

3236 E HOLLAND RD, SAGINAW, MI 48601



DOLLAR GENERAL STORE WITH ABSOLUTE NNN LEASE



DOLLAR GENERAL®



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COMMERCIAL PROPERTY

DOLLAR GENERAL®

E HOLLAND RD 11,500 VPD

67,700 VPD

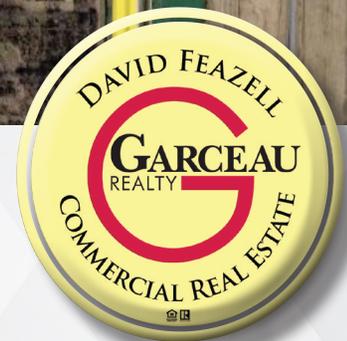


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EXCLUSIVELY MARKETED BY

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PROPERTY SUMMARY

DOLLAR GENERAL®

Dollar General store with Absolute NNN lease. 9.5 years remaining with (5) 5yr renewal options with 10% increases each in the future. This site was built brand new in 2020 as part of DG's strategic expansion. Prime location amongst multiple national and regional Retailers. Several fast-food chains adjacent to the site drawing customers to this store every single day. This location has ideal traffic counts and demographics for a successful long-term Dollar General.



OFFERING HIGHLIGHTS

BUILDING NOTES:

Sale Price: \$1,471,750

Tenant: Dollar General Corporate

Building Size: +/- 9,026 SF

Lot size: +/- 3.16 Acres

Year Built: 2020

Store #: 20786

Water: Public

Sewer: Public

County: Saginaw County

Traffic: 11,500 CPD on E Holland Rd

Nearby Traffic: 67,700 CPD on I-75

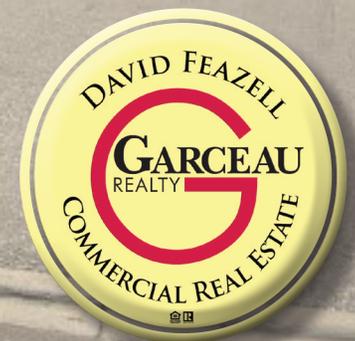
HVAC: Rooftop units (2020)

Roof: Metal (2020)

Zoning: T-C (Town Center District)

Parking lot: Paved/Striped in 2020

Signage: Pylon Signage on E Holland Rd + Front Facade



AREA DEMOGRAPHIC



POPULATION:

1 Mile - 5,350

3 Mile - 31,780

5 Mile - 76,750



INCOME:

Avg HH Income in 5 Miles - \$45,555



OFFERING HIGHLIGHTS

LEASE DETAILS:

Rent: \$88,305/year or \$7,358.76/month

Cap Rate: 6.0%

Rent/SF: \$9.78 PSF

Lease Dates: 1/30/21 - 1/31-36

Renewals: (5) 5yr renewal options with 10% increases

Remaining: 9.5yrs of initial term

Lease type: Absolute NNN (no LL responsibilities)

Phase 1: Available - Completed in 2022 (clean)

Survey: Available - Completed in 2020

Appraisal: Available - Completed in 2022

Zoning: Verification report available - Completed in 2022



DOLLAR GENERAL **Huntington**
Rally's
7 ELEVEN **US IMAGING**
THE STATE BANK **Mobil**

Lake State Railway
 Stores 5K Railcars
 60 Miles Railways

Abele
 Greenhouse & Garden Center

Saginaw County H.W. Browne Airport
 8K+ Annual Passengers
 41 Aircrafts

FleetPride
 HEAVY DUTY PARTS & SERVICE
Stop&Shop

Ascension
Ascension St. Mary's Hospital
 2.6K Sites in 19 States
 143 Hospitals
 40 Senior Living Facility

GRAINGER
 200 Locations Nationwide
 10K+ Employees

DOLLAR GENERAL

E Holland Rd
 11,500 VPD



FAMILY DOLLAR



INTERSTATE 75
 I-75
 67,700 VPD

Jesse Loomis Elementary School

INTERSTATE 675
 I-675
 18,292 VPD

POPEYES **Speedway** **bp**
Arby's **SUBWAY**
McDonald's **TACO BELL** **PNC**

nexteer
 AUTOMOTIVE
 5,300K+ Employees

Saginaw High School

S Outer Dr
 11,170 VPD

Dixie Hwy
 16,675 VPD

Hess Ave
 8,103 VPD

LOCATION OVERVIEW • SAGINAW MICHIGAN

Saginaw, city, seat (1835) of Saginaw county, east-central Michigan, U.S. It lies at the head of navigation on the Saginaw River (leading to Saginaw Bay in Lake Huron), about 100 miles northwest of Detroit. Saginaw, an Ojibwa (Chippewa) word meaning “land of the Sauks,” developed around a fur-trading post (established 1816). Called East Saginaw, it consolidated with South Saginaw in 1873 and with Saginaw City in 1889 to form the present city. A former lumbering center, Saginaw has turned to agriculture and diversified manufacturing (especially auto parts). Major salt, coal, and petroleum deposits are nearby, and sugar beets and beans are produced in the Saginaw valley. A branch of Great Lakes (junior) College is located in the city.

Saginaw County, which is part of the Great Lakes Bay Region, is one of Michigan’s leading areas of economic growth and development. Saginaw County’s population is highly educated and diverse, and nearly 43,000 college students call the Great Lakes Bay home. Saginaw is a hub of innovation in automated vehicles and advanced mobility, a source of raw materials for the solar and electronics industries, and a health care hub where a third of Michigan comes for care.

Under Saginaw Future’s leadership, over \$8.5 billion has been invested in Saginaw County, and nearly 900 businesses have expanded. These businesses are creating opportunities for new and existing residents to grow their careers and build an incredible life for their families.

In addition to jobs, Saginaw County offers a high quality of life. Housing is affordable, communities are welcoming, schools are highly rated, and the county is a regional shopping, entertainment and health care hub. You can find it all - jobs, housing and entertainment, in Saginaw County.

Sources:

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Britannica Editors, (2026, March, 18) *Saginaw Michigan, United States*, Britannica, <https://www.britannica.com/place/Saginaw>

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