



FOR LEASE

NEW DEVELOPMENT STRIP CENTER

1420 W 24TH ST, PORT HURON, MI 48060

**FOR
LEASE**



**AVAILABLE
1,380 SF**

**AVAILABLE
1,380 SF**

**AVAILABLE
1,380 SF**

**LIBERTY
TAX**

Sprint

**Great
Clips**

**M&S
SMOKE SHOP**

JOIN | **Great Clips** **Sprint**

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

SCOTT J. SONENBERG

Senior Associate
ssonenberg@landmarkcres.com
(248) 488-2620

ANTHONY J. VITALE

Senior Associate
avitale@landmarkcres.com
(248) 488-2620

LOUIS J. CIOTTI

Managing Director
lciotti@landmarkcres.com
(248) 488-2620

CONTACT US

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334

Phone: (248) 488-2620

landmarkcres.com

FOR LEASE

PROPERTY DETAILS

Location: 1420 W 24th St
Port Huron, MI 48060

Property Type: Neighborhood Center

Date Available: Immediately

Rent: \$18.95/SF

NNN: \$4.00/SF

Available Space: 1,380 SF – 4,140 SF

GLA: 9,660 SF

Zoning: C-1

Traffic Count: W 24th St = 11,000 cpd
Lapeer Ave = 12,000 cpd

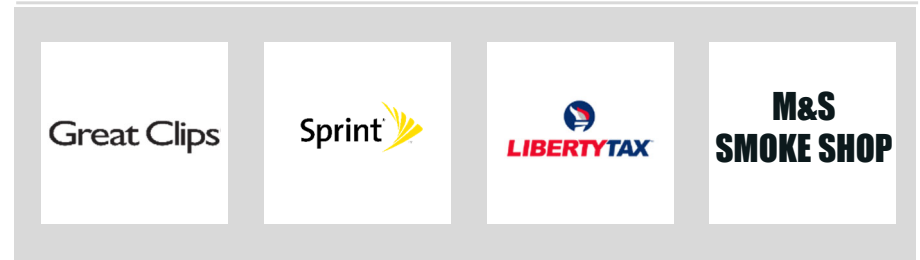
Contact: Scott J. Sonenberg
ssonenberg@landmarkcres.com

Anthony J. Vitale
avitale@landmarkcres.com

Louis J. Ciotti
lcotti@landmarkcres.com

(248) 488-2620

TENANT ROSTER



DESCRIPTION

- Join Sprint & Great Clips in this new development strip center
- Surrounded by over 60,000 people within a five mile radius
- Located on 24th Street between I-69 & I-94
- Located near many national tenants and Port Huron High School (1,393 students)

MICRO

PORT HURON
HIGH SCHOOL
1,393 STUDENTS



24TH ST (11,000 CPD)

