



LEGACY

COMMERCIAL REAL ESTATE ADVISORS

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BEST BUY

4611 24TH AVE, FORT GRATIOT, MI 48059

FOR SALE \$3,809,000 | 8% CAP

LEGACYCREA.COM

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FORT GRATIOT, MI

- Single Tenant Best Buy - in the Heart of Fort Gratiot, MI
- Adjacent to Hobby Lobby & Ulta - Surrounded by Major Retailers
- New Roof Installed in 2015 - 20 Year Warranty From Date of Completion
- NN Lease Structure - Minimal Landlord Responsibilities
- 37,478 SF Building on 4.98 Acre Lot - Providing Excellent Parking & Opportunities to Repurpose
- Dense Community Surrounding - 2,400+ People Reside within 1 Mile Radius - 17,100+ People Reside within 3 Mile Radius
- 3,500+ Daytime Employees within 1 Mile Radius of Site
- Projected 2.2% Population Growth within 1 Mile Radius of Site in the Next 5 Years
- High Traffic Counts - 28,400+ Vehicles Pass Site Daily on 24th Ave
- Affluent Surrounding Area - Average Household Income Exceeds \$77,900 within 1 Mile Radius of Site
- Long Operating History w/ Multiple Extensions Previously Exercised

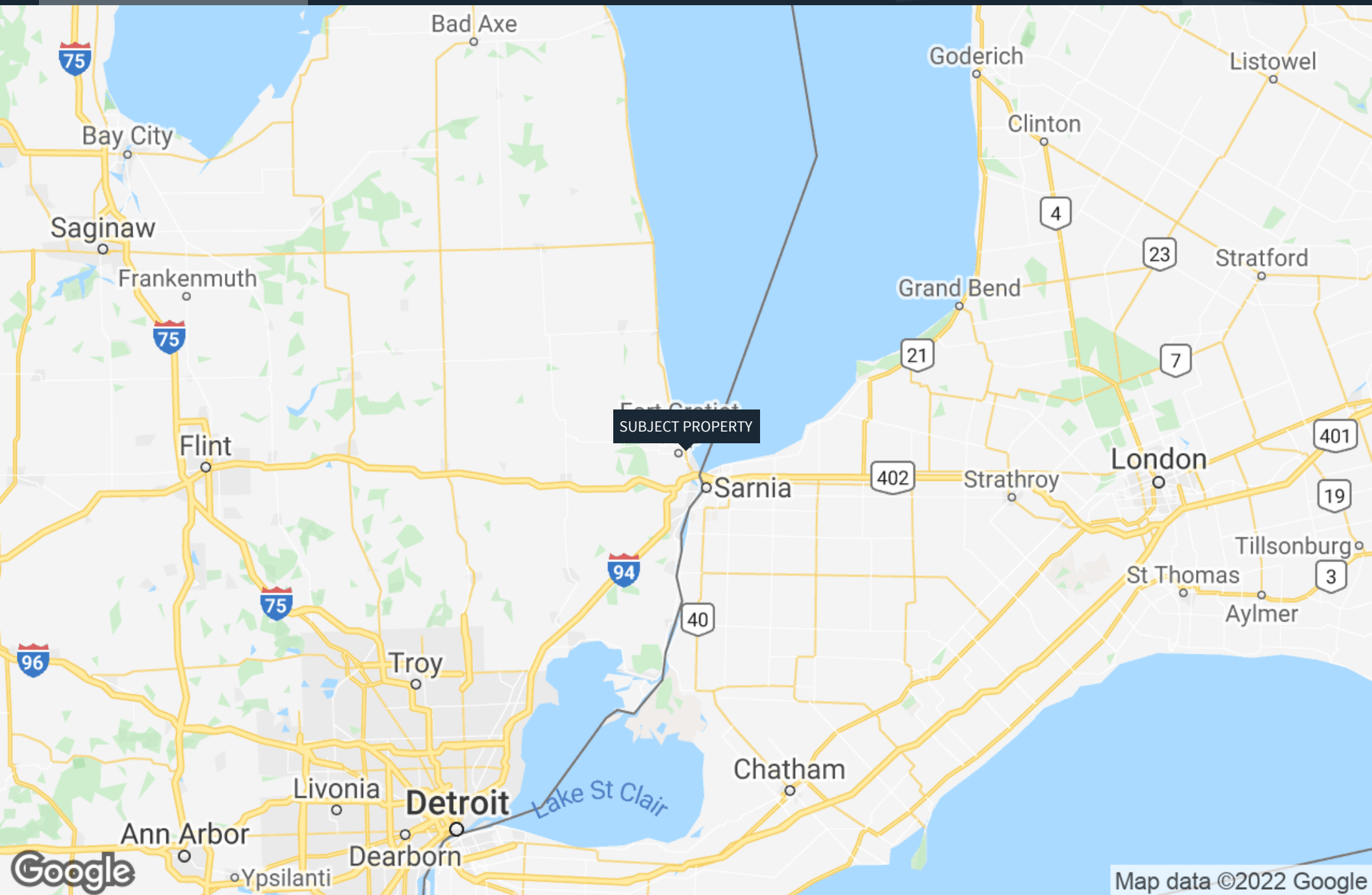
PROPERTY DETAILS

Building Area:	46,854 SF
Land Area:	4.98 Acres
Year Built:	1981
Guarantor:	Best Buy
Price (PSF):	\$81.30

