

**RETAIL PROPERTY // FOR LEASE**

# 1,500 SF AVAILABLE AT DOLLAR GENERAL ANCHORED STRIP CENTER

5414 - 5452 S SAGINAW ROAD  
GRAND BLANC, MI 48507



- In-Line Unit: 1,500 SF Available
- Anchored by Dollar General
- Located on Grand Blanc's Retail Corridor
- Great Frontage – 315'
- Abundant Parking



**P.A. COMMERCIAL**  
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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$12.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	16,600 SF
<b>Available SF:</b>	1,500 SF
<b>Lot Size:</b>	1.95 Acres
<b>Year Built:</b>	2003
<b>Zoning:</b>	GC
<b>Market:</b>	Detroit
<b>Submarket:</b>	Flint
<b>Traffic Count:</b>	17,600

## PROPERTY OVERVIEW

Embrace the opportunity to lease a prime 1,500 SF retail suite at Northpointe Commons in Grand Blanc. This strategically positioned property holds a commanding presence within Grand Blanc's bustling retail corridor. Anchored by the solid and popular Dollar General, the space offers excellent visibility with 315' of frontage. Ample parking ensures convenience for customers, further enhancing the appeal of this sought-after location. Other neighboring tenants include a cell phone store, boutique clothing store, and a spa.

## LOCATION OVERVIEW

North Pointe Commons is located on S. Saginaw Rd, in Grand Blanc, just north of the Dort Hwy intersection. Directly across the street is the Municipal Building for Grand Blanc Township. Grand Blanc is a planned and progressive community that provides a safe, caring environment in which to live, work, and play. Within 5 miles, there are 49,000 households with an average household income of \$54,800. This building has excellent exposure and frontage with a traffic count of 17,600 vehicles per day.

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## PROPERTY DETAILS

Lease Rate	\$12.00 SF/YR
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### LOCATION INFORMATION

Building Name	North Pointe Commons
Street Address	5414 - 5452 S Saginaw Road
City, State, Zip	Grand Blanc, MI 48507
County	Lapeer
Market	Detroit
Sub-market	Flint
Cross-Streets	Saginaw Rd and Dort Hwy
Side of the Street	South
Road Type	Paved
Market Type	Small
Nearest Highway	I-475 and I-75
Nearest Airport	Bishop Airport

### BUILDING INFORMATION

Building Size	16,600 SF
Occupancy %	91.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	16,600 SF
Year Built	2003
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	GC
Lot Size	1.95 Acres
APN #	12-05-400-016
Lot Frontage	319 ft
Traffic Count	18939
Traffic Count Street	S Saginaw Rd
Power	Yes

### PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.58
Number of Parking Spaces	76

### UTILITIES & AMENITIES

Freight Elevator	No
Leed Certified	No
Gas / Propane	Yes

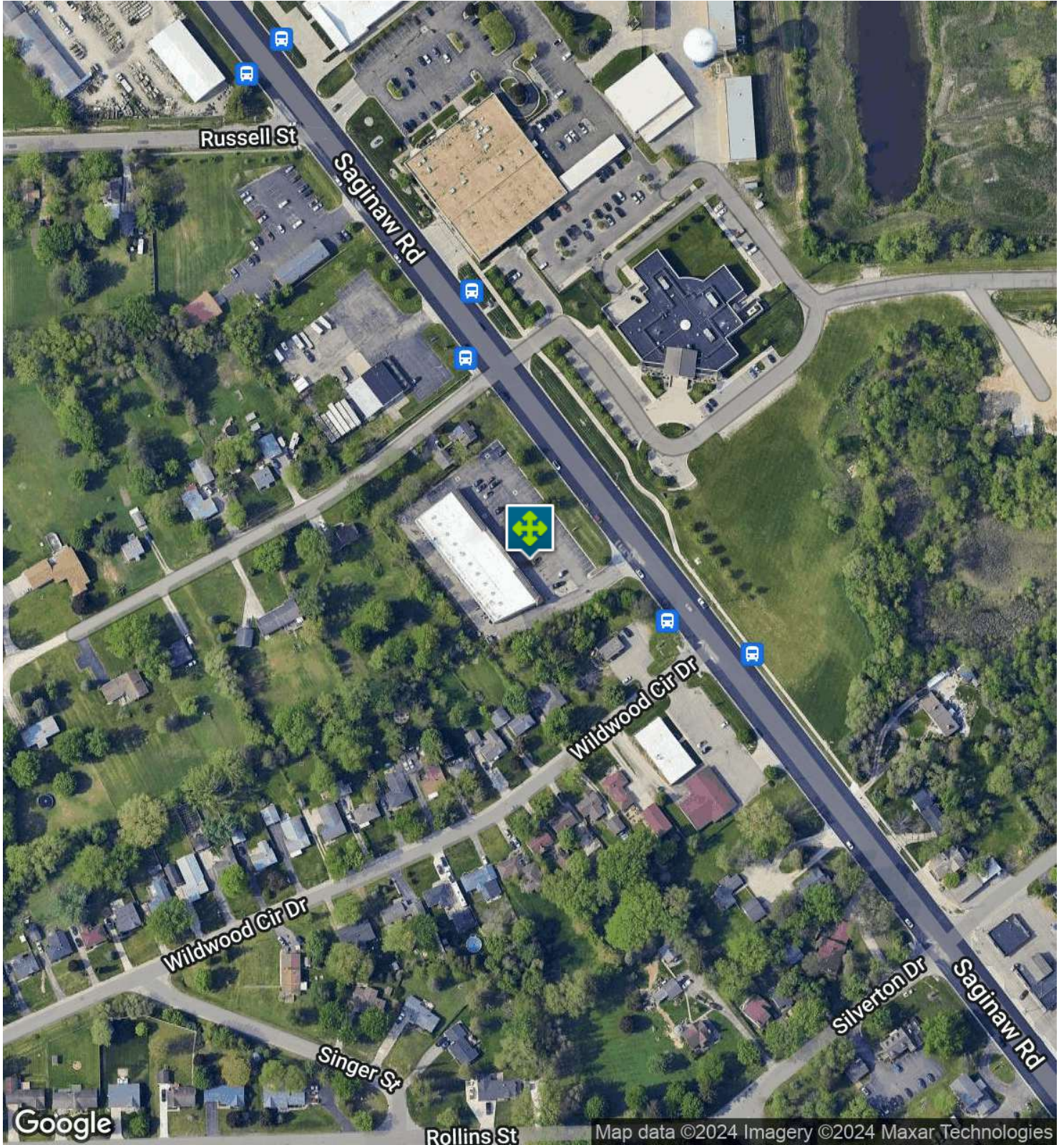
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## ADDITIONAL PHOTOS



