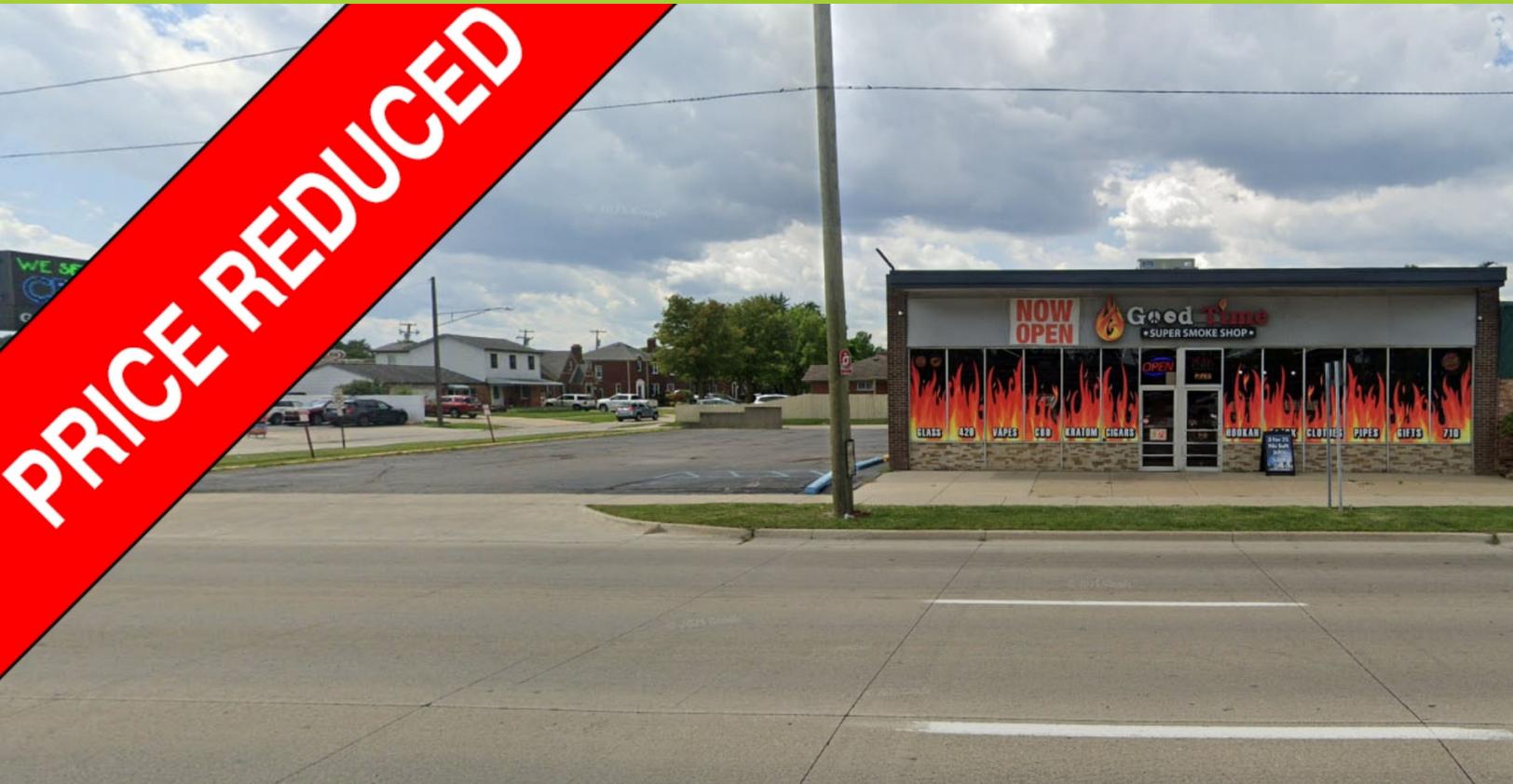


# 14750 FORT STREET

14750 FORT STREET | SOUTHGATE, MI 48195

Retail Property For Sale/Lease

PRICE REDUCED



## PROPERTY HIGHLIGHTS

- 4,000 SF retail building
- Currently operating as a smoke shop (do not disturb tenant)
- Custom artistic epoxy flooring and paint throughout
- Move-in-ready condition
- Digital pylon sign
- Dedicated on-site parking
- Exceptional visibility to 37K+ daily motorists on heavily traveled Fort Street
- Strong demographics with 202K+ people within a five-mile radius



