

BIRCHWOOD
MALL



RETAIL SPACE FOR LEASE

Birchwood Mall stands as St. Clair County's premier shopping destination, featuring popular brands like Target, JCPenney, and Planet Fitness, with easy access to both US and Canadian shoppers, conveniently located near Metro Detroit.

SUMMIT
PROPERTIES USA



SITE OVERVIEW

Site Acres:	76.04 acres
Total Leasable Area:	630,130 sqf
Owned Leasable Area:	374,691 sqf
Parking Places:	4,104 autos
Anchor Tenants:	JCPenney Target AMC CubeSmart Dunham's Sports Planet Fitness

PROPERTY OVERVIEW

Grow Your Business with Us:

Prime Retail Mix: Over 80 stores, including Target, JCPenney, and Planet Fitness, attract a wide range of shoppers.

Family Destination: A soft play area and diverse dining options make the mall a favorite for families.

Entertainment Hub: AMC Birchwood 10 offers a popular movie-going experience, bringing in consistent foot traffic.

Convenient Access: Located near major highways, the mall easily serves both US and Canadian visitors.

Community Engagement: Regular events and promotions ensure strong local connections and repeat visitors.



CONVENIENT
ACCESS



PRIME RETAIL
MIX



COMMUNITY
ENGAGEMENT



DINING
EXPERIENCES



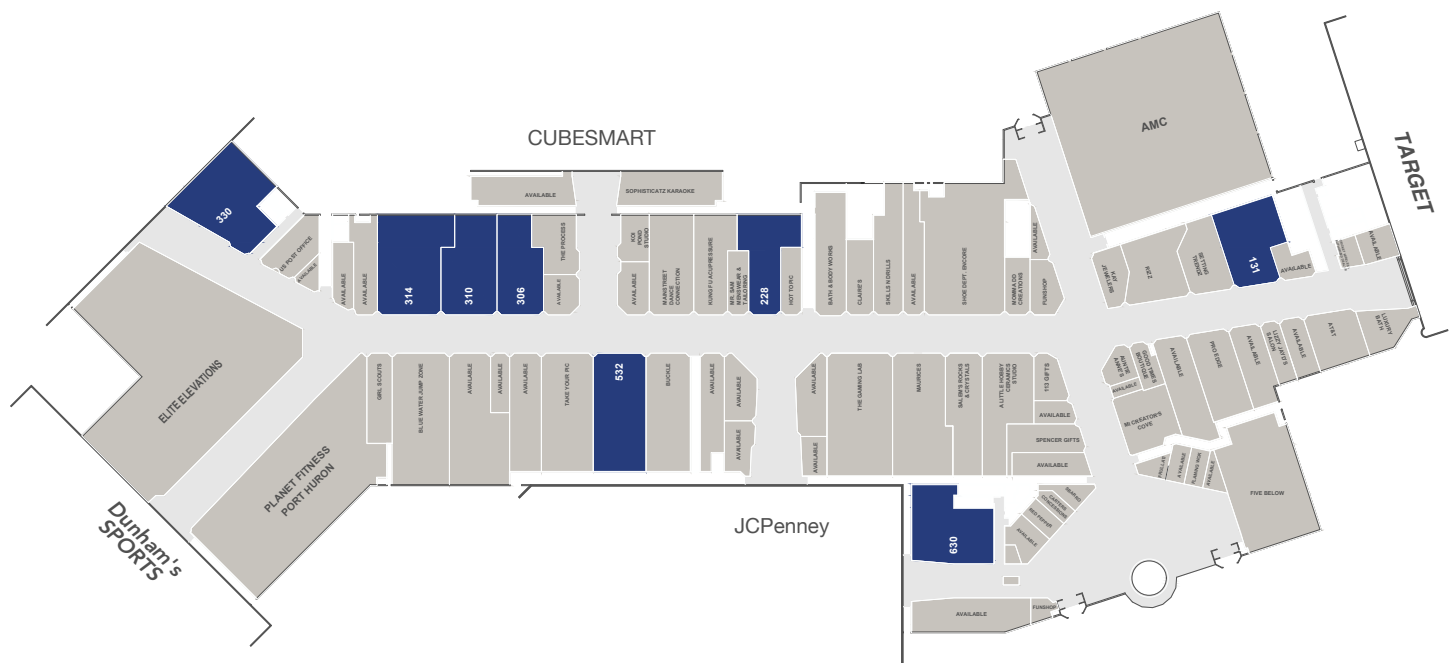
ENTERTAINMENT
HUB

BIRCHWOOD MALL

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4350 24th Ave
Fort Gratiot Twp MI 48059
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SPACE	UNIT TYPE	SIZE SF
314	Inline	6,111 SF
330	Inline	5,954 SF
532	Inline	5,600 SF
630	Restaurant	5,062 SF
310	Inline	4,629 SF
131	Inline	4,157 SF
228	Inline	3,874 SF
306	Inline	3,826 SF



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Leasing Manager **Brian Eichelberger**

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DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Population	46,354	79,981	128,763
Households	19,440	33,256	53,245
Avg. Household Income	\$78,785	\$77,141	\$82,661
Median Age	42	42	44



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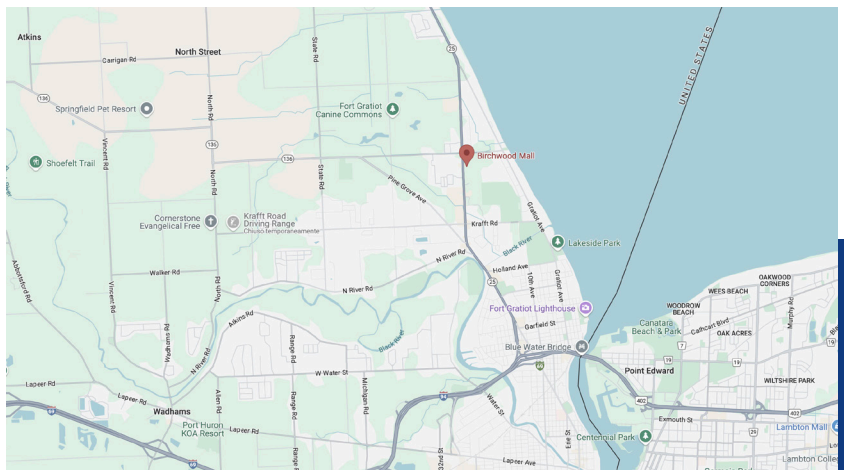
FORT GRATIOT

Fort Gratiot, located along Michigan's eastern shore in St. Clair County, serves as a key shopping and cultural destination near the U.S.-Canada border. With convenient access to Metro Detroit, Birchwood Mall attracts a diverse mix of U.S. and Canadian shoppers. Key establishments like Lake Huron Medical Center and Baker College bring in a steady flow of residents and professionals. The area's growing tourism, supported by attractions like Lakeside Beach and the Blue Water Bridge, makes Fort Gratiot an ideal market for businesses looking to connect with a wide-ranging customer base



AREA

City	16.4 sq mi
Land	16.2 sq mi
Water	0.2 sq mi
Elevation	600 ft



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