DOLLAR GENERAL

cricket



Great Clips

LIBERTYTAX

Sprint

M&S SMOKE SHOP

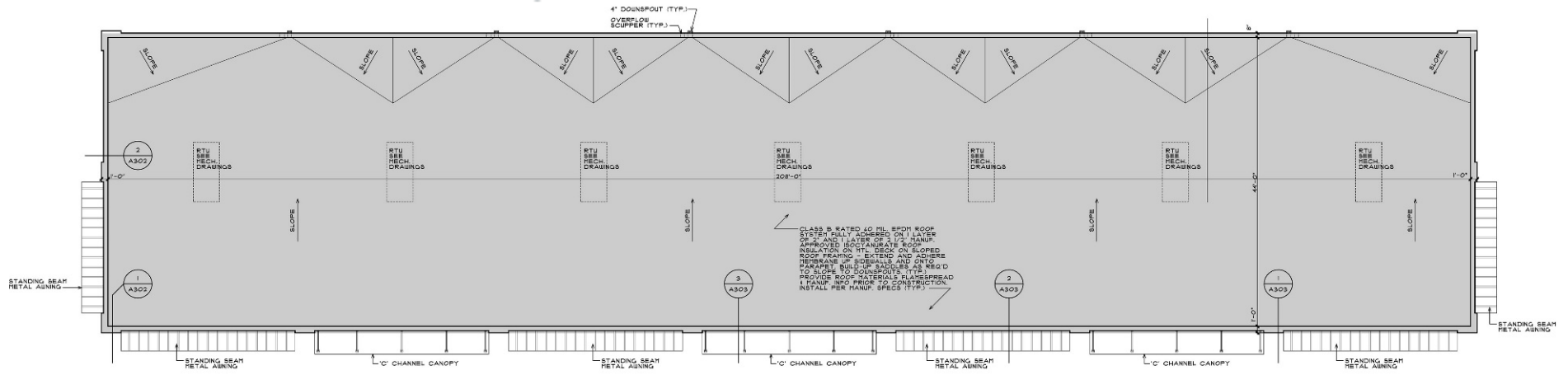
M&S SMOKE SHOP



MACRO



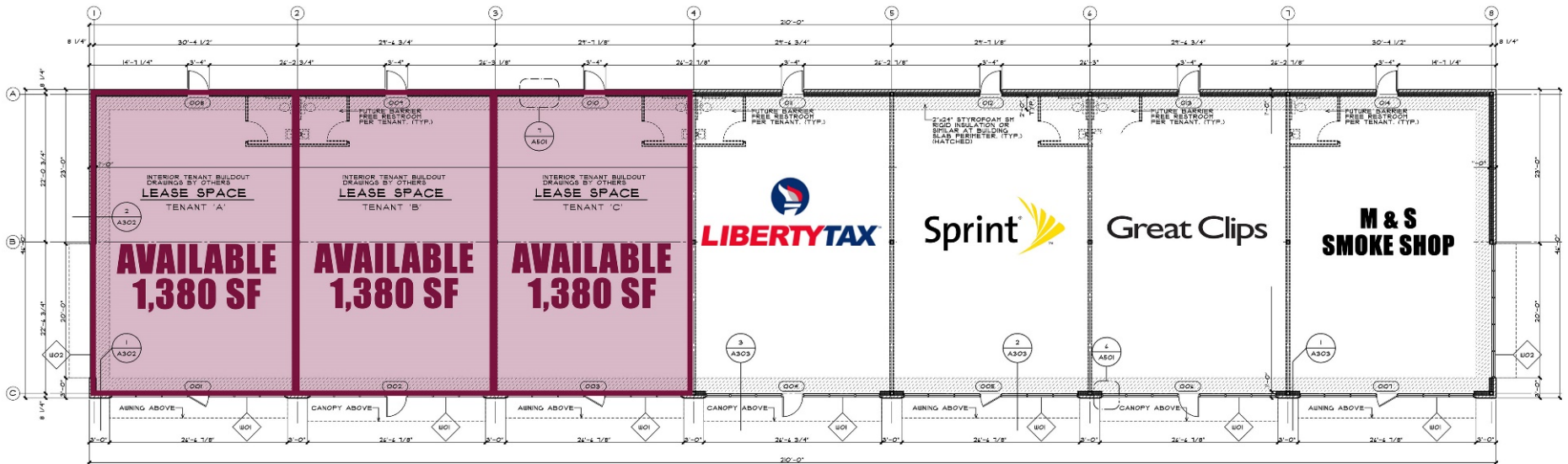
LEASING PLAN



ROOF PLAN - BUILDING SHELL



STRUCTURAL NOTE:
SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION, DETAILS, NOTES, ETC.



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2019 Estimated Population	7,490	35,382	60,659
	2024 Projected Population	7,691	36,281	61,511
	2010 Census Population	7,940	36,987	63,176
	2000 Census Population	8,343	37,106	62,322
	Projected Annual Growth 2019 to 2024	0.5%	0.5%	0.3%
	Historical Annual Growth 2000 to 2019	-0.5%	-0.2%	-0.1%
HOUSEHOLDS	2019 Estimated Households	2,997	14,821	25,811
	2024 Projected Households	3,088	15,281	26,298
	2010 Census Households	2,953	14,407	24,996
	2000 Census Households	3,131	14,513	24,351
	Projected Annual Growth 2019 to 2024	0.6%	0.6%	0.4%
	Historical Annual Growth 2000 to 2019	-0.2%	0.1%	0.3%
RACE	2019 Est. White	82.4%	82.8%	87.6%
	2019 Est. Black	9.2%	9.2%	6.0%
	2019 Est. Asian or Pacific Islander	0.7%	0.7%	0.9%
	2019 Est. American Indian or Alaska Native	0.9%	0.7%	0.6%
	2019 Est. Other Races	6.8%	6.5%	4.9%
INCOME	2019 Est. Average Household Income	\$55,716	\$57,173	\$66,782
	2019 Est. Median Household Income	\$44,111	\$44,905	\$54,245
	2019 Est. Per Capita Income	\$22,357	\$24,409	\$28,711
BUSINESS	2019 Est. Total Businesses	296	1,947	3,030
	2019 Est. Total Employees	4,479	21,262	31,503

