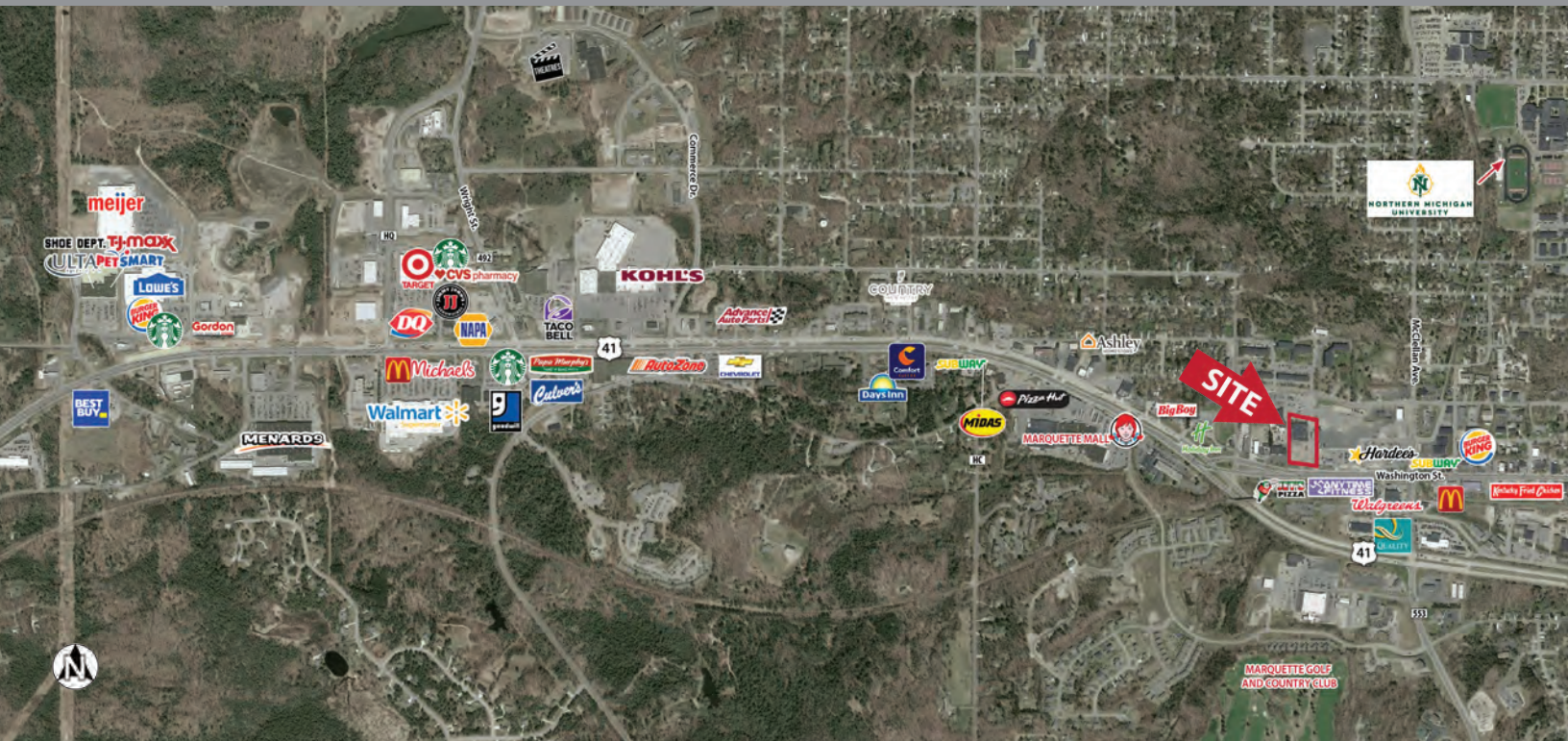


# 1400 W. Washington St.

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



## key features

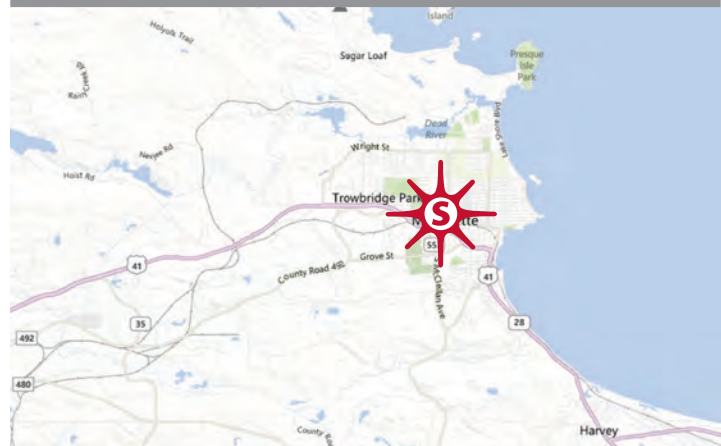
- 26,062-sf building
- located in Marquette's primary retail corridor, five minutes from Northern Michigan University
- easy access to and from U.S. 41
- daily traffic counts: 27,995 on U.S. 41 and 13,612 on Washington Street

## demographics

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| population            | 5,431    | 23,641   | 26,274   |
| households            | 2,693    | 10,005   | 10,958   |
| avg. household income | \$67,097 | \$80,787 | \$82,704 |
| daytime population    | 5,153    | 18,929   | 22,367   |

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

**100% leased**



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

