

# FORMER GANDER OUTDOORS

4055 24TH AVE, FORT GRATIOT, MI 48059

31,080 SF AVAILABLE

FOR SUB-LEASE



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## SITE PLAN



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## TRADE AERIAL



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## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,698	59,933	99,251
Average age	45.3	38.4	38.6
Average age (Male)	41.9	36.3	37.0
Average age (Female)	47.9	40.4	40.2

  

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,181	24,509	39,960
# of persons per HH	2.3	2.4	2.5
Average HH income	\$63,207	\$53,710	\$55,021
Average house value	\$172,618	\$146,976	\$155,682

  

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	4.1%	4.2%	3.6%

  

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	2,587	54,397	90,718
Total Population - Black	23	3,194	4,859
Total Population - Asian	45	463	515
Total Population - Hawaiian	9	26	24
Total Population - American Indian	1	108	259
Total Population - Other	22	250	344

\* Demographic data derived from 2020 ACS - US Census

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## BROKERS



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