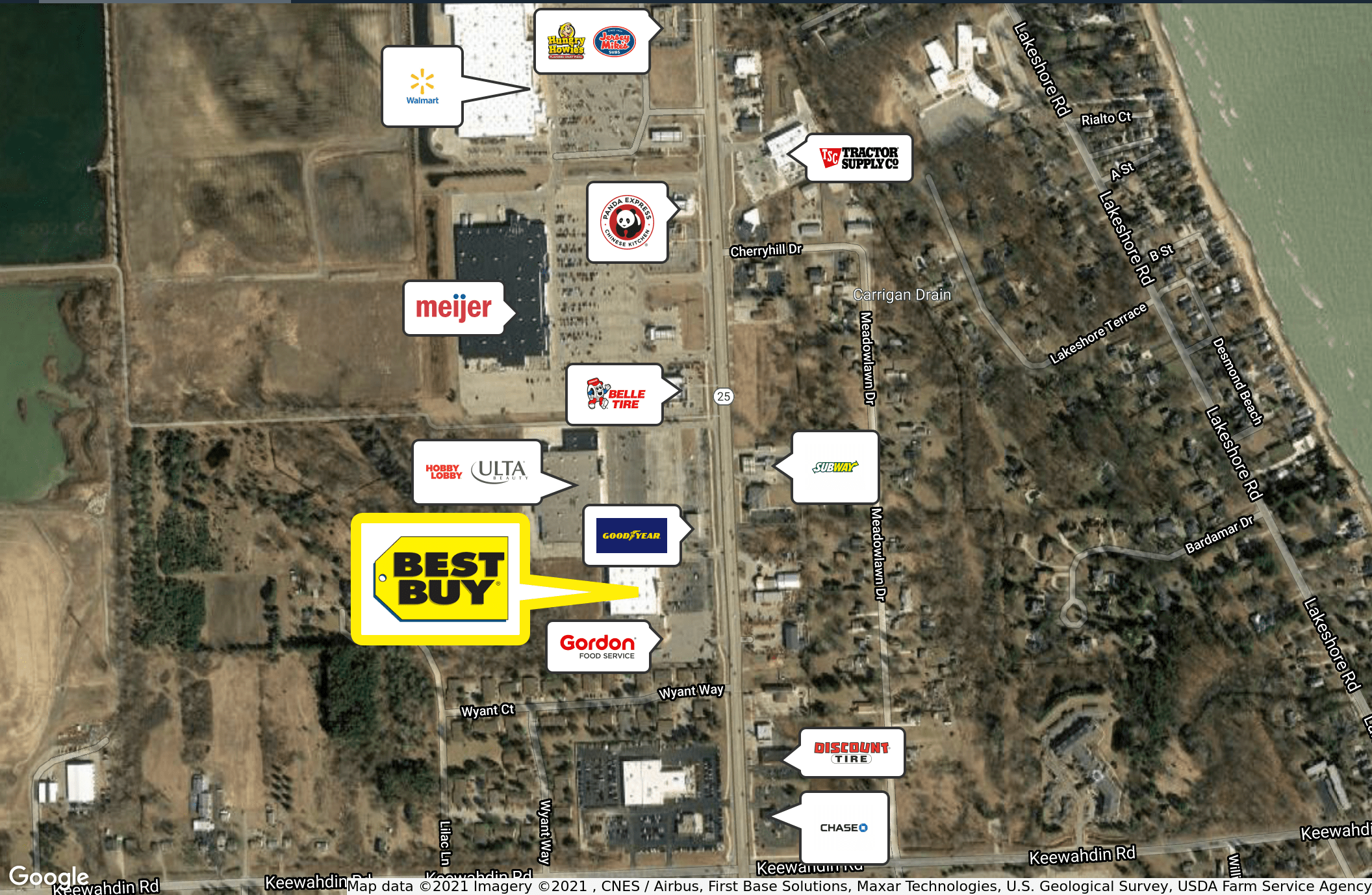
LEASE OVERVIEW

Remaining Lease Term:	1+ Year(s)
Lease Expiration:	3/31/2023
Base Annual Rent:	\$304,551
Lease Type:	NN
Options & Increases:	(1) 3 Year Option - \$.50 PSF
Insurance:	Tenant
Parking Lot Maintenance:	Landlord - Replacement Only
