

RETAIL PROPERTY // FOR SALE & FOR LEASE

PREMIER RETAIL OPPORTUNITY IN BURTON

3147 S DORT HWY
BURTON, MI 48507



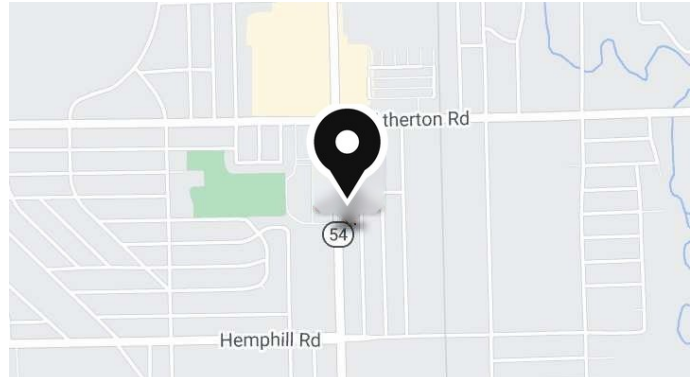
- First unit (previous Happy's Pizza) is ideal for a restaurant or food service business
- Second unit is a versatile space ready for retail, smoke, or vape shop
- Three of four units available totaling 5,800 SF; Unit 3 (3,040 SF) is leased
- Great window lines and facade signage is available
- High visibility, ample parking, and proximity to residential neighborhoods
- 17,000 vehicles per day along S Dort Hwy at a signalized intersection
- Available for sale at \$295,000 or for lease at \$9.00 SF/YR modified gross

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EXECUTIVE SUMMARY



SALE PRICE	\$295,000 Entire Building
LEASE RATE	\$9.00 SF / YR MODIFIED GROSS

OFFERING SUMMARY

Sale Price:	\$295,000
Lease Rate:	\$9.00 SF/YR Mod. Gross
Building Size:	8,840 SF
Available SF:	1,400 – 2,200 SF
Total Available:	5,800 SF
Lot Size:	0.634 Acres
Total Units:	4
Units Available:	3
Year Built:	1975
Renovated:	2023
Zoning:	C-2
Market:	Detroit
Submarket:	Flint
Traffic Count:	17,000

PROPERTY OVERVIEW

Three of the four units are available for lease at this strip center in Burton, strategically located to maximize visibility and foot traffic. The property's prominent signage, frontage, and ample parking make it highly visible and easily accessible to potential customers. With its high-traffic location of 17,000 vehicles per day, this property presents a lucrative opportunity for businesses looking to establish or expand their presence. Neighboring tenants include Dollar General, Sunoco, and Storage of America. Unit 3 (3,040 SF) is leased, leaving 5,800 SF available across three units of 1,400 to 2,200 SF. The entire 8,840 SF building is also offered for sale at \$295,000, presenting an owner-occupant or investor the opportunity to acquire a renovated multi-tenant strip center with income already in place on a high-traffic corridor.

LOCATION OVERVIEW

This retail strip center is located along Dort Hwy, a major thoroughfare in the area. With high visibility and accessibility, the area around S Dort features a mix of businesses, restaurants, and residential properties. Burton is a suburban community in Genesee County known for its proximity to Flint, and its diverse consumer demographics present an exciting opportunity for retail and strip center tenants to thrive.

PROPERTY HIGHLIGHTS

- First unit (previous Happy's Pizza) is ideal for a restaurant or food service business
- Second unit is a versatile space ready for retail, smoke, or vape shop
- Great window lines and facade signage is available
- Unit 3 (3,040 SF) is leased and occupied — income in place for a buyer

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PROPERTY DETAILS

SALE PRICE	\$295,000
LEASE RATE	\$9.00 SF / YR MODIFIED GROSS

LOCATION INFORMATION

Building Name	Burton Plaza
Street Address	3147 S Dort Hwy
City, State, Zip	Burton, MI 48507
County	Genesee
Market	Detroit
Sub-market	Flint
Cross-Streets	S Dort Hwy & E Atherton Rd
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-475
Nearest Airport	Bishop International

BUILDING INFORMATION

Building Size	8,840 SF
Tenancy	Multiple
Total Units	4
Units Available	3 (Unit 3 leased, 3,040 SF)
Year Built	1975
Year Last Renovated	2023
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	C-2
Lot Size	0.634 Acres
APN #	59-28-501-144
Lot Frontage	172 ft
Traffic Count	17,000
Traffic Count Street	S Dort Hwy
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	12

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes

UNIT AVAILABILITY

Unit	Size	Status
Unit 1	2,200 SF	Available
Unit 2	2,200 SF	Available
Unit 3	3,040 SF	Leased
Unit 4	1,400 SF	Available
Total Available	5,800 SF	3 Units

Unit sizes are approximate and subject to verification by measurement.