5414 - 5452 S SAGINAW ROAD, GRAND BLANC, MI 48507 // FOR LEASE

# AERIAL MAP



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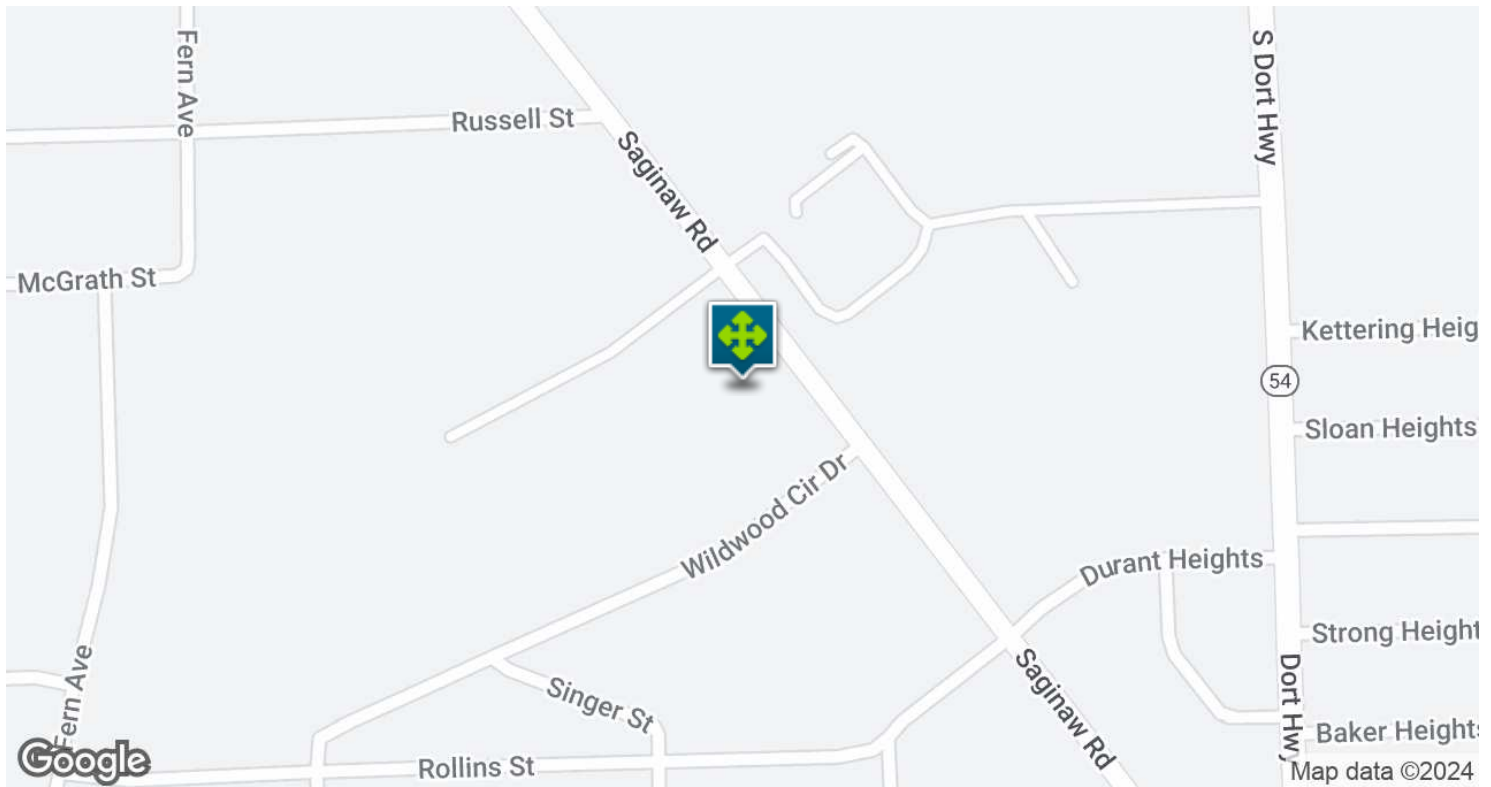
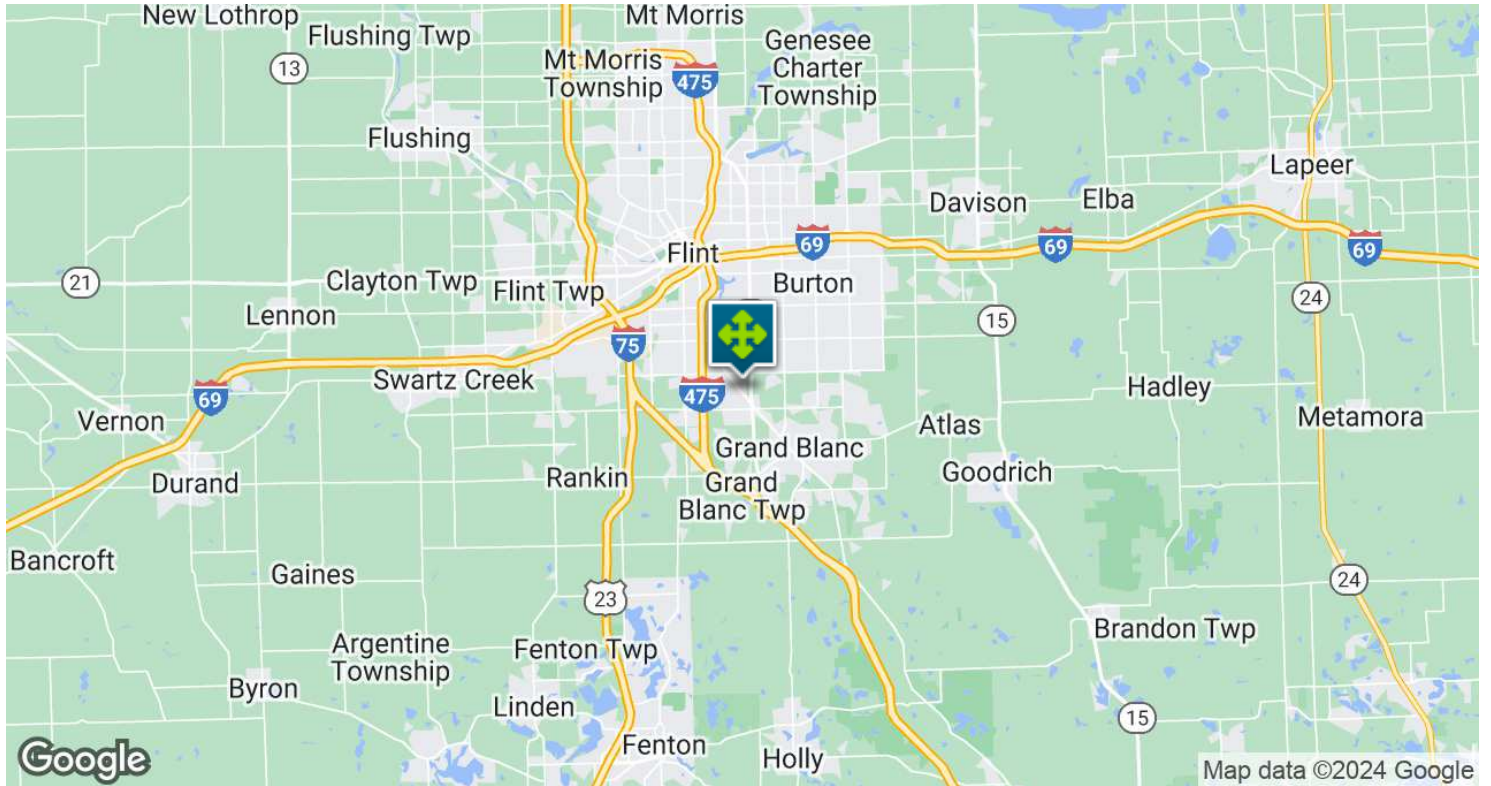
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# LOCATION MAP