Property Taxes:	Tenant
Roof & Structure:	Landlord
HVAC:	Tenant



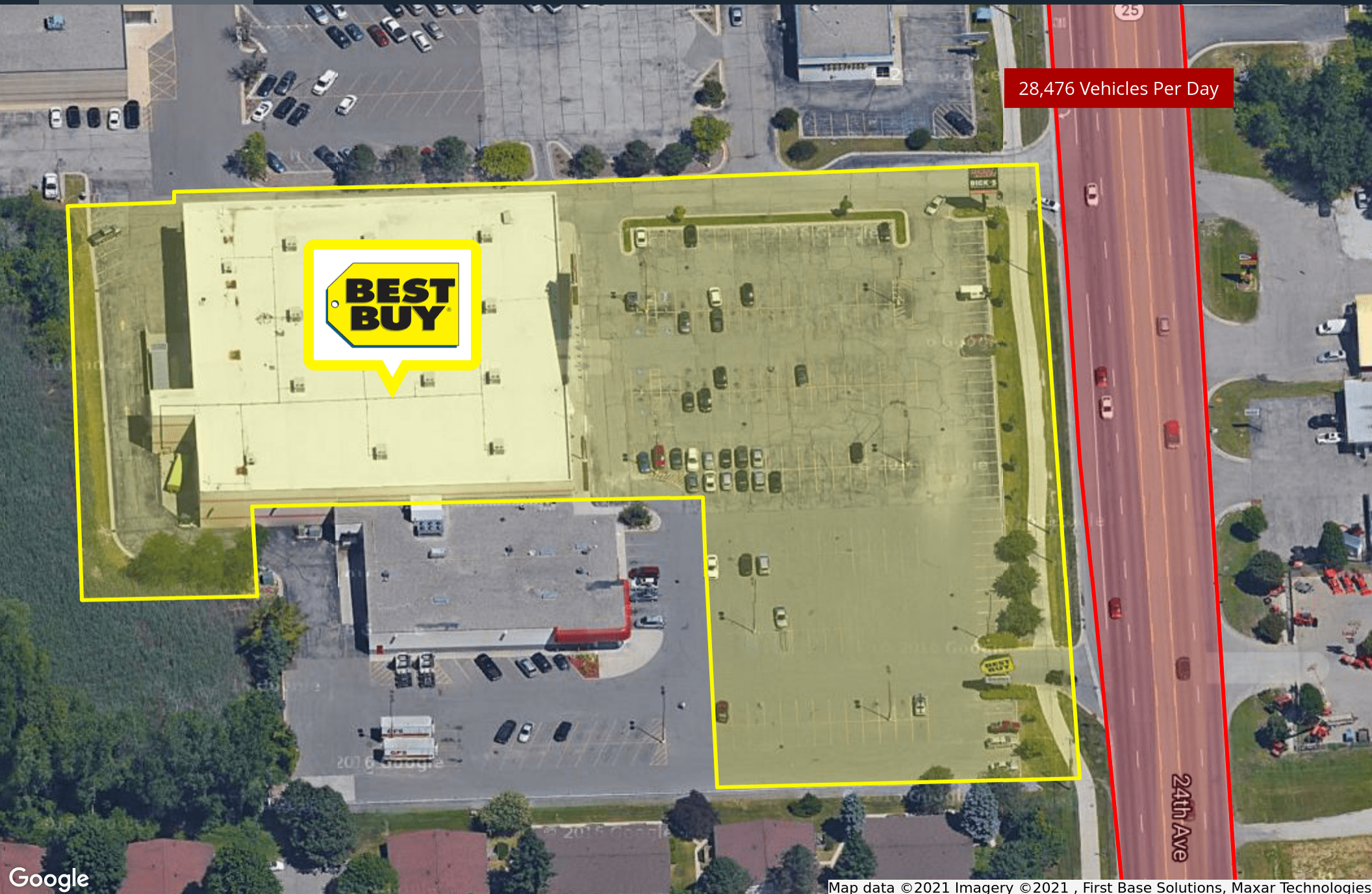


Map data ©2022 Google



Google
Keewahdin Rd

Map data ©2021 Imagery ©2021, CNES / Airbus, First Base Solutions, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