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SITE PLAN & AVAILABILITY



UNIT BREAKDOWN

Unit	Size	Status
Unit 1	2,200 SF	Available
Unit 2	2,200 SF	Available
Unit 3	3,040 SF	Leased
Unit 4	1,400 SF	Available
Total Building	8,840 SF	4 Units
Total Available	5,800 SF	3 Units

LEASING NOTES

- Units can be leased individually or combined for a larger contiguous footprint
- Unit 1 is the former Happy's Pizza space, suited to restaurant or food service use
- Unit 2 is a versatile space ready for retail, smoke, or vape shop
- Unit 4 offers an efficient small-shop footprint on the signalized corner
- All available units front S Dort Hwy with direct signage exposure

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ADDITIONAL PHOTOS



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RETAILER MAP



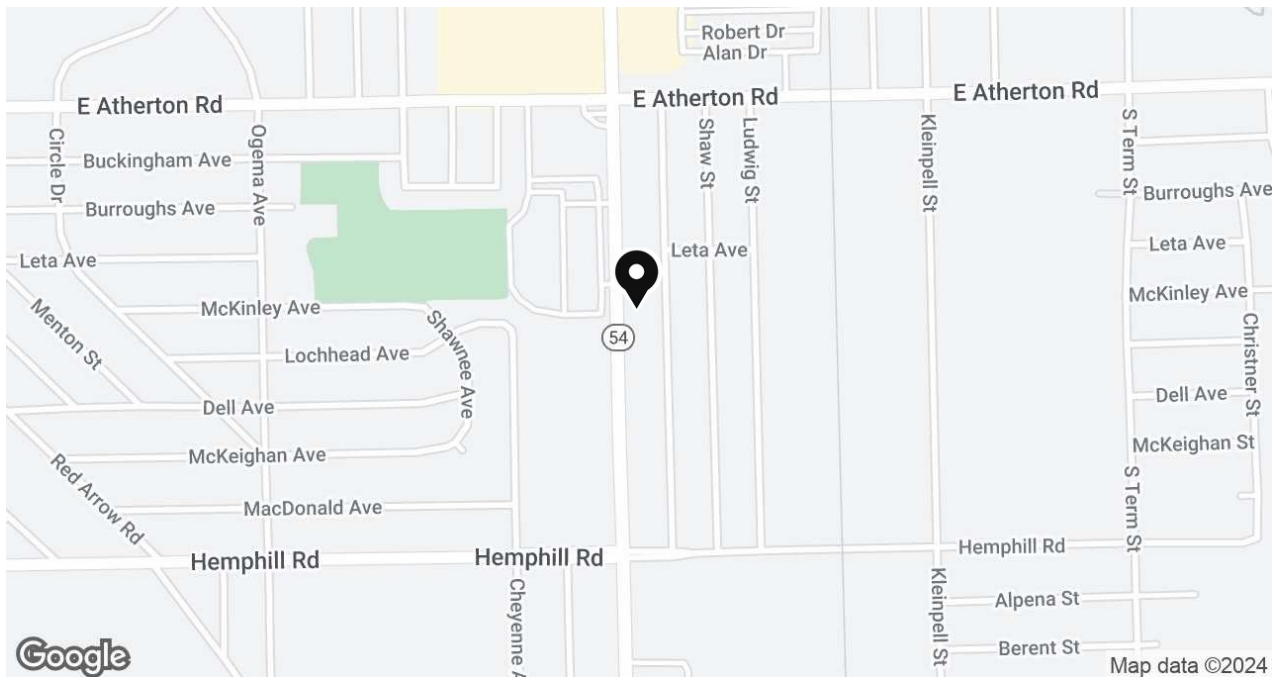
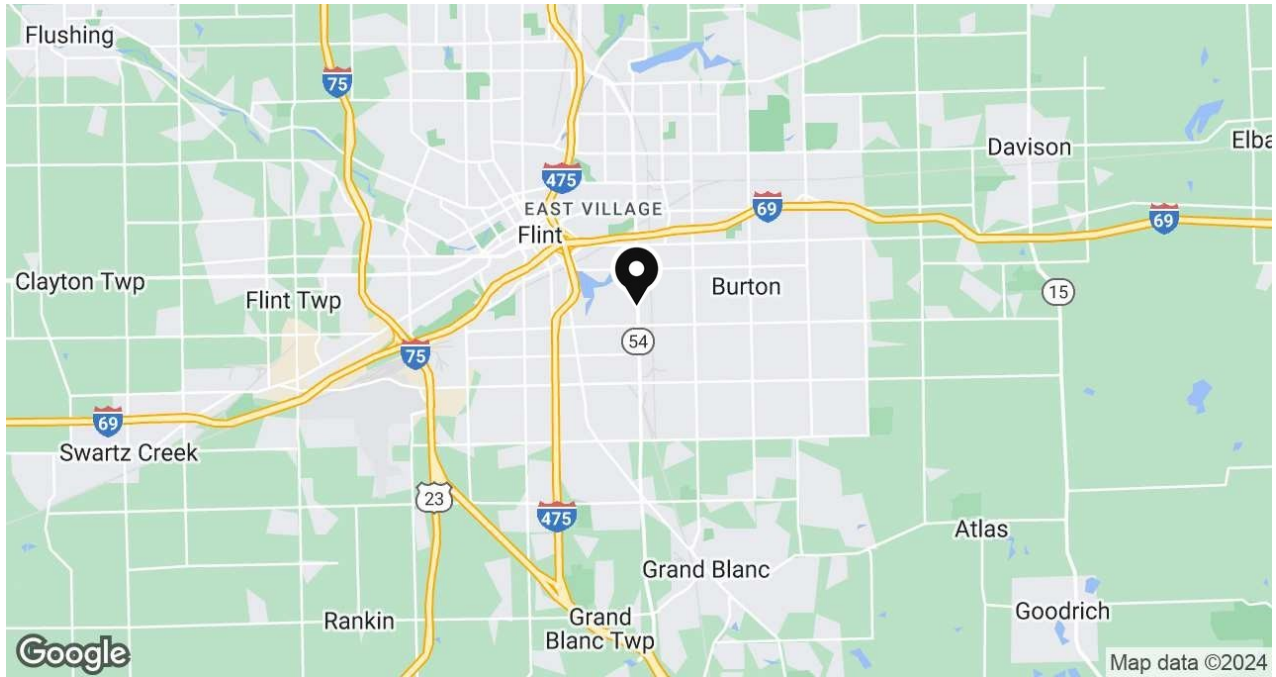
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LOCATION MAP

