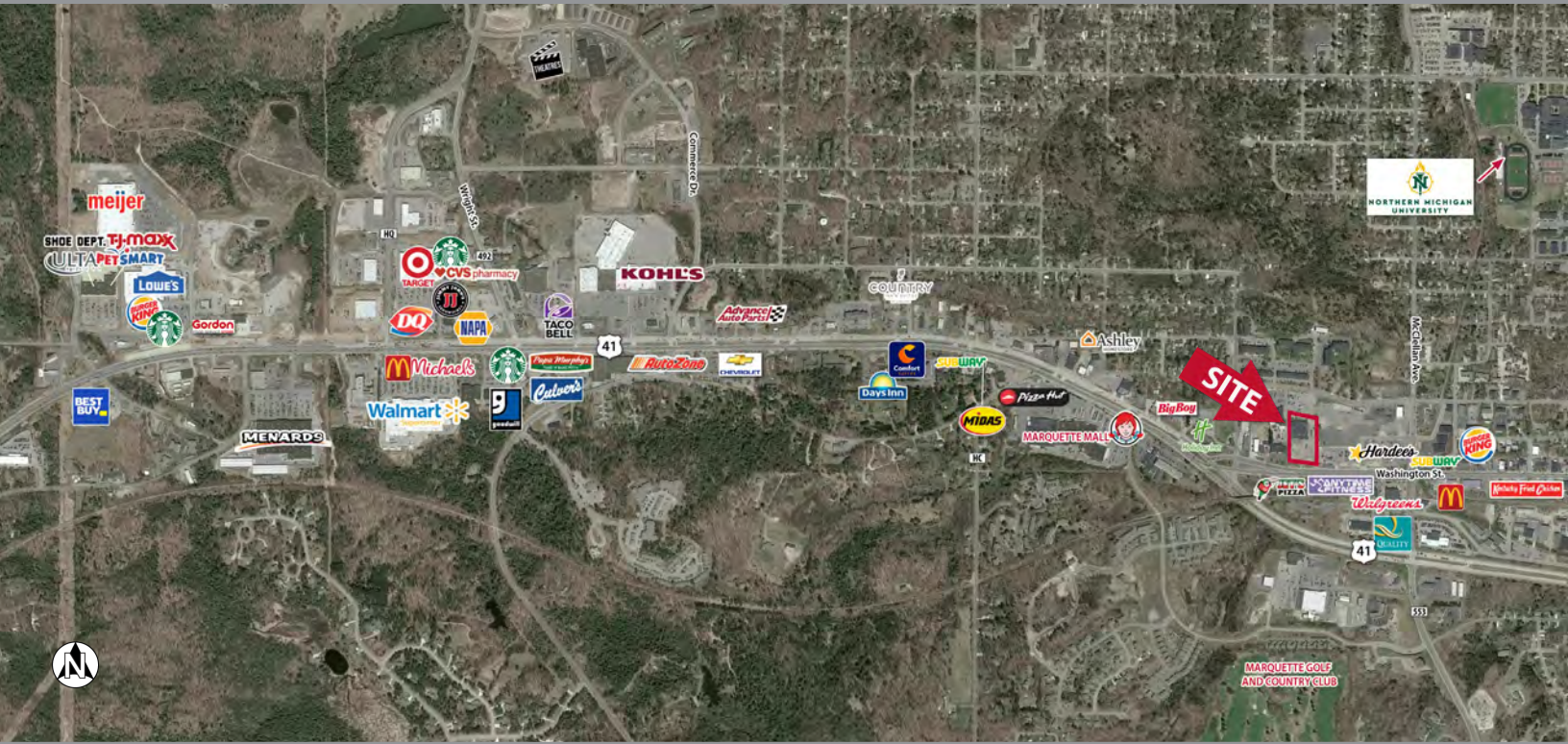


1400 W. Washington St.

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



key features

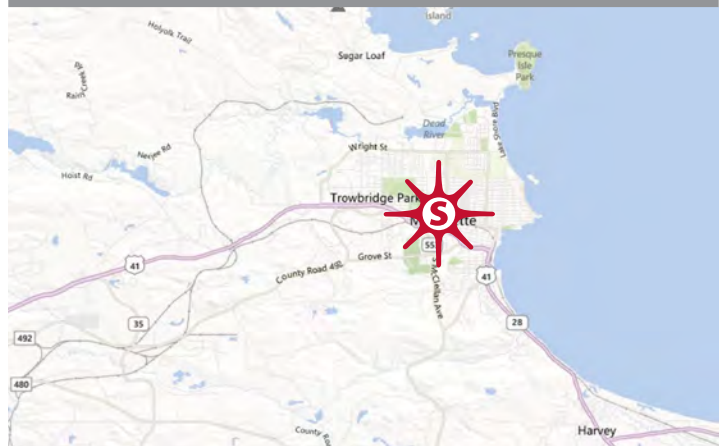
- 26,062-sf building
- located in Marquette's primary retail corridor, five minutes from Northern Michigan University
- easy access to and from U.S. 41
- daily traffic counts: 31,844 on U.S. 41 and 13,535 on Washington Street

demographics

	1 mile	3 miles	5 miles
population	5,387	22,914	25,680
households	2,577	9,328	10,288
avg. household income	\$80,034	\$95,839	\$97,685
daytime population	5,190	18,295	21,734

