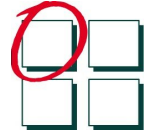


# The Corners of Fort Gratiot

## 4455 24th Ave, Fort Gratiot, MI 48059



Listing ID: 30052686  
Status: Active  
Property Type: Retail-Commercial For Lease  
Retail-Commercial Type: Restaurant, Street Retail  
Contiguous Space: 1,572 - 3,143 SF  
Total Available: 3,143 SF  
Lease Rate: \$17 - 20 PSF (Annual)  
Base Monthly Rent: \$4,452 - 5,238  
Lease Type: NNN



### Overview/Comments

Join this Kohl's - PetSmart anchored shopping center on the corner across from Birchwood Regional Mall. Located in the primary retail node for all of Michigan's thumb area with close proximity to the international border crossing with Canada.

This great street front location has a trade area population of over 160,000 and median household income of \$48,000.

The space is between the newly leased Xfinity space on the east side of the building and Alexander Fine Jewelers on the west side of the building. It is labeled New Tenant space on the attached floor plan..

### More Information Online

<https://cie.cpix.net/listing/30052686>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN: 20-021-2016-020  
Retail-Commercial Type: Restaurant, Street Retail

### Available Space

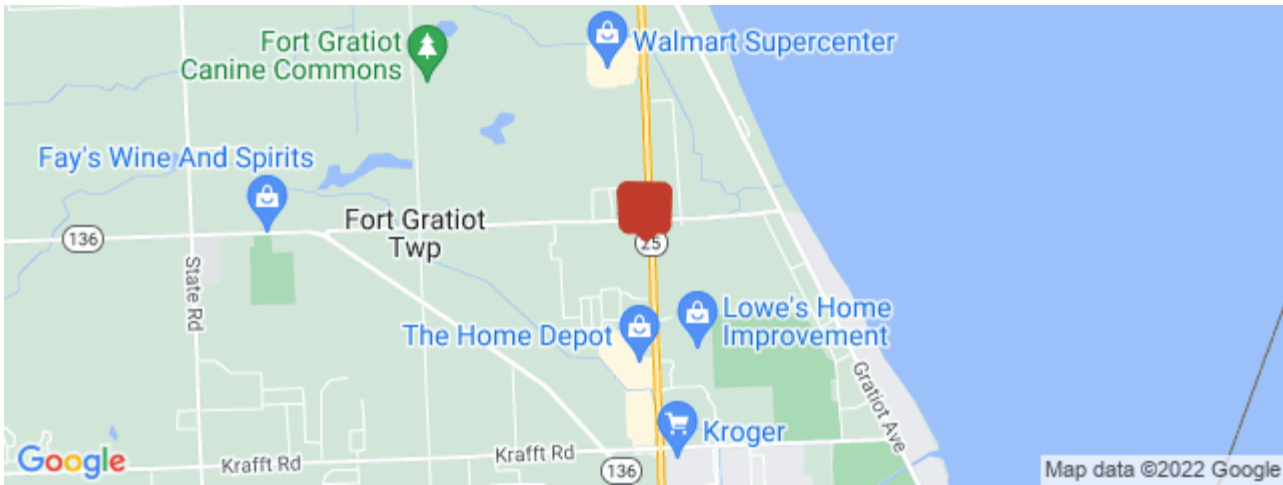
Suite/Unit Number:	100	Date Available:	01/01/2018
Space Available:	3,143 SF	Lease Rate:	\$17 - 20 PSF (Annual)
Minimum Divisible:	1,572 SF	Lease Type:	NNN
Maximum Contiguous:	3,143 SF	Parking Spaces:	0
Space Type:	Relet		

### Building Related

Tenancy:	Multiple Tenants	Roof Type:	Flat
Total Number of Buildings:	2	Construction/Siding:	Brick
Number of Stories:	1	Parking Type:	Surface
Property Condition:	Excellent	Passenger Elevators:	0
Year Built:	2007	Freight Elevators:	0

### Location

Address: 4455 24th Ave, Fort Gratiot, MI 48059  
County: Saint Clair  
MSA: Detroit-Warren-Dearborn



### Property Images



Davids N Face



Davids Monument

### Property Contacts



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