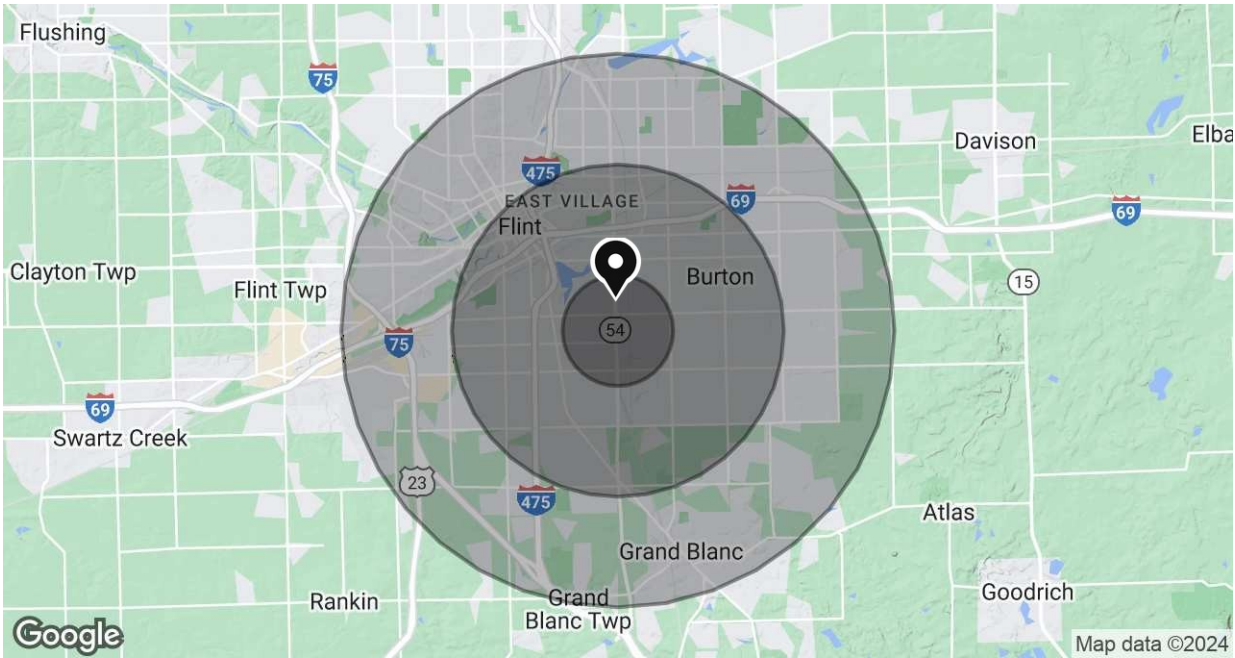


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,811	55,260	132,716
Average Age	37	39	40
Average Age (Male)	35	38	39
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,716	23,210	56,073
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$49,160	\$56,581	\$65,637
Average House Value	\$83,407	\$120,139	\$149,214

Demographics data derived from AlphaMap.

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CONTACT US



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