

FOR SALE/LEASE

FORMER ART VAN FURNITURE

1234 32ND ST, PORT HURON, MI 48060



PROPERTY DETAILS

| | |
|-------------------------|--------------------------------------|
| LOCATION: | 1234 32nd St Port Huron, MI 48060 |
| PROPERTY TYPE: | Freestanding |
| DATE AVAILABLE: | Immediately |
| BUILDING SIZE: | 74,565 SF |
| LOT SIZE: | 6.59 AC |
| AVAILABLE SPACE: | 74,565 SF |
| ZONING: | B-3 (General Business) |
| GLA: | 74,565 SF |
| TRAFFIC COUNT: | I-69 BL (8,340 CPD) |

6.59 AC

LOT SIZE

74,565 SF

BLDG SIZE

DESCRIPTION

This property is located along the I-69 Business Route at the corner of 32nd Street. It is in the southern retail area in the Port Huron market. Area retailers include: Sam's Club, Kroger, and Ollie's Bargain Outlet. This building lends itself to retail, storage, or other type users.

EXCLUSIVELY LISTED BY:



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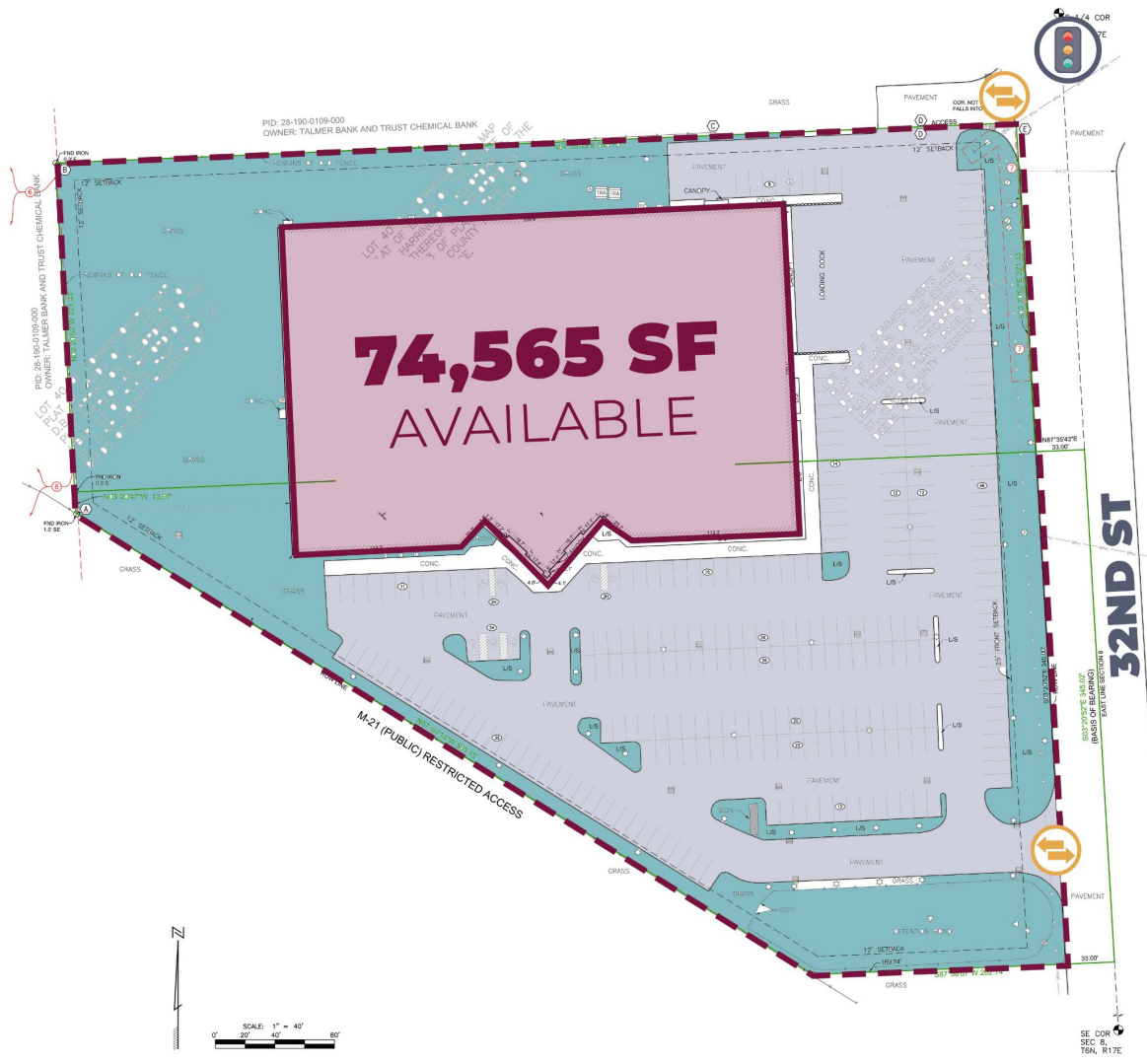
MICRO AERIAL



