

LAND AVAILABLE

Former Sears Redevelopment

6730 S River Rd, Marine City, MI 48039



DETAILS

SPACE AVAILABLE	3 Acres
TRAFFIC COUNT (VPD)	Immediate River Rd 4,980



SITE INFO

Marine City, on the beautiful St. Clair River, offers an array of entertainment from antique stores to kayaking—all with a freighter view. Adjacent co-tenancy to the site are Tractor Supply Company, Riverside Cinemas, Techno Cure Computers & Video Games, and VG's Grocery.

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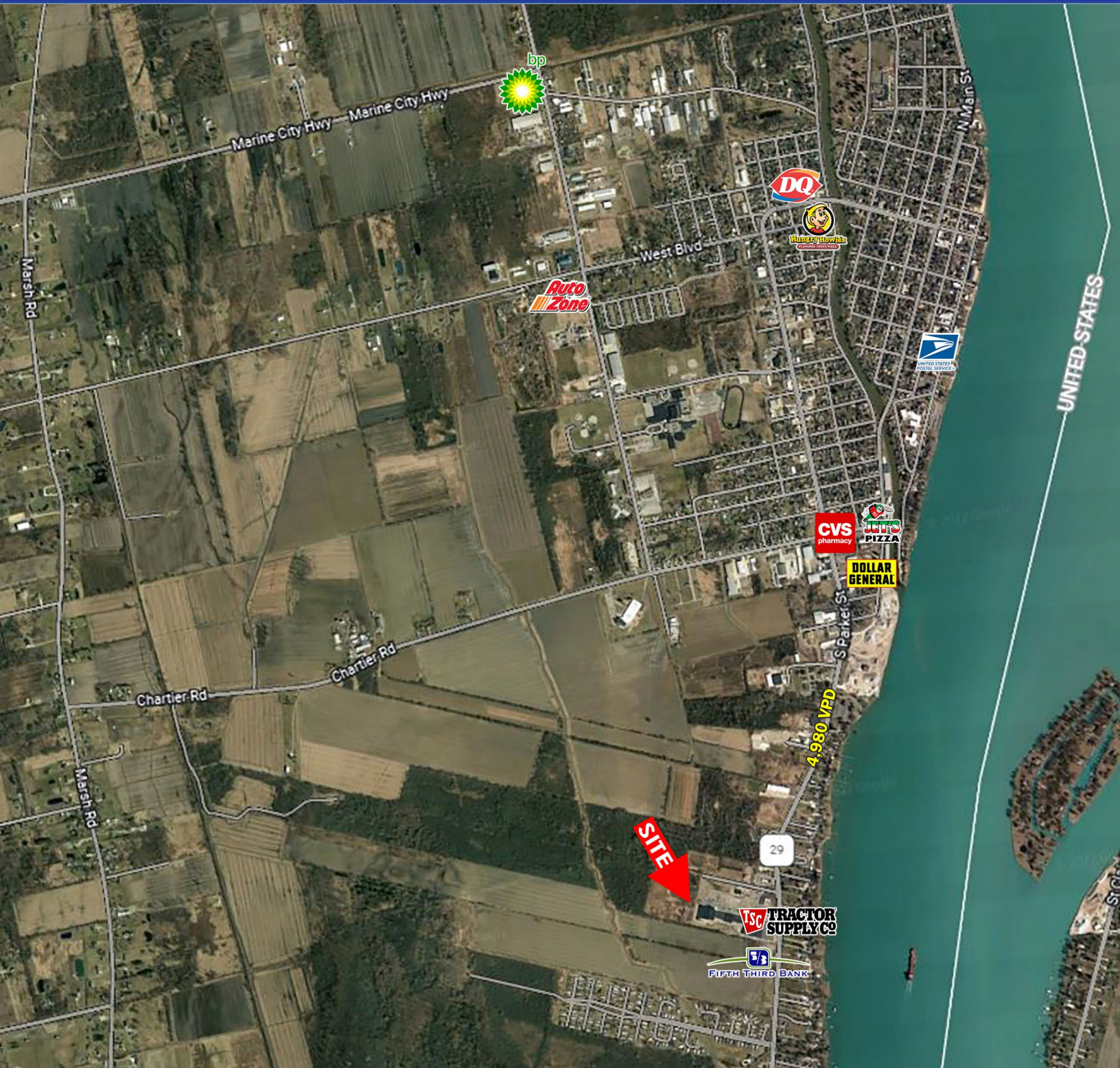
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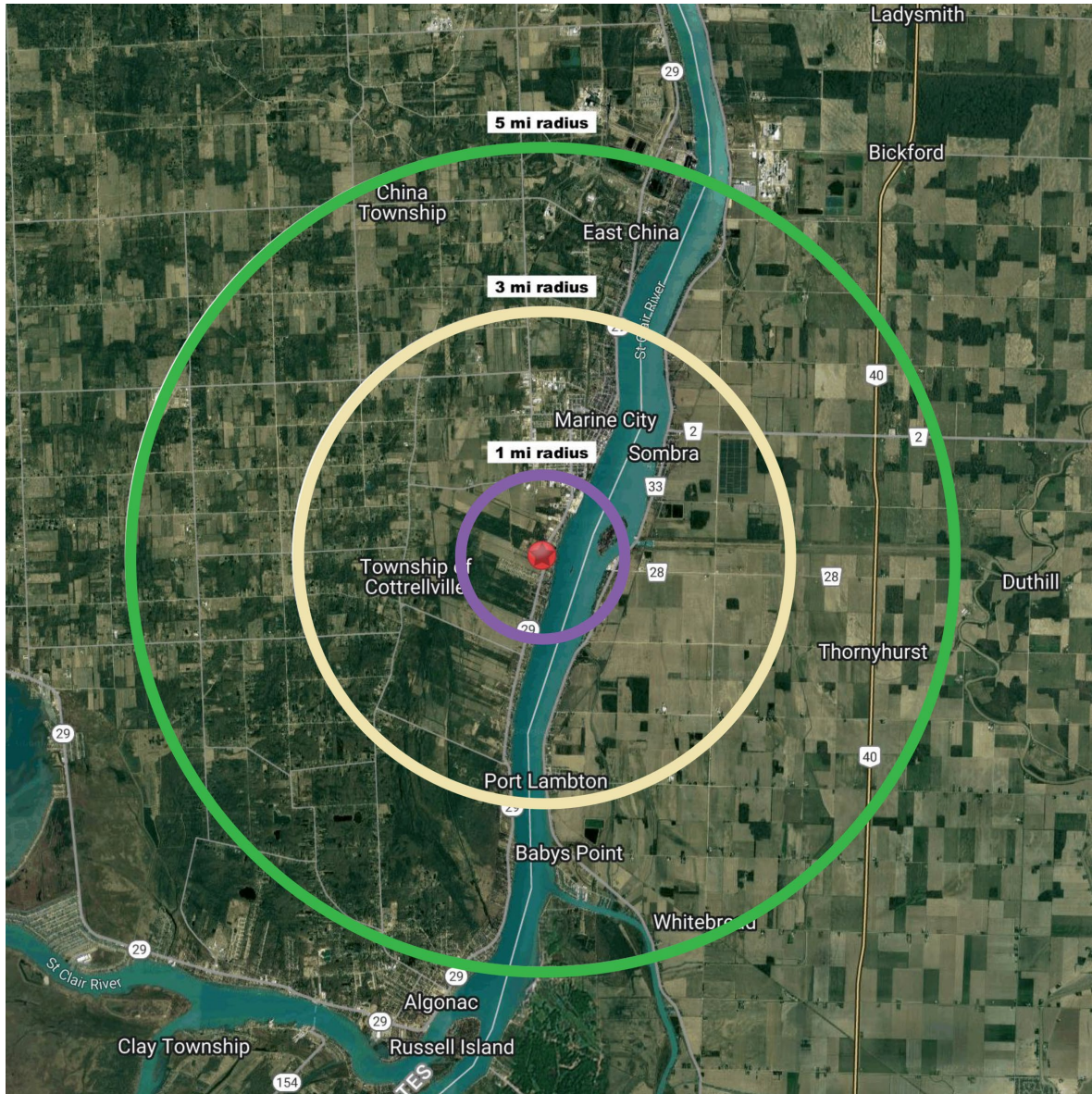