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

100% leased



Jay D. Stein 480.949.9011 jdstein@sandordev.com

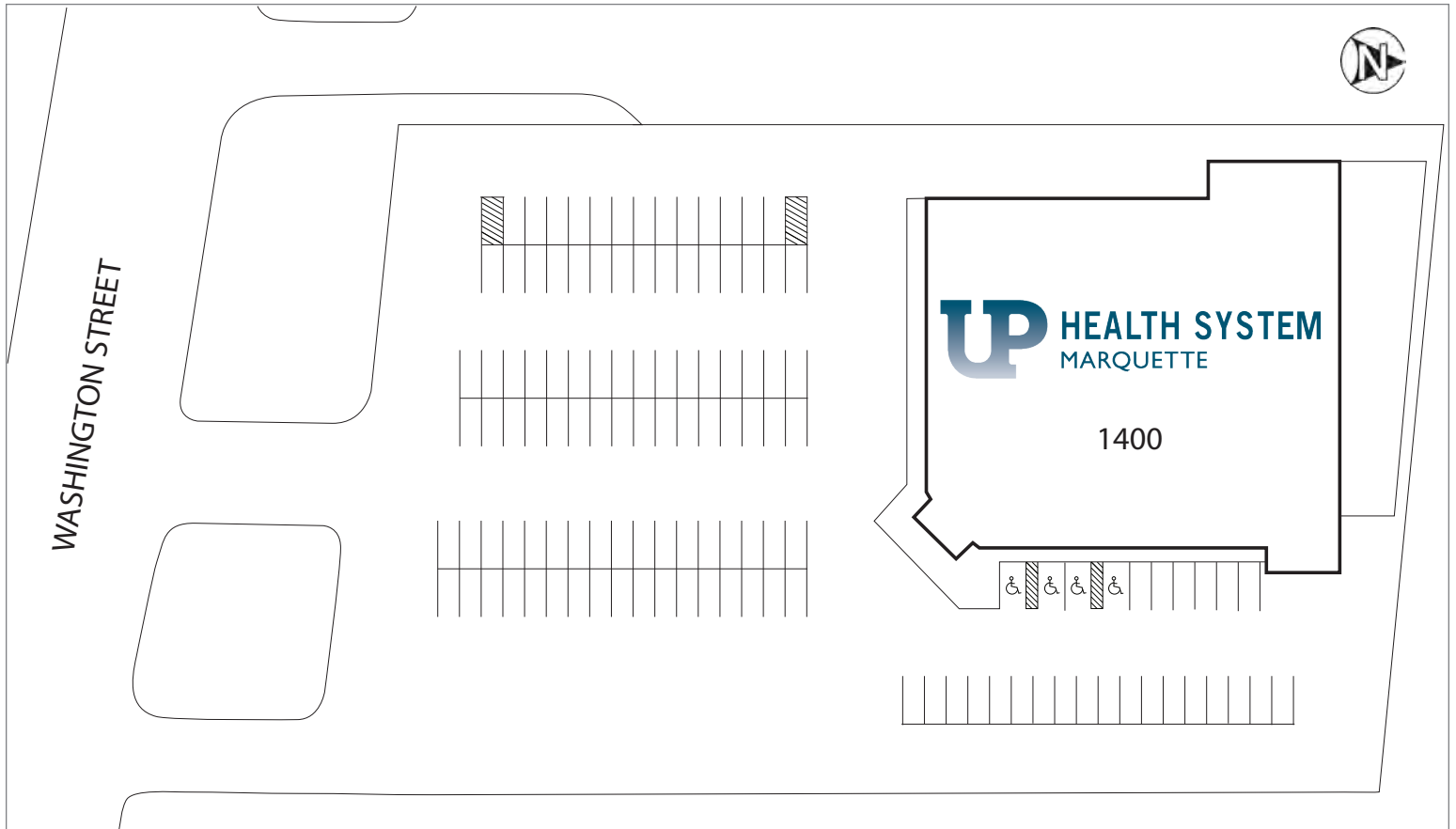
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UNIT	TENANT	DIMS.	S.F.
1400	UP HEALTH SYSTEM MARQUETTE	167 x 170 IRR	25,910



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