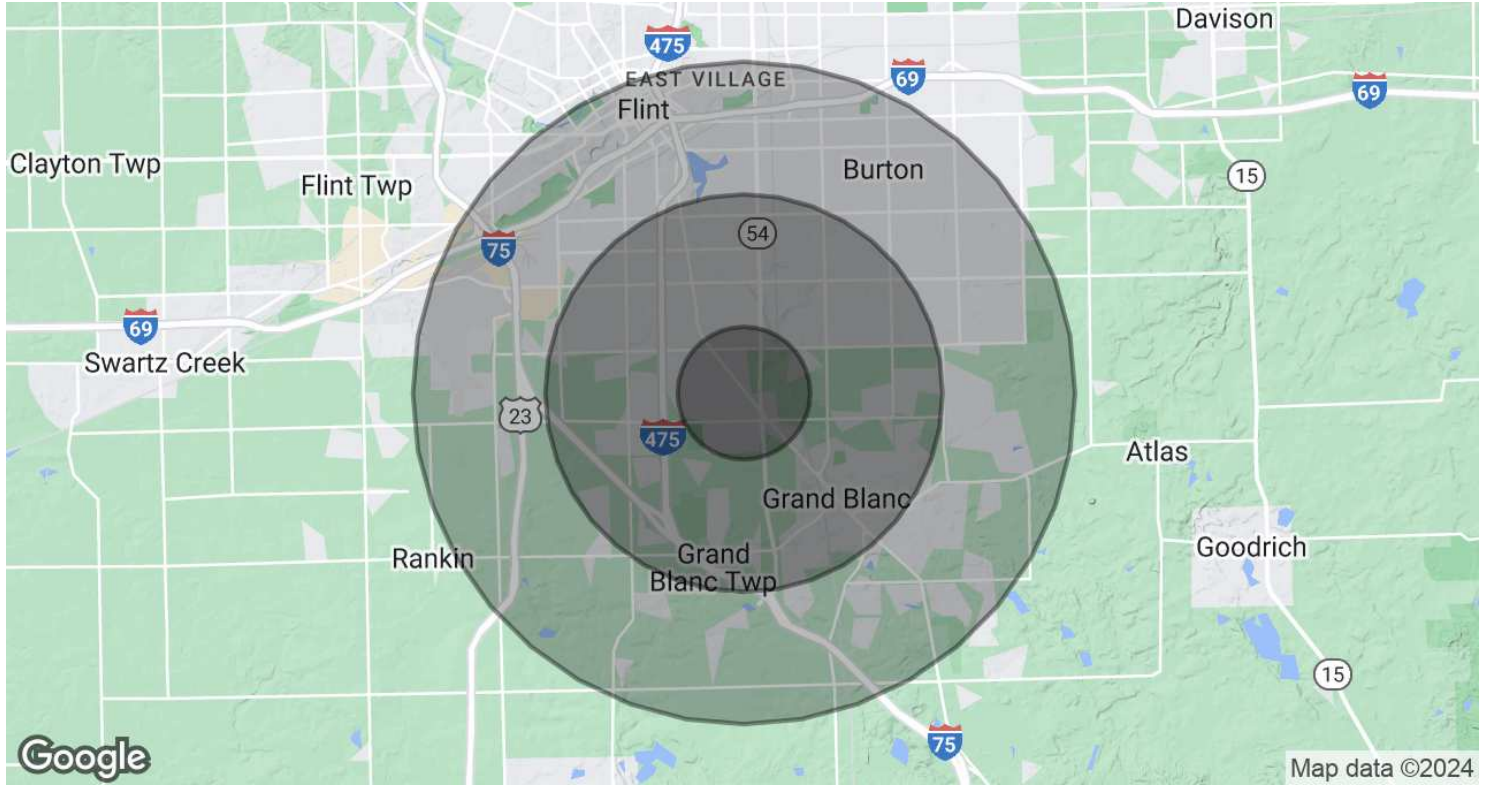


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	6,124	48,232	122,333
<b>Average Age</b>	34.4	35.3	36.2
<b>Average Age (Male)</b>	33.0	33.2	34.8
<b>Average Age (Female)</b>	35.3	37.1	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,358	19,130	49,479
<b># of Persons per HH</b>	2.6	2.5	2.5
<b>Average HH Income</b>	\$53,177	\$54,136	\$54,807
<b>Average House Value</b>	\$114,014	\$128,282	\$134,451

\* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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