

1306 24TH ST

PORT HURON, MI 48060

3,100 SF AVAILABLE / GROUND LEASE

FOR LEASE



PETER ABRO

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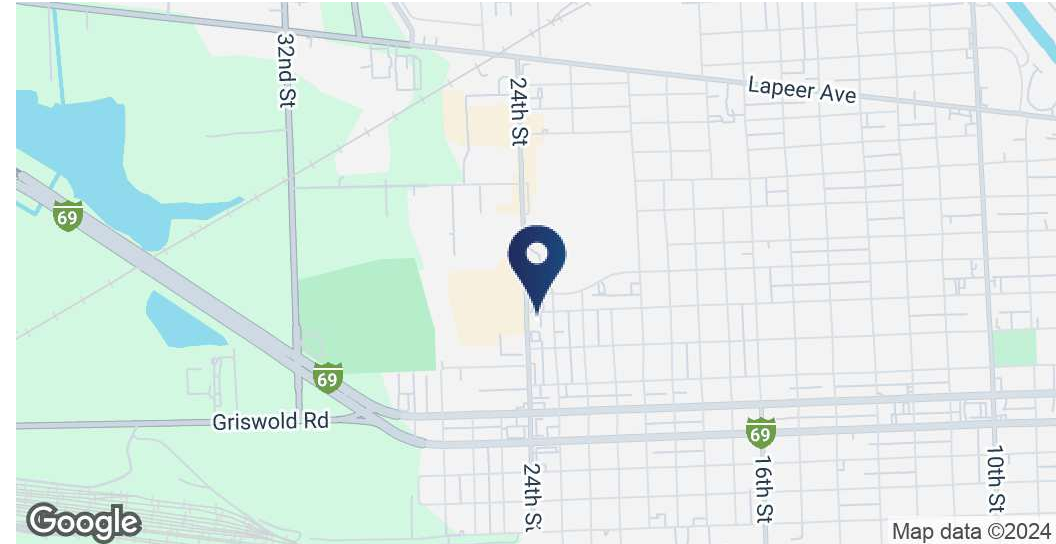
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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Retail
Property Subtype	Street Retail
APN	74067640295000
Building Size	3,100 SF
Lot Size	0.47 Acres
Year Built	1957

Discover an outstanding opportunity in Port Huron at 1306 24th Street! This prime location offers versatile leasing options, including a ground lease on a spacious .47-acre lot or leasing the existing 3,100 SF building. Perfectly positioned directly across from Kroger, Ollie's, and McDonald's, and just a short drive from Sam's Club, the site is ideal for retail or commercial projects. Benefit from convenient curb cuts on 24th and Union streets, and enjoy exceptional visibility with easy access to I-94, the Blue Water Bridge, and downtown Port Huron. Whether you're planning to develop a new project or utilize the current facilities, this property offers endless potential!



- Ideal for retail
- High visibility location
- Ample parking for customers and employees
- Easy access to major roads
- Versatile layout for various business needs

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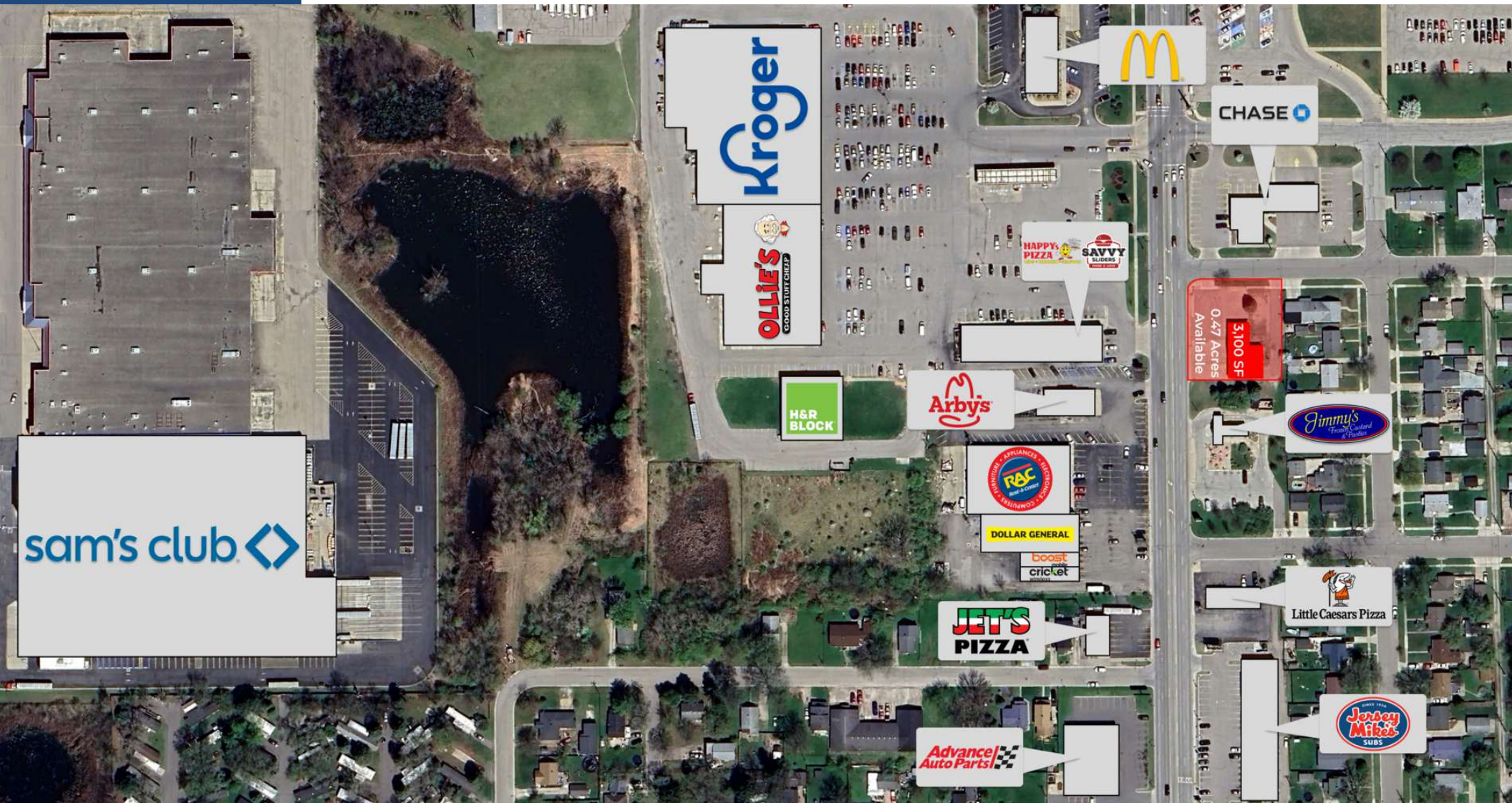
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SITE PLAN



