

HOBBY LOBBY PAD SITE

4719 24TH AVE, FORT GRATIOT, MI

FOR SALE OR
GROUND LEASE



Property Info



±0.55 Acres Available for Sale or Ground Lease

Pricing: \$450,000



Conveniently located on 24th Avenue near Keewahdin Road, north of Birchwood mall and south of Meijer and Walmart



Premier visibility along 24th Avenue, the primary retail corridor for the trade area, with traffic counts estimated at 26,010 vehicles per day



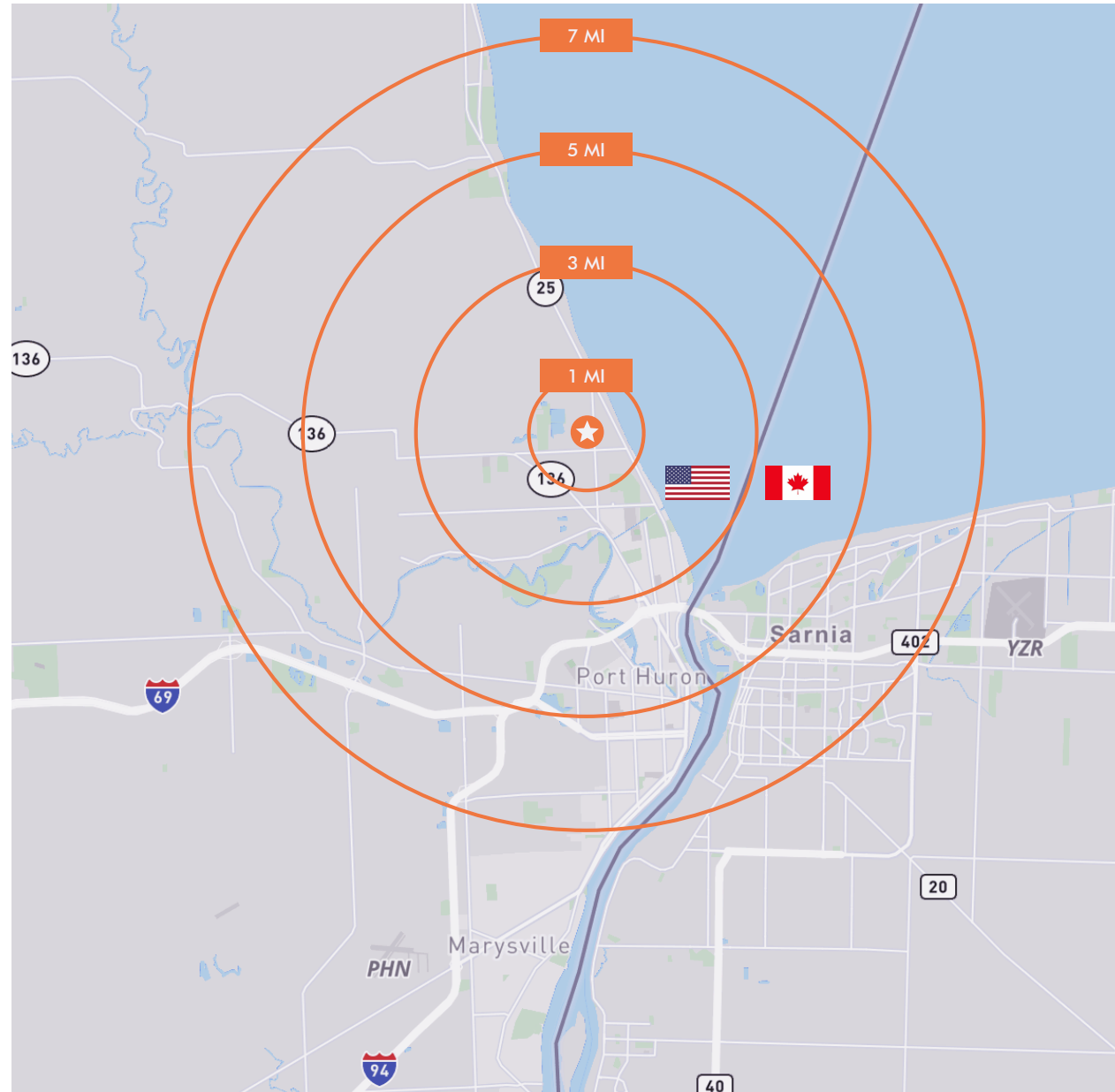
The trade area experiences strong retail tourism from Ontario, Canada via the Blue Water Bridge—the nearby Sarnia-Lambton area has a population of 130,000+ and average household income exceeding \$98,000 USD



Within a 5-mile radius in the United States alone, population is estimated at 40,000 and average annual household income exceeds \$85,000



Adjacent users include planned Burlington, Hobby Lobby, Ulta Beauty and Goodyear—nearby retailers include Best Buy, Chick-fil-A, Gordon Food Service, Meijer and Walmart



Macro Aerial



Micro Aerial



Demographics

2025 Demographics (U.S. Only)

	1 MILE	3 MILES	5 MILES	7 MILES
 Population	2,042	17,401	39,539	59,052
 Average Household Income	\$79,193	\$93,796	\$85,099	\$79,034
 Median Household Income	\$48,355	\$64,870	\$58,959	\$56,056
 Daytime Population	4,096	18,108	40,311	62,859
 Number of Employees	2,417	8,102	17,687	28,443

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