PRESTON RABBAN

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Retail Property For Sale/Lease

## OFFERING SUMMARY

Sale Price:	\$449,000 <b>Price Reduced</b>
Lease Rate:	\$15.00 PSF, NNN
Parcel:	53-018-04-0263-002
Zoning:	C-2, General Business
Year Built:	1972
Year Renovated:	2020
Land Size:	0.28 Acres
Building Size:	4,000 SF
Parking:	± 20

## AVAILABLE SPACE

## SIZE (SF)

Entire Building	4,000 SF
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## TAXES

Winter 2024:	\$2,011.43
Summer 2025:	\$11,216.55
Total:	\$13,227.98

## PROPERTY DESCRIPTION

This 4,000 SF retail building is currently operating as a smoke shop (do not disturb tenant). The property is move-in-ready, featuring custom artistic epoxy flooring and paint throughout, a digital pylon sign, and dedicated on-site parking. The site offers exceptional visibility to 37K+ daily motorists on heavily traveled Fort Street, with strong demographics of 202K+ people within a five-mile radius.

## LOCATION DESCRIPTION

Located on the west side of Fort Street, just north of Eureka Road.

## SURROUNDING BUSINESSES

ALDI, Walgreens, Subway, Biggby Coffee, Captain Jay's Fish & Chicken, AT&T, T-Mobile, Domino's Pizza, First Merchants Bank, Family Dollar, Checkers, Chase Bank, Taco Bell, CVS, 7-Eleven, Citizens, KFC, Dollar General, Arby's, Dairy Queen, Little Caesars Pizza, and many more.

## TRAFFIC (VEHICLES PER DAY)

Fort Street	37,697
-------------	--------

(2WAY/ADT/CoStar 2025)



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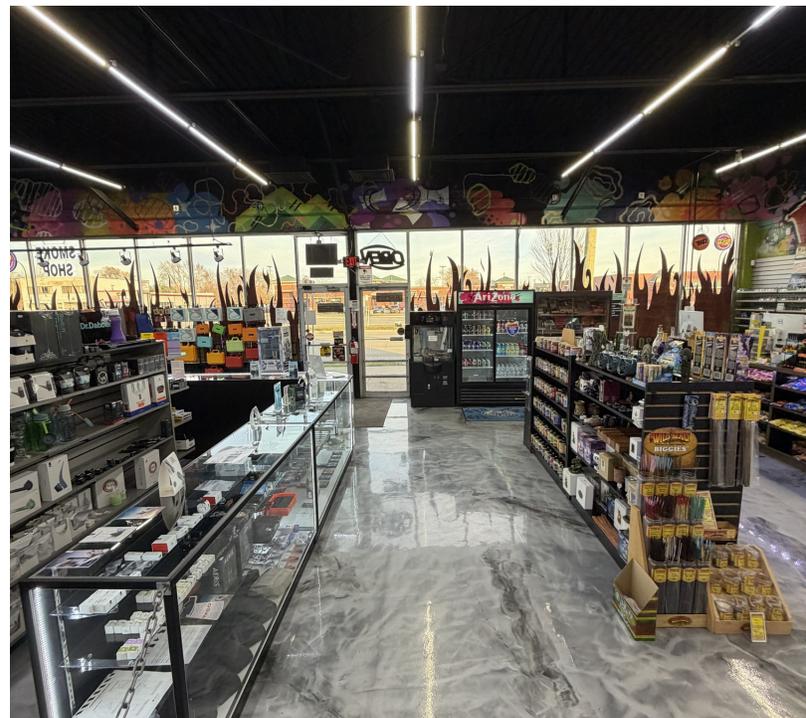
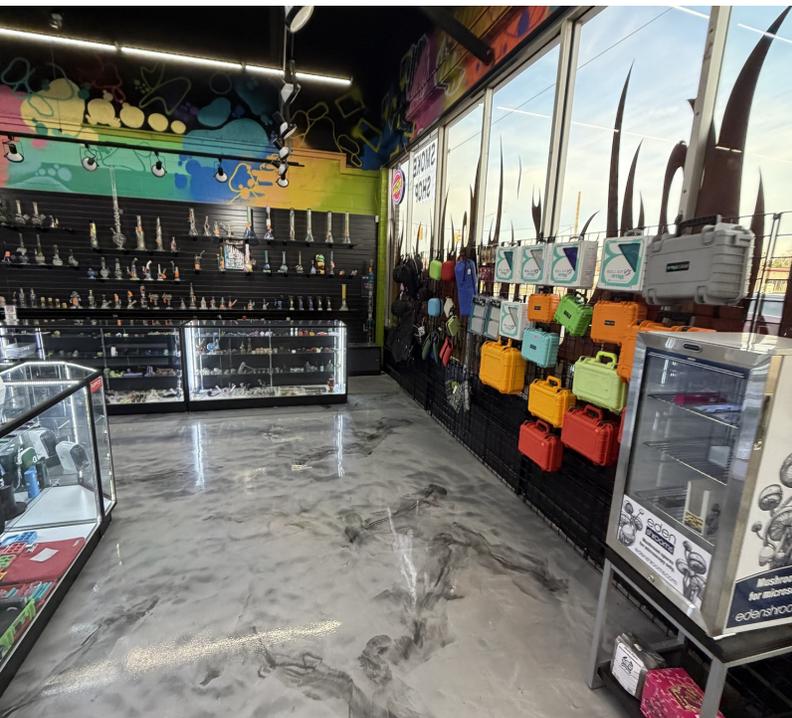
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FORT STREET



