

10,964 SF  
RETAIL



FOR SALE / LEASE



3377 Fort St

Lincoln Park, Michigan 48146

### Property Highlights

- NBD Zoning - Neighborhood Business District
- Many uses Possible
- 6 OHD
- Main Road Frontage
- Excellent Visibility
- Ample Parking

### OFFERING SUMMARY

Sale Price:	\$900,000
Lease Rate:	\$9.50/PSF MG
Lot Size:	.49 Acres
Building Size:	10,964 SF

### DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	473	2,071	8,920
Total Population	1,198	5,025	21,145
Average HH Income	\$69,220	\$64,005	\$58,536



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

**Nathan Casey**

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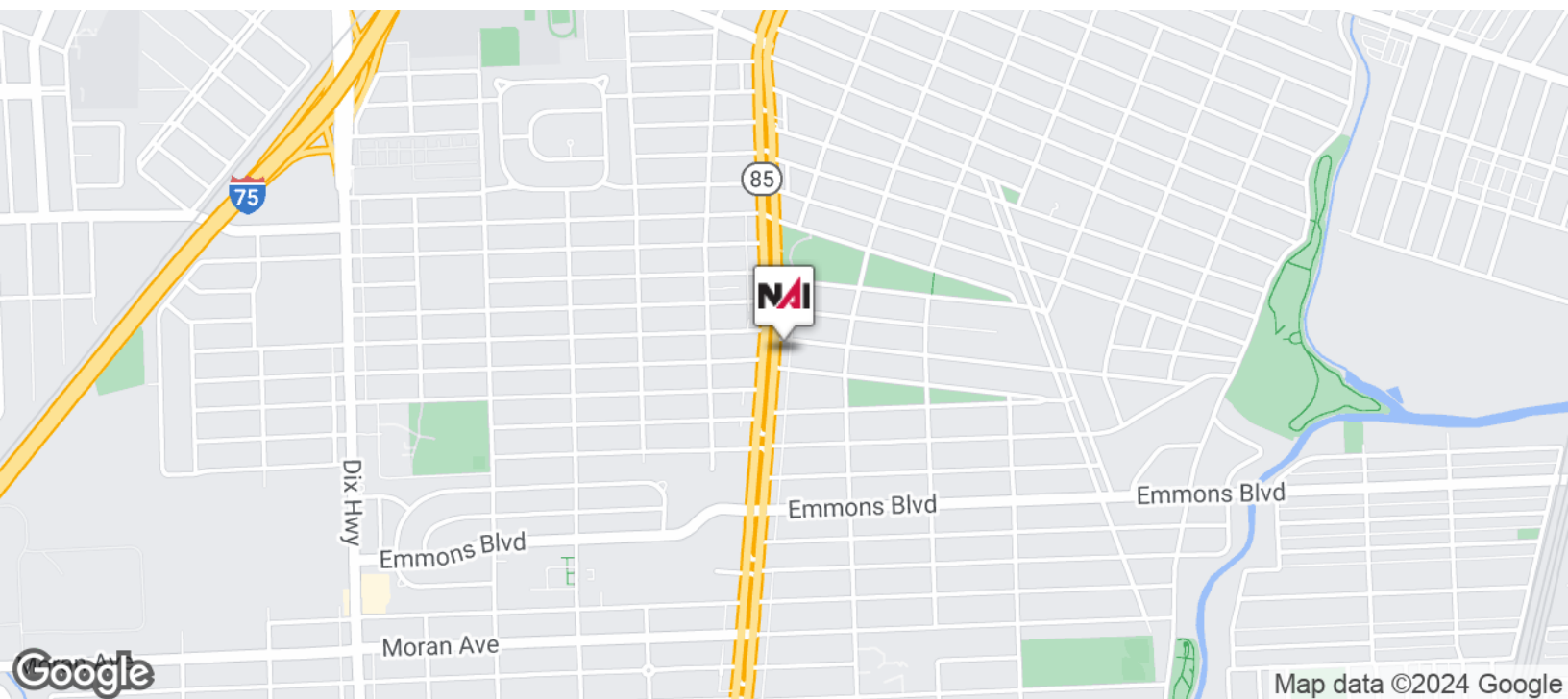
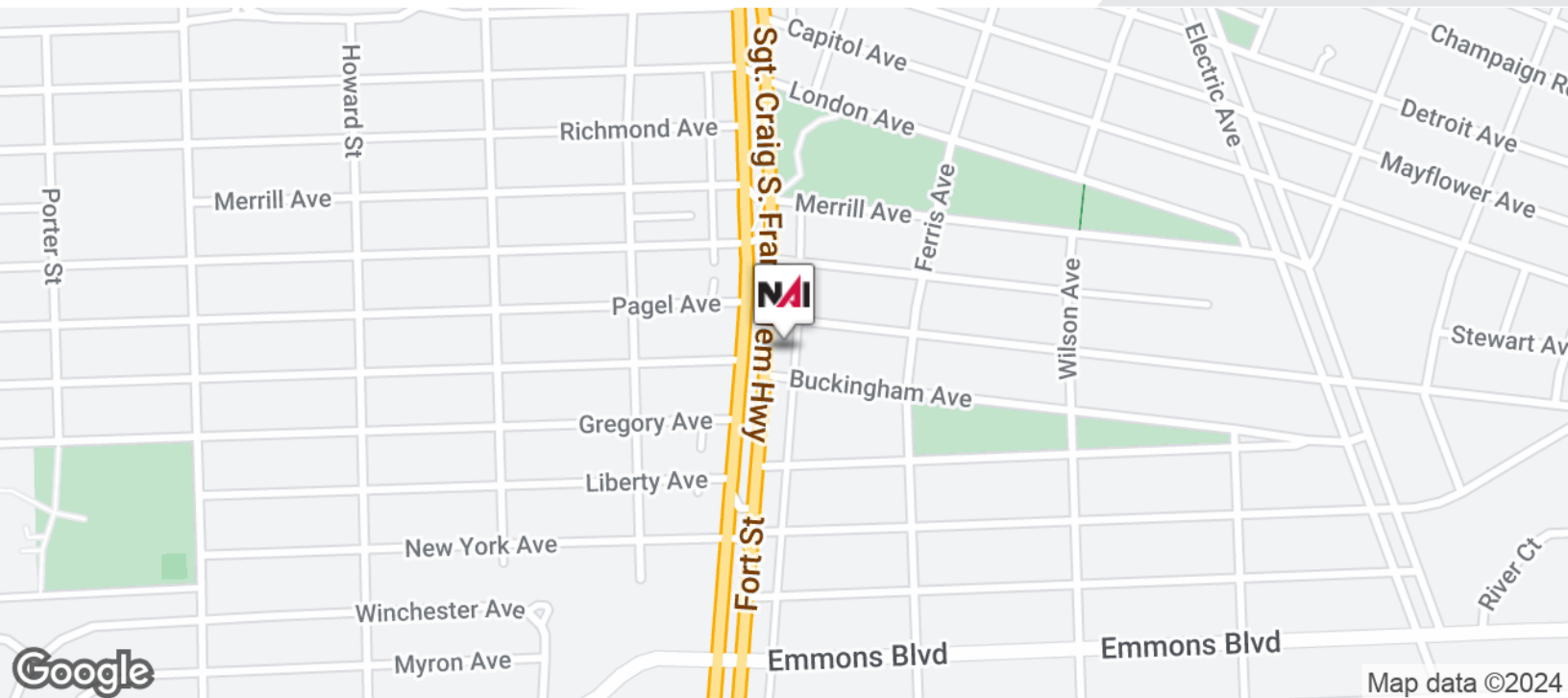
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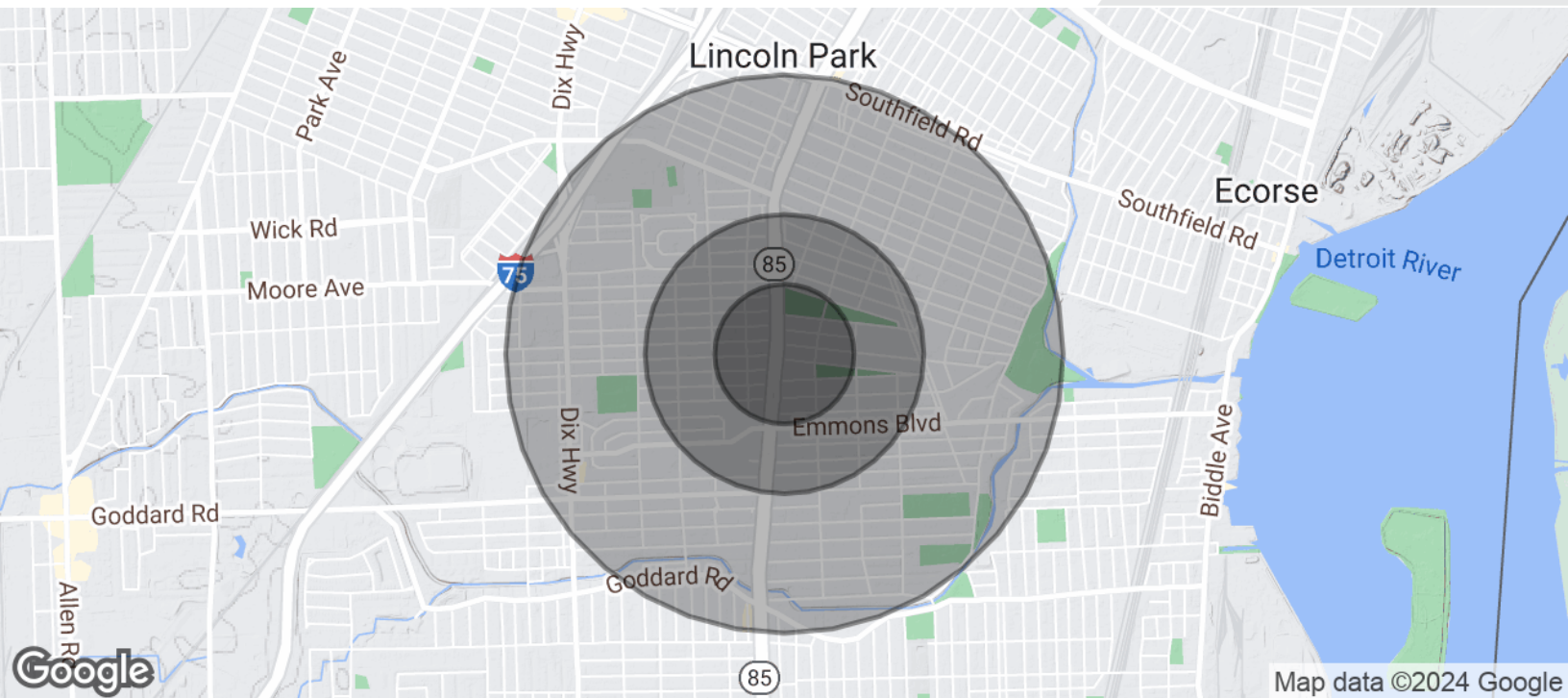
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,198	5,025	21,145
Average Age	40.6	39.2	36.4
Average Age (Male)	38.7	37.1	34.4
Average Age (Female)	41.3	39.9	36.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	473	2,071	8,920
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$69,220	\$64,005	\$58,536
Average House Value	\$92,547	\$91,969	\$92,390

2020 American Community Survey (ACS)



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