

# 2,100 SF KROGER ANCHORED CENTER



## FOR LEASE



## Court of Flags Shopping Center

2905 Krafft Road, Port Huron, Michigan 48060

### Property Highlights

- 24th Ave & Krafft Rd Major Retail Corridor
- 2,100 SF Available For Lease
- Exceptional Drive-By Visibility and High Traffic Counts
- Krafft Rd Major Bix Box Retail Shopping District
- 500 Surface Spaces
- Anchor Tenant: 55,000 SF Kroger Grocery, Kroger Fuel + Michigan Secretary of State, State of Michigan Department of Labor and Economic Opportunity (LEO)

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	11
Available SF:	2,100 SF
Lot Size:	8.09 Acres
Building Size:	93,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,499	11,957	22,675
Total Population	4,263	24,932	49,729
Average HH Income	\$66,692	\$70,186	\$64,105



Commercial Real Estate Services, Worldwide.  
www.naifarbman.com

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KRAFFT ROAD

24TH AVENUE



This site plan is only a general rendering  
and is not to be deemed to be a substitution  
for an actual field measurement.

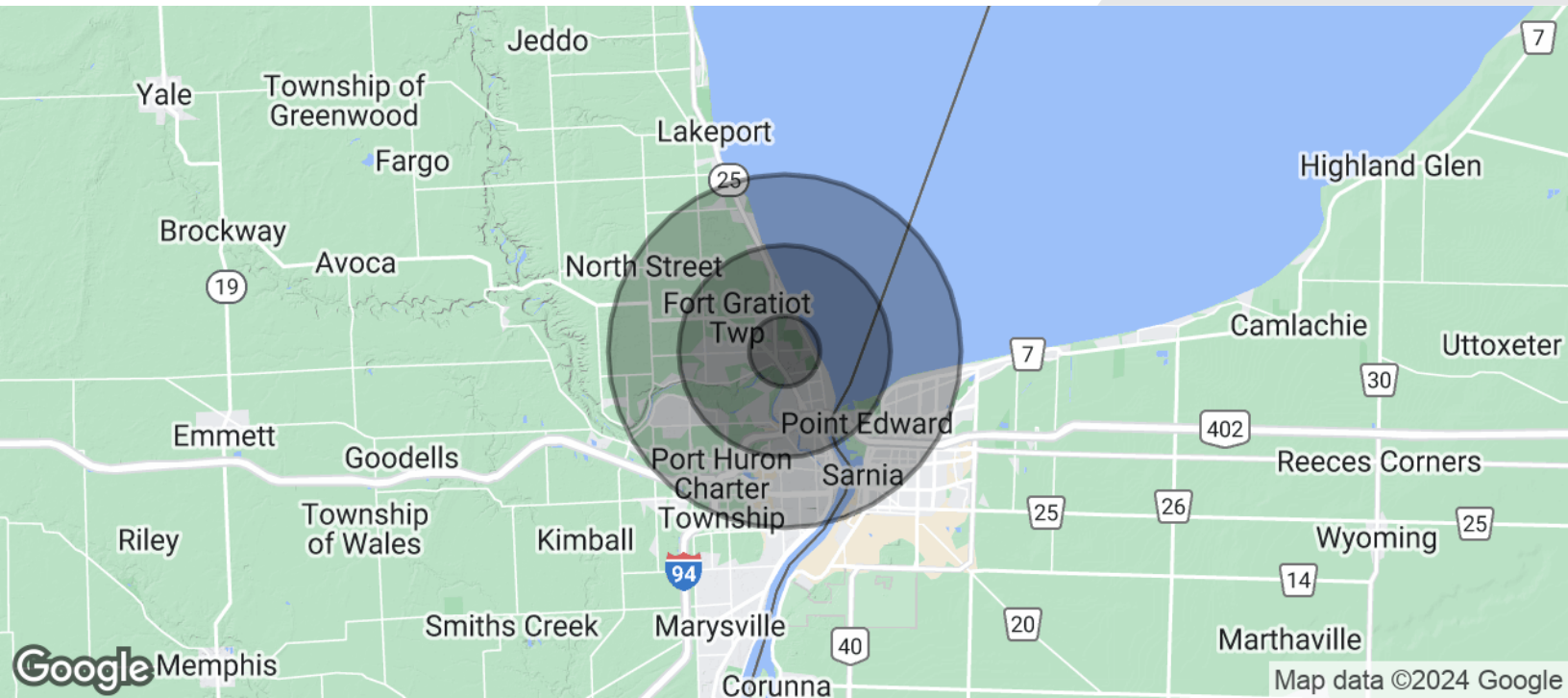
Scale: Not to Scale



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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,263	24,932	49,729
Average Age	54.6	45.3	42.1
Average Age (Male)	54.6	42.6	39.7
Average Age (Female)	55.1	46.6	43.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,499	11,957	22,675
# of Persons per HH	1.7	2.1	2.2
Average HH Income	\$66,692	\$70,186	\$64,105
Average House Value	\$202,431	\$172,433	\$153,303

\* Demographic data derived from 2020 ACS - US Census



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