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TRADE AERIAL



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,443	35,929	62,594
Average Age	38	40	42
Average Age (Male)	37	39	40
Average Age (Female)	39	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,278	14,916	26,312
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$54,894	\$63,637	\$74,840
Average House Value	\$114,921	\$168,867	\$196,475

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,529	28,781	53,093
Total Population - Black	775	2,862	3,255
Total Population - Asian	51	212	424
Total Population - Hawaiian	0	10	11
Total Population - American Indian	74	280	369
Total Population - Other	189	593	793

TRAFFIC COUNTS

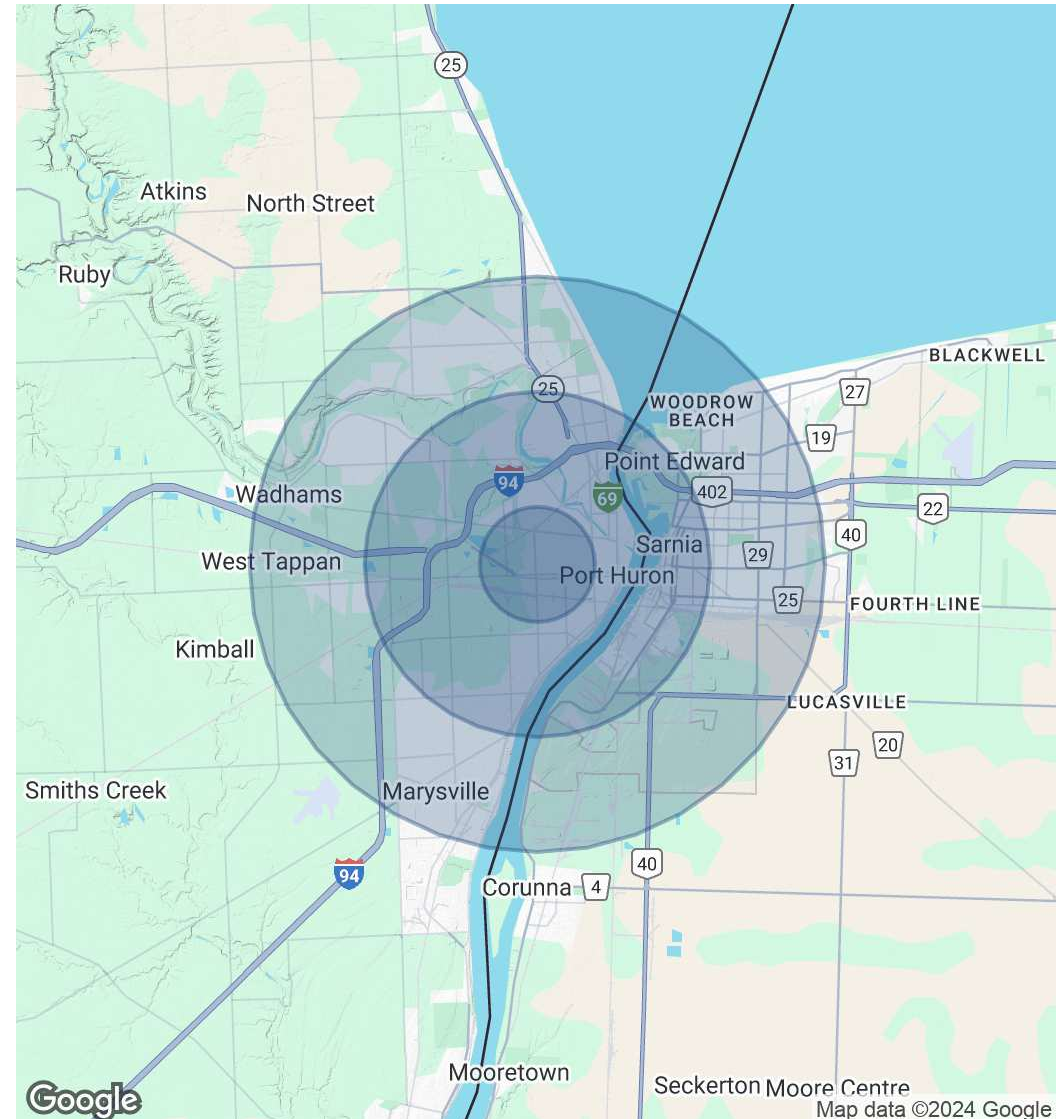
24th St	11,077+ VPD
Union St	3,760+ VPD

Demographics data derived from AlphaMap

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B R O K E R



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