

FOR LEASE

1,220-12,931 SF  
RETAIL AVAILABLE

2055-2323-GRATIOT BLVD

MARYSVILLE, MI



**AVAILABLE:**

1,220 SF - 12,931 SF (maximum)

**USES:**

Retail

**LEASE RATE:**

\$12.00/SF/YR, NNN

**JOIN TENANTS:**

Little Caesar's, Goodwill, Salon Centric, Spicy Thai Kitchen, Worden Insurance, Sheldon Medical Supply, Marysville Village Laundromat and others.

**LOCATION:**

Located on Gratiot Blvd near Huron Blvd, one mile east of I-94.

**SUMMARY:**

Under new ownership and management. Major renovations just completed (Dec 2023) including new exterior façade, new lights, parking lot, new roof, new hvac and much more. Village Green Plaza is a 71,000 SF retail strip center in the heart of Marysville. Abundant parking. Pole signage.

**FORWARD COMMERCIAL GROUP**

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**Emil Cherkasov**

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# OVERVIEW

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| DEMOGRAPHICS      | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|-----------|
| HOUSEHOLDS        | 2,342     | 6,780     | 15,411    |
| MEDIAN HOME VALUE | \$145,833 | \$143,192 | \$138,960 |
| AVERAGE HH INCOME | \$80,676  | \$71,321  | \$67,978  |

|                |                                           |
|----------------|-------------------------------------------|
| TRAFFIC COUNTS | 17,063 GRATIOT BETWEEN HURON AND MICHIGAN |
|----------------|-------------------------------------------|



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# PROPERTY PHOTOS

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# STREET MAP

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# AERIAL VIEW

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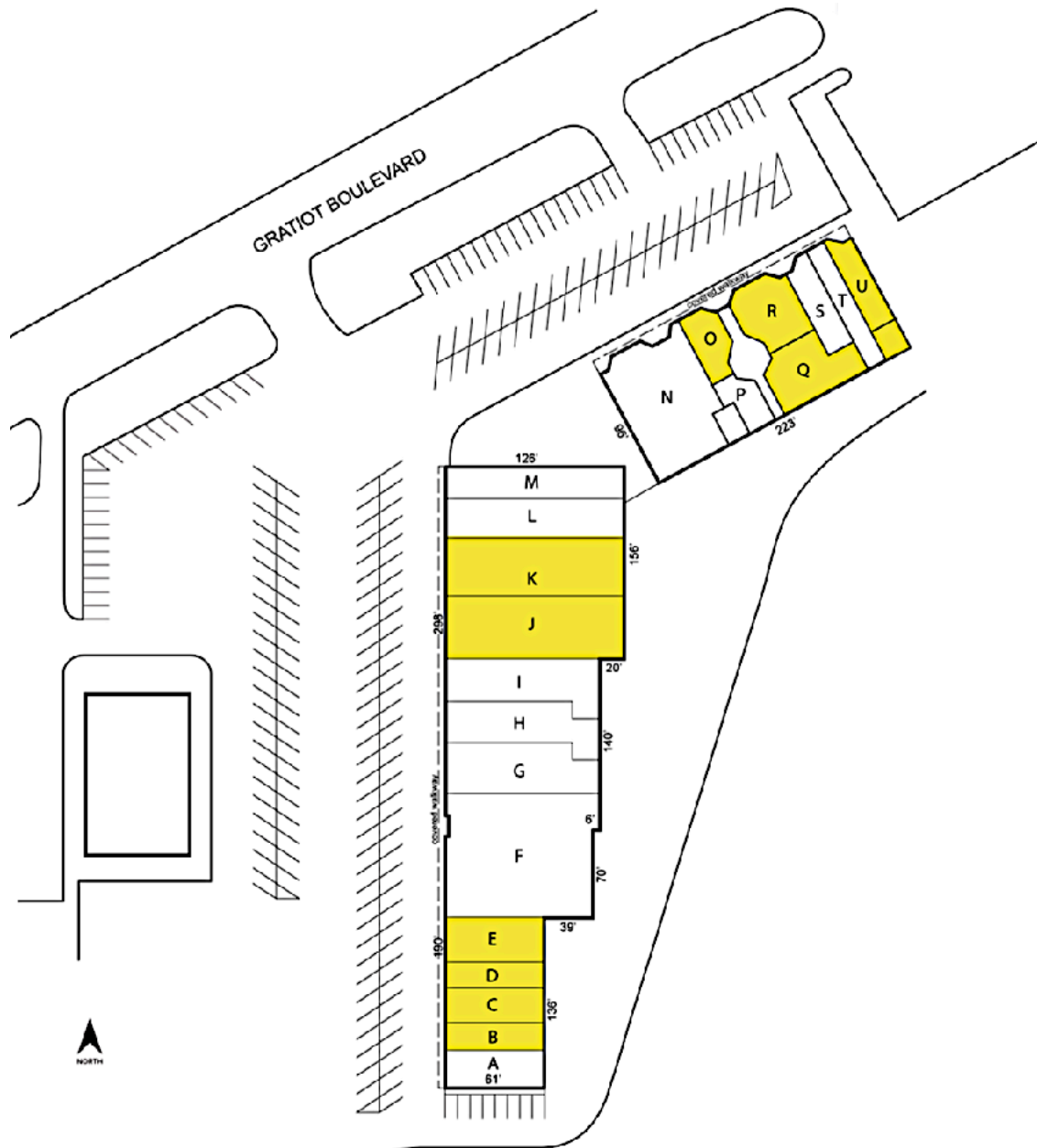


# SITE PLAN

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