

FOR LEASE

4783 24th Ave | Fort Gratiot | MI 48059

Noble
PROPERTIES



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PROPERTY HIGHLIGHTS

- Outparcel available for lease along the dominant retail corridor 24th Ave.
- Over ±1.8 acres available that can be subdivided if needed.
- Commercially zoned C-2 General Business District with a variety of permitted uses including medical, automotive, drive-thru, casual dining, and fast-food restaurants.
- Shadow-anchored by high volume Meijer's and Walmart Supercenter.
- Dominating visibility with traffic counts exceeding 20,000 VPD.
- Multiple points of ingress and egress along 24th Ave.
- Ample parking with a shared parking easement with Meijer.
- Multiple options for conceptual site plans available.

Demographics	1 Mile	3 Mile	5 Mile
Population	1,812	16,055	38,526
Median Age	57.8	49.0	44.5
Average Household Income	\$79,073	\$86,910	\$82,874



JOIN OTHER NATIONAL TENANTS



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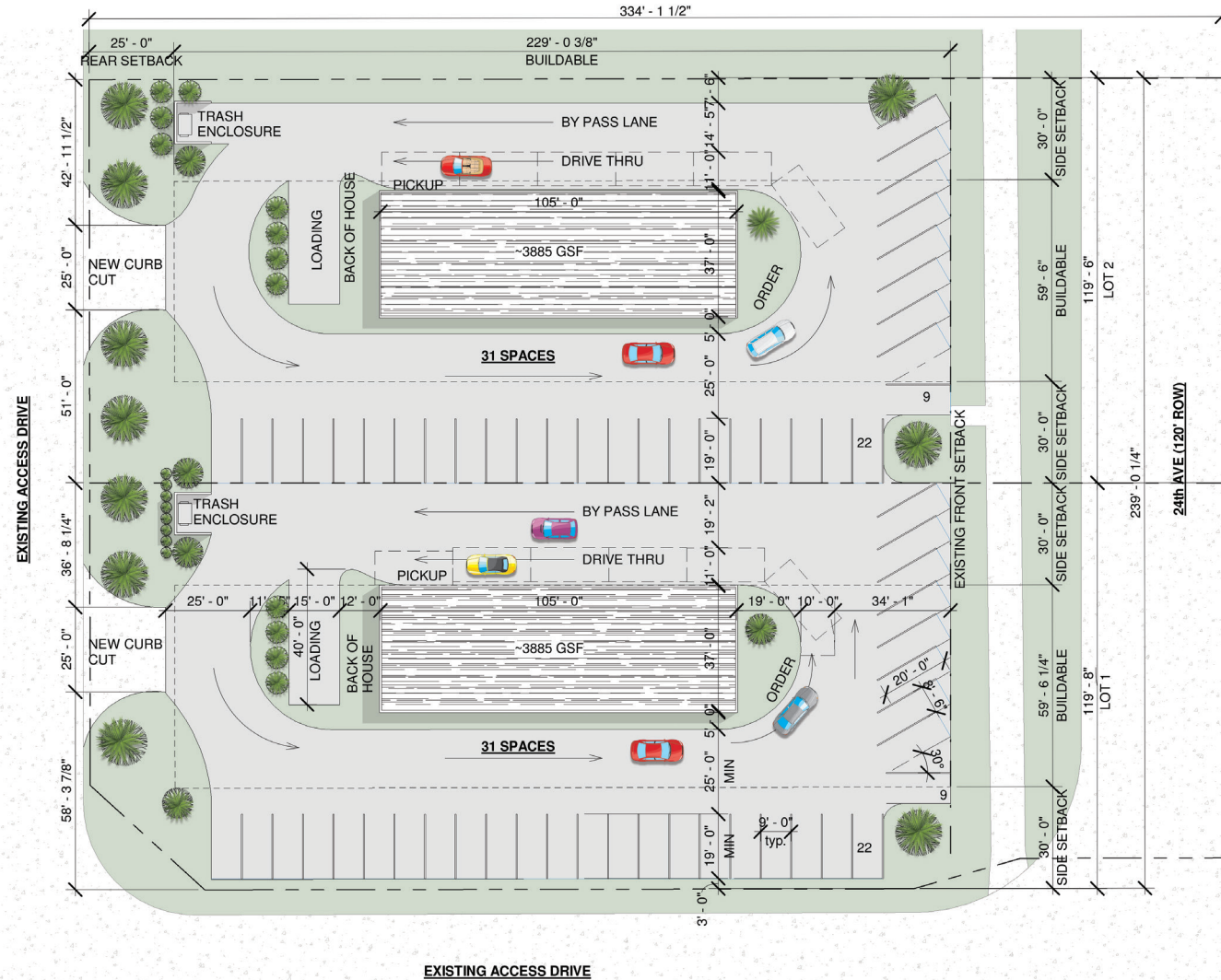
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1 DRIVE THROUGH LANE 1" = 30'-0"

- Layout was developed with two approximately 3,885 gsf buildings.
- Loading and refuse containers have been relocated to the west side of the properties.
- Site layouts are virtually identical except for some minor differences at the north and west property lines.
- Final parking requirements cannot be determined without interior layouts, seat counts, and employee counts.



EXISTING ACCESS DRIVE



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