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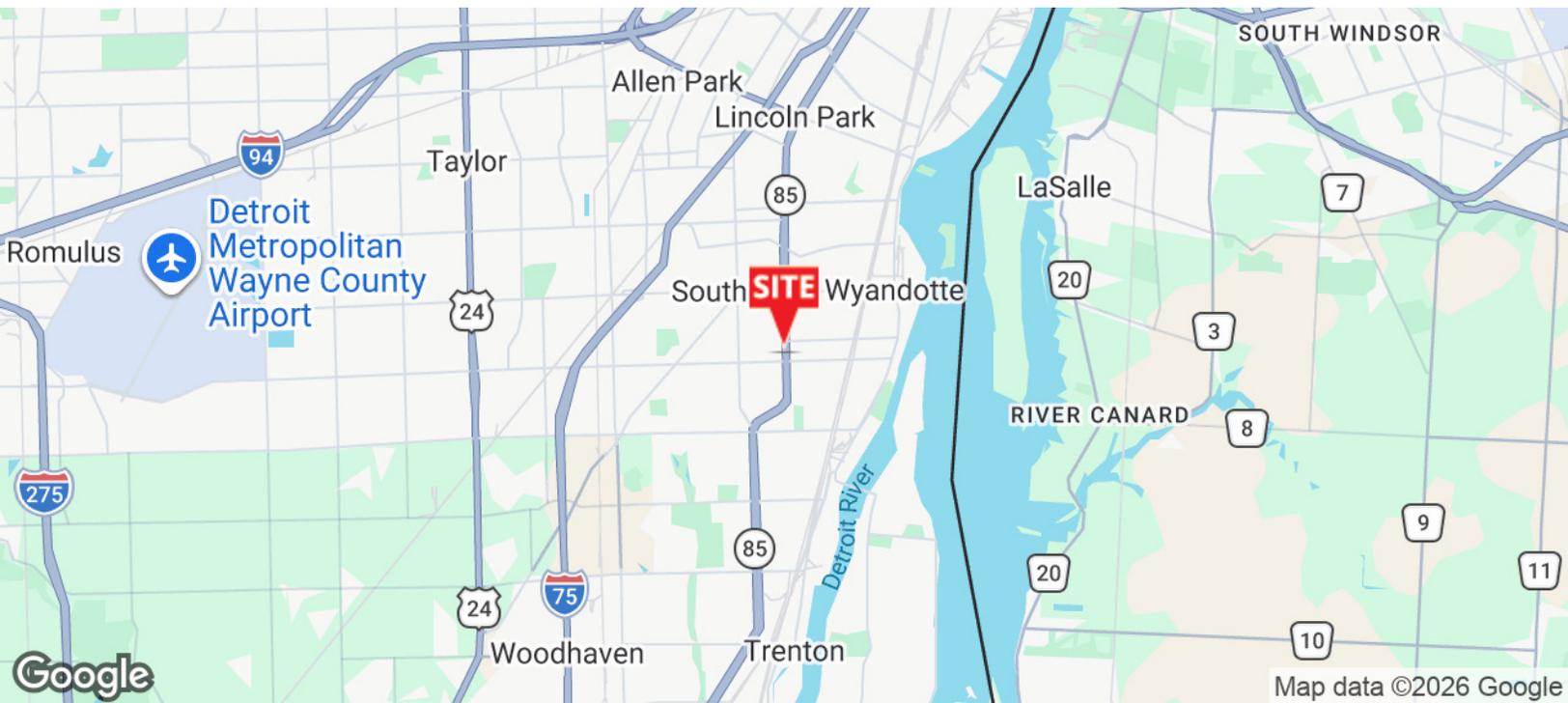
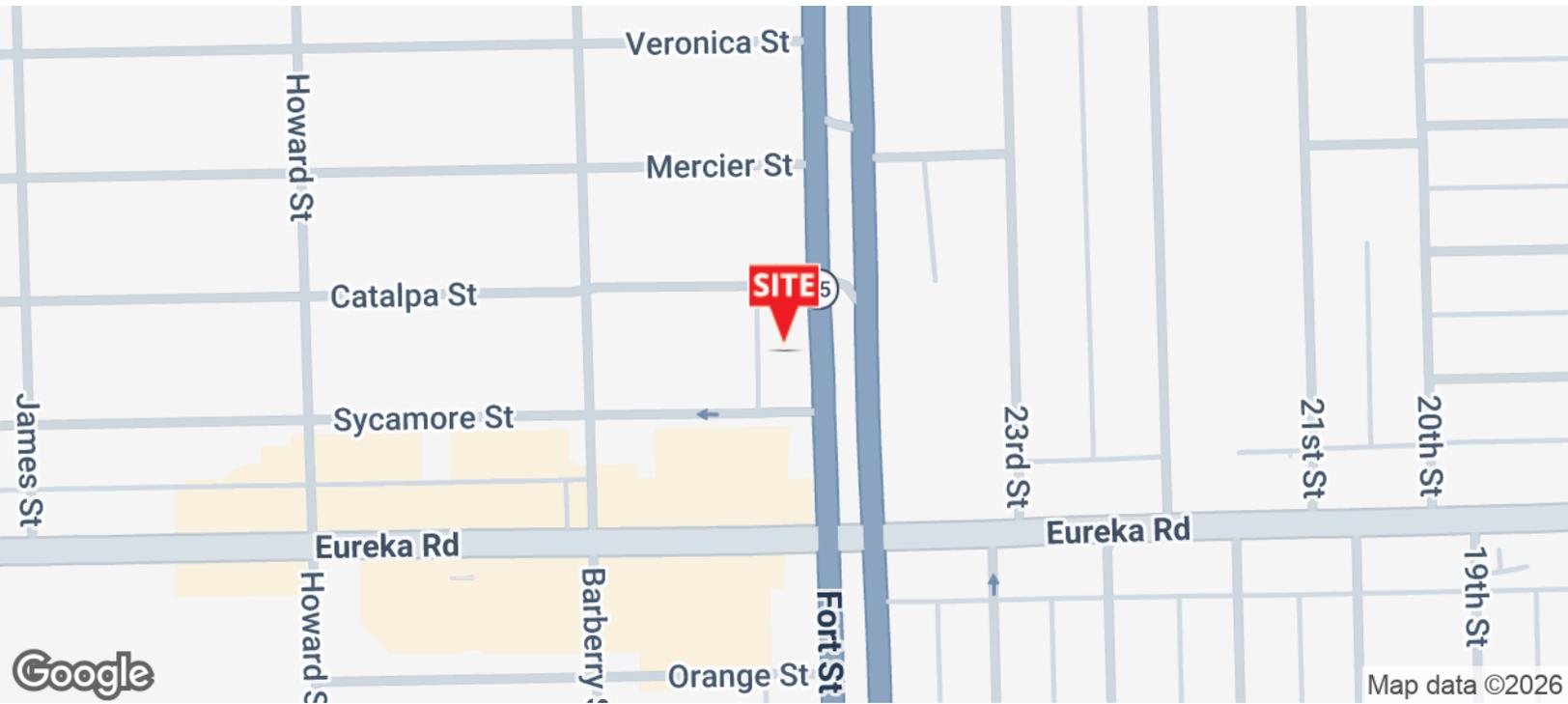
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