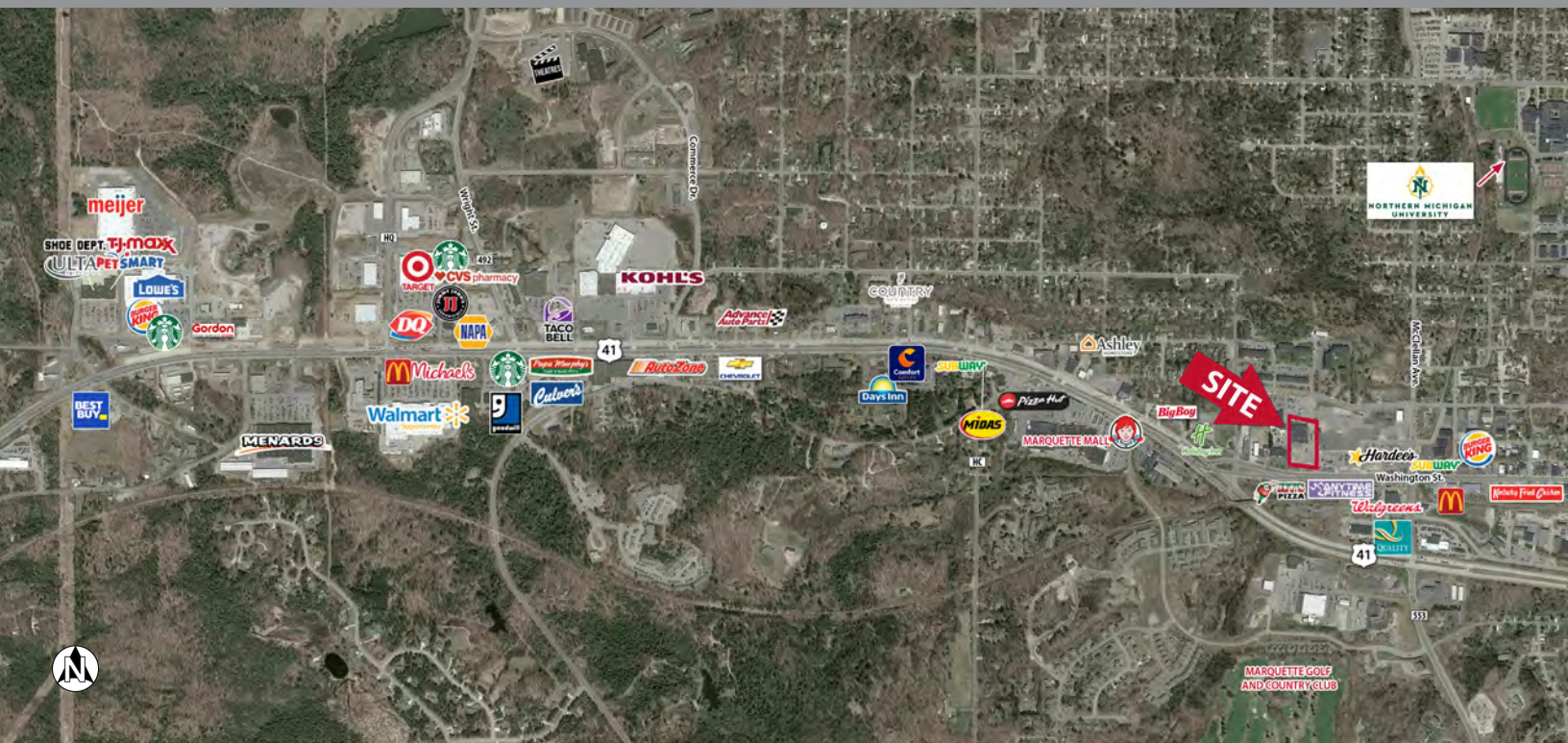


1400 W. Washington St.

1400 W. Washington St.
Marquette, MI 49855
Marquette County



key features

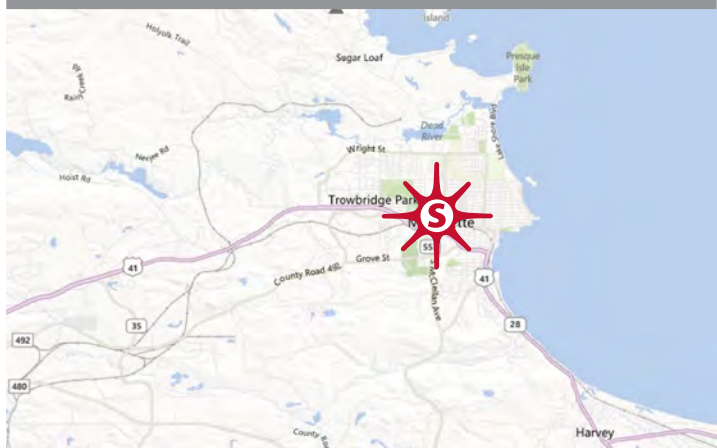
- 26,062-sf building
- located in Marquette's primary retail corridor, five minutes from Northern Michigan University
- easy access to and from U.S. 41
- daily traffic counts: 31,696 on U.S. 41 and 18,337 on Washington Street

demographics

	1 mile	3 miles	5 miles
population	5,366	23,310	26,179
households	2,526	9,177	10,134
avg. household income	\$77,450	\$86,163	\$88,382
daytime population	4,915	18,087	20,805

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

100% leased



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UNIT	TENANT	DIMS.	S.F.
1400	UP HEALTH SYSTEM MARQUETTE	167 x 170 IRR	25,910

