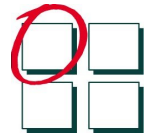


# Outstanding Out-lot Space, Port Huron Area

## 4495 24th Ave, Fort Gratiot, MI 48059



Listing ID: 30655231  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Convenience Store, Free-Standing Building  
Contiguous Space: 6,245 SF  
Total Available: 6,245 SF  
Lease Rate: See Agent  
Lease Type: See Agent



### Overview/Comments

This Cheap Charlie's location is the best out-lot in the Port Huron area located at the intersection of 24th Avenue and Keewahdin Rd. It is directly across from the Birchwood Regional Mall and is an out-lot to Kohl's and PetSmart in the Corners of Fort Gratiot Shopping Center. It draws all of St Clair County with a traffic count of 59,628! The site has access to additional area via cross easement for an effective size of two acres. The building can be utilized as is or the Landlord can do a complete build to suit or redevelopment. Please do not talk to employees.

### More Information Online

<http://cie.cpix.net/listing/30655231>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority:	Fort Gratiot Township	Zoning:	C-2
Tax ID/APN:	74-20-021-2016-100	Building Name:	Cheap Charlie's
Retail-Commercial Type:	Convenience Store, Free-Standing Building, Restaurant, Retail-Pad, Street Retail, Tavern/Bar/Nightclub	Building/Unit Size (RSF):	5,500 SF
		Land Area:	0.87 Acres

### Available Space

Suite/Unit Number:	1	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	10/02/2020
Space Available:	6,245 SF	Lease Rate:	See Agent
Minimum Divisible:	6,245 SF	Lease Type:	NNN
Maximum Contiguous:	6,245 SF	Parking Spaces:	0

### Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation	Site Description:	This site is an out-lot to the Kohls and PetSmart shopping center.
Largest Nearby Street:	Keewahdin Rd.	Area Description:	The area includes retailers Home Depot, Lowes, Target, JC Penney, Meijer and Walmart.
Traffic/Vehicle Count:	59,628		

### Building Related

Tenancy:	Single Tenant	Property Condition:	Excellent
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0

## Location

Address: 4495 24th Ave, Fort Gratiot, MI 48059  
County: Saint Clair  
MSA: Detroit-Warren-Dearborn



## Property Contacts



### Tom Snyder

Strategic Property Services, LLC  
313-407-7946 [M]  
248-312-7200 [O]  
tsnyder@strategicprop.com