

FOR LEASE

1,390-12,535 SF  
RETAIL AVAILABLE

2055-2323-GRATIOT BLVD

MARYSVILLE, MI



**AVAILABLE:**

1,390 SF - 12,535 SF (maximum)

**USES:**

Retail

**LEASE RATE:**

\$6.50/SF/YR, NNN

**JOIN TENANTS:**

Planet Fitness, 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:**

JOIN NEWLY OPENED PLANET FITNESS  
Major renovations 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 with heavy daytime traffic in the heart of Marysville. Abundant parking. Large monument sign.

**FORWARD COMMERCIAL GROUP**

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**EMIL CHERKASOV**

Principal Broker  
248.662.5066 Office  
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# OVERVIEW

2055-2323 GRATIOT BLVD

RETAIL SPACE

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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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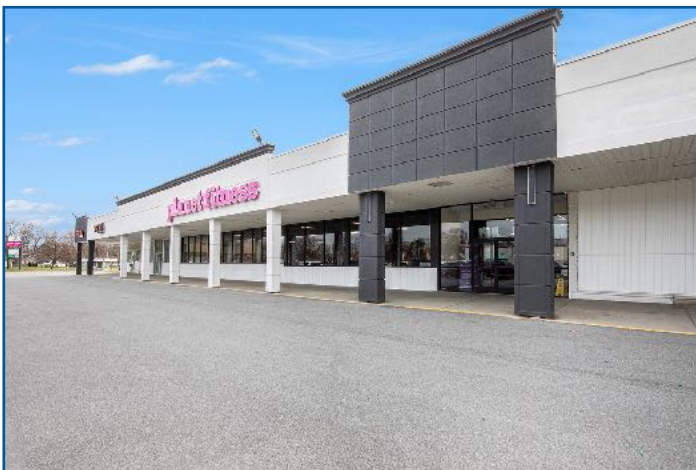


# PROPERTY PHOTOS

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# STREET MAP

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HEAVY DAYTIME  
TRAFFIC IN HEART OF  
MARYSVILLE



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# AERIAL VIEW

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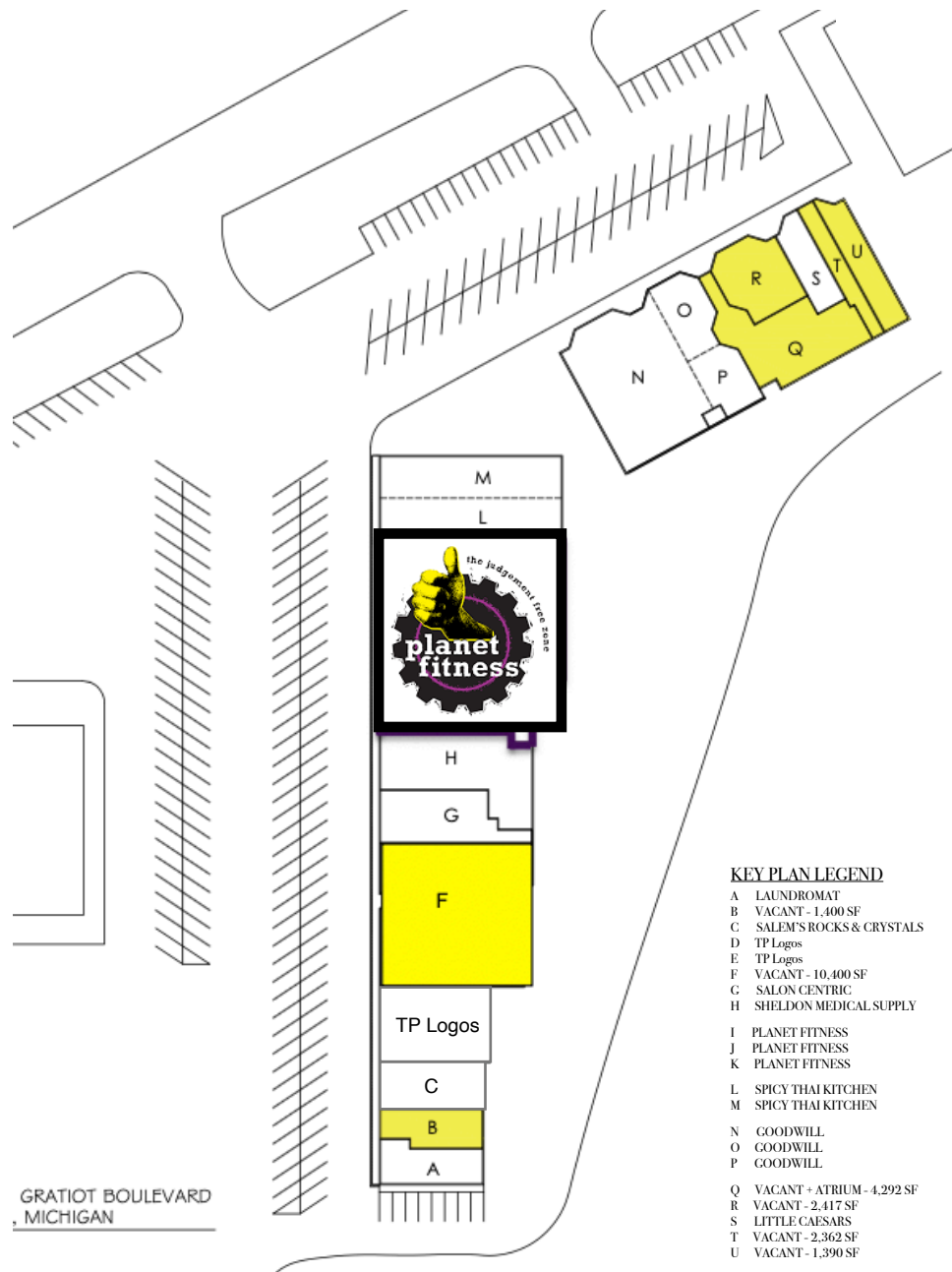
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# SITE PLAN

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