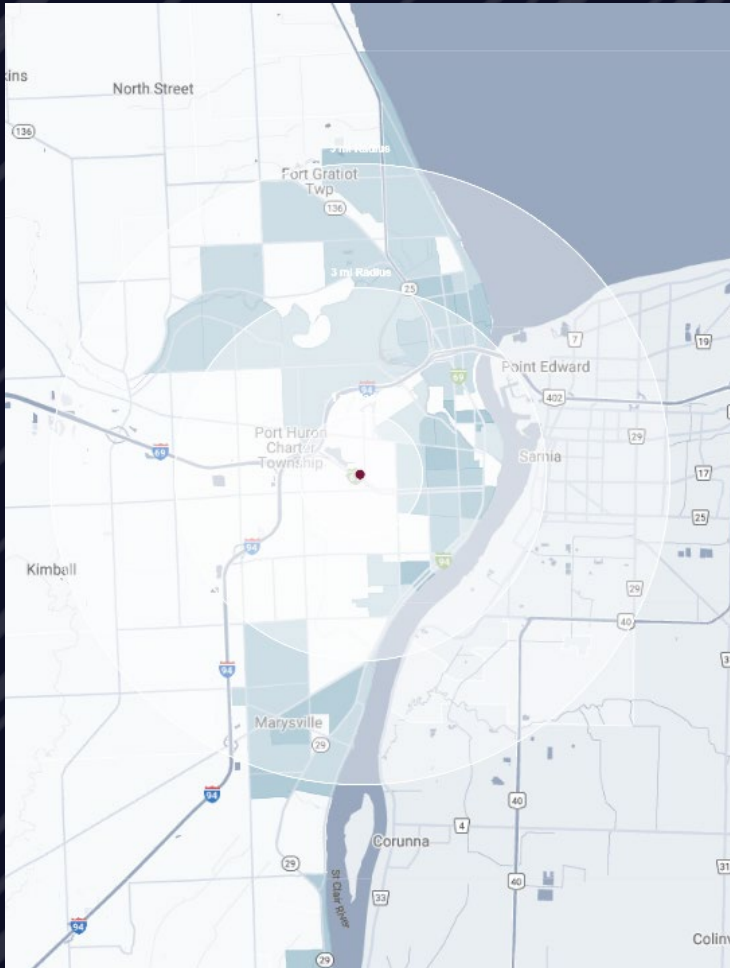
MACRO AERIAL



SURVEY



DEMOGRAPHICS



FORMER ART VAN FURNITURE

1234 32nd St, Port Huron, MI 48060

DEMOGRAPHICS

POPULATION

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------------|--------|--------|--------|
| 2023 Estimated Population | 3,216 | 37,271 | 63,047 |
| 2028 Projected Population | 3,150 | 36,435 | 62,428 |
| 2020 Census Population | 3,312 | 37,615 | 63,626 |
| 2010 Census Population | 3,414 | 38,989 | 64,825 |
| Projected Annual Growth 2023 to 2028 | -0.4% | -0.4% | -0.2% |
| Historical Annual Growth 2010 to 2023 | -0.4% | -0.3% | -0.2% |

HOUSEHOLDS

| | | | |
|---------------------------------------|-------|--------|--------|
| 2023 Estimated Households | 1,297 | 15,366 | 26,548 |
| 2028 Projected Households | 1,265 | 14,962 | 26,211 |
| 2020 Census Households | 1,305 | 15,320 | 26,427 |
| 2010 Census Households | 1,288 | 15,090 | 25,641 |
| Projected Annual Growth 2023 to 2028 | -0.5% | -0.5% | -0.3% |
| Historical Annual Growth 2010 to 2023 | - | 0.1% | 0.3% |

RACE

| | | | |
|--|-------|-------|-------|
| 2023 Est. White | 83.5% | 83.5% | 87.3% |
| 2023 Est. Black | 9.0% | 8.3% | 5.6% |
| 2023 Est. Asian or Pacific Islander | 0.4% | 0.7% | 0.8% |
| 2023 Est. American Indian or Alaska Native | 0.5% | 0.5% | 0.4% |
| 2023 Est. Other Races | 6.7% | 7.1% | 6.0% |

INCOME

| | | | |
|------------------------------------|----------|----------|----------|
| 2023 Est. Average Household Income | \$73,514 | \$75,117 | \$87,351 |
| 2023 Est. Median Household Income | \$53,417 | \$54,817 | \$64,591 |
| 2023 Est. Per Capita Income | \$29,860 | \$31,252 | \$36,976 |

BUSINESS

| | | | |
|----------------------------|-------|--------|--------|
| 2023 Est. Total Businesses | 202 | 1,401 | 2,295 |
| 2023 Est. Total Employees | 2,412 | 19,875 | 29,289 |

CONTACT US

MS

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