28,476 Vehicles Per Day

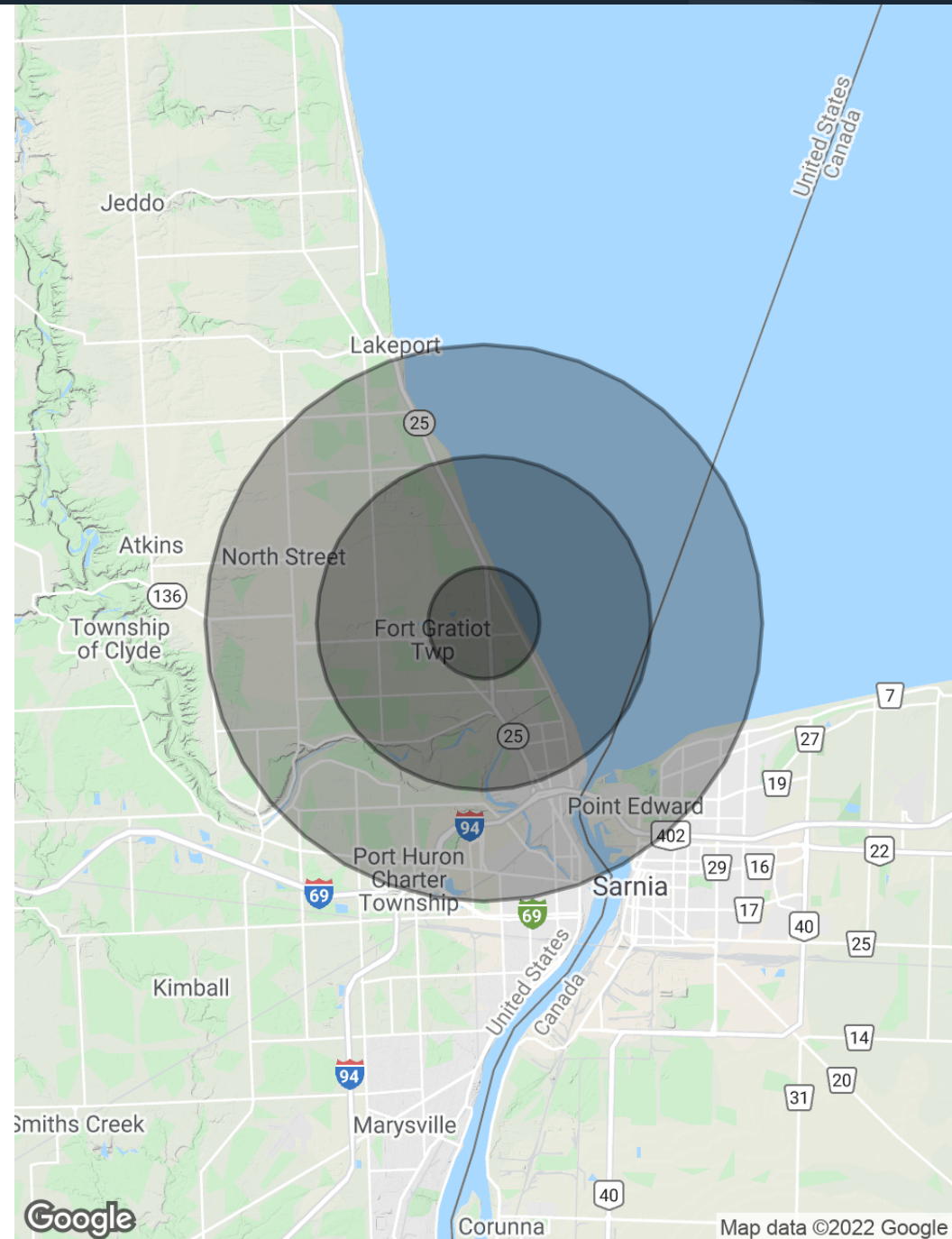
24th Ave

DEMOGRAPHICS MAP & REPORT

4611 24TH AVE | FORT GRATIOT, MI 48059

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,401	17,142	39,217
Average Age	51.6	44.3	39.6
Average Age (Male)	48.1	41.0	37.3
Average Age (Female)	54.3	46.7	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,215	7,415	16,168
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$77,981	\$80,628	\$74,183
Average House Value	\$292,906	\$207,402	\$153,251





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