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DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2022)	899	7,073	13,851
Average HH Income	\$60,628	\$73,454	\$75,768
Households	388	3,064	5,802
Median Age	44.0	44.1	45.3

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	46	274	368
Daytime Population	405	2,516	3,542

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SHORTCUT RD. & 3RD ST. INTERSECTION
 COURSE: WESTRICK FARMS/ FIRST COMM. REALTY
 APN: 02-012-5012-300

VACANT 3.001 AC.

SHORTCUT RD. (66' WIDE)
 PUBLICLY DESIGNATED
 APN: 02-012-5012-300

7332 RIVER RD.
 Owner: FIRST COMMERCIAL REALTY
 APN: 02-012-5012-000

3. RIVER RD.
 Owner: WESTRICK FARMS/ FIRST COMMERCIAL REALTY
 APN: 02-012-5012-000

37. CLARK RIVER

VICINITY MAP

North Arrow

Map Details:
 - Lot boundaries: N19°52'38"E 659.02'(R&M), N70°07'22"W 198.43'(R&M), S19°52'38"W 658.56'(R&M), N70°07'22"W 1150.00'(R&M)
 - Easements: 10' MD. WATER MAIN EASEMENT (L.1108, P.728), 10' MD. WATER MAIN EASEMENT (L.1108, P.712), 10' MD. WATER MAIN EASEMENT (L.1108, P.710), 10' MD. WATER MAIN EASEMENT (L.1108, P.712)
 - Road: 66' WIDE SHORTCUT RD.
 - River: 37. CLARK RIVER
 - Intersection: 3RD ST. & 3RD ST. INTERSECTION
 - Property: 7332 RIVER RD. Owner: FIRST COMMERCIAL REALTY APN: 02-012-5012-000
 - Surrounding: 3. RIVER RD. Owner: WESTRICK FARMS/ FIRST COMMERCIAL REALTY APN: 02-012-5012-000
 - Vicinity Map: 37. CLARK RIVER, 3RD ST., 3RD ST. INTERSECTION, 3RD ST. & 3RD ST. INTERSECTION

3 Acres 198.43' x 659.02'