

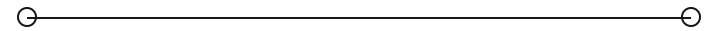


COMMERCIAL RETAIL FOR SALE OR LEASE

**16237 Jennings Road
Fenton, MI 48430**

16237 JENNINGS RD

Fenton, MI 48430



PRESENTED BY:

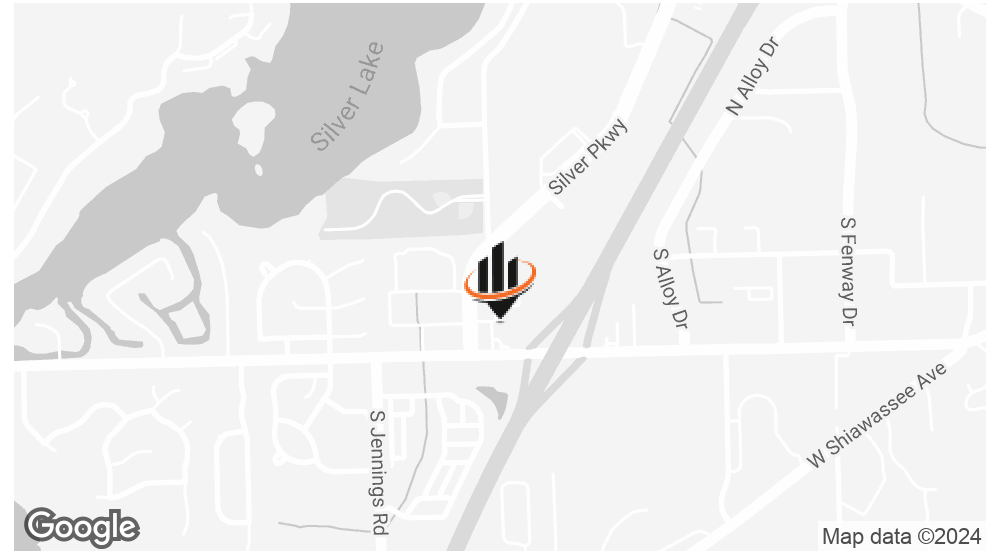
MICHELLE CLARK

O: 248.252.7171

michelle.clark@svn.com

MI #6501280806

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000.00
FOR LEASE:	Call for information
BUILDING SIZE:	1,734 SF
LOT SIZE:	0.76 Acres
YEAR BUILT:	1900
RENOVATED:	2023
ZONING:	GENERAL BUSINESS DISTRICT (GBD)

MICHELLE CLARK

O: 248.252.7171
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MI #6501280806

PROPERTY OVERVIEW: FOR SALE OR LEASE

TERMS: Cash or Financed

PROPERTY HIGHLIGHTS

- Close access to US-23 & I-75 and Bishop International Airport
- Located in the Highly Developed Business District of Fenton, MI
- 1,734 SF historic building
- Renovated in 2023
- Zoned GENERAL BUSINESS DISTRICT (GBD)- Ideal for Office / Office Building Great investor opportunity
- Distinguished blend of character and functionality- Modernized for contemporary business needs- Timeless charm with contemporary convenience



Silver Lake Park

Great Clips

Walmart

22.4K
Huntington

60.9K

Owen Rd

Owen Rd

AGS Middle School

Fenton High Varsity Field
Temporarily closed

SALLY BEAUTY
GNC

Duham's

TJ-MAXX

FIVE BELOW

BURGER KING

SITE

Mobil
BELL

McDonald's

Polvo's

CHEVROLET

GMC