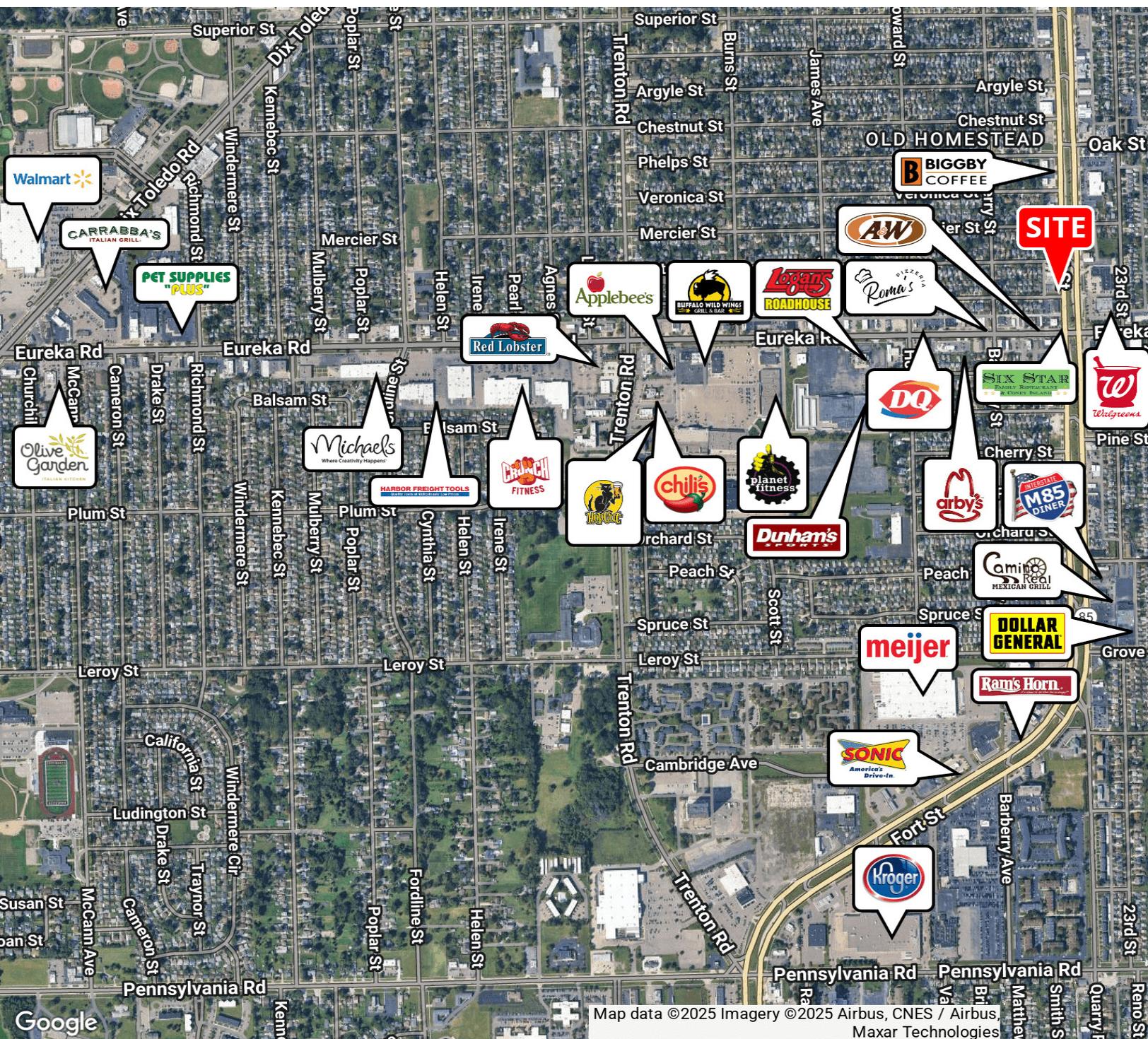
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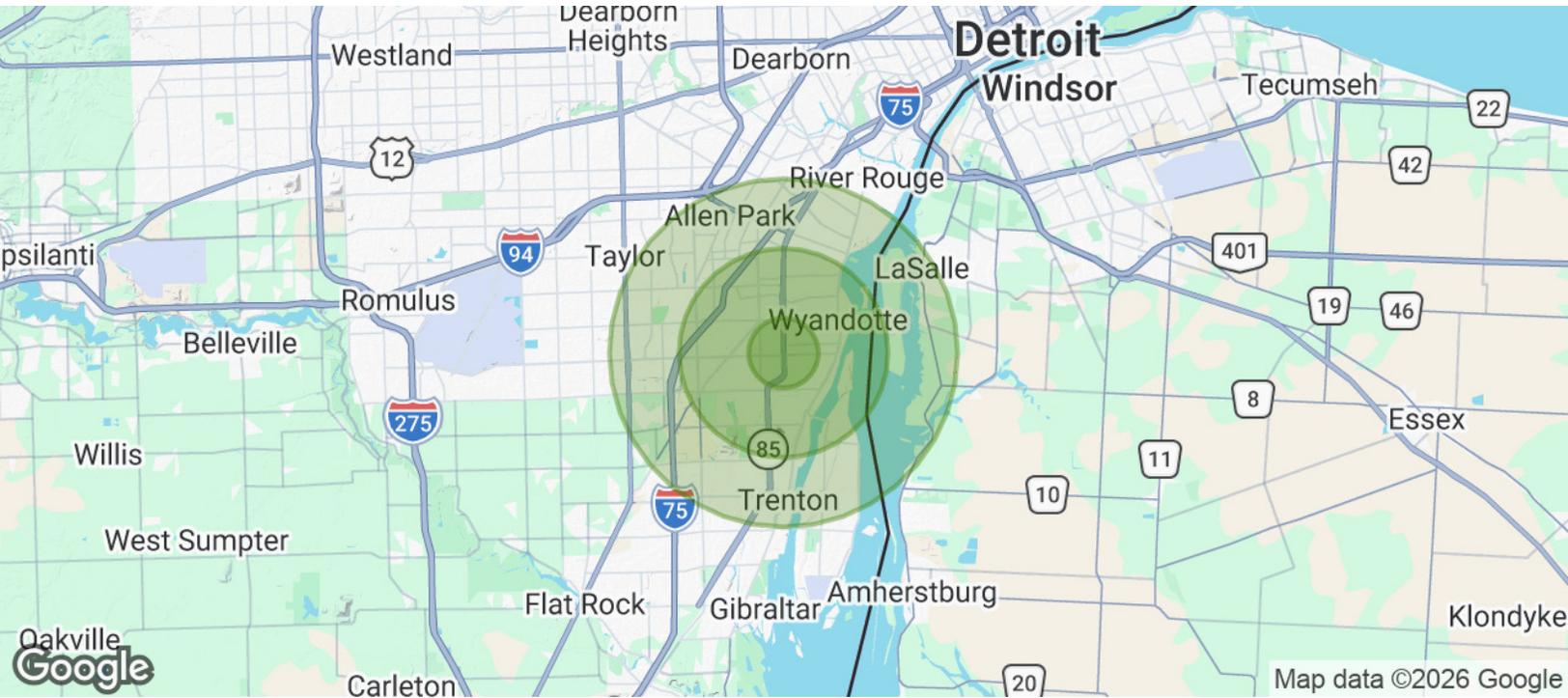
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,545	89,683	202,622
Average Age	42	42	42
Average Age (Male)	41	41	40
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,825	38,839	84,817
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$80,802	\$84,688	\$84,205
Average House Value	\$170,598	\$175,975	\$178,787

Demographics data derived from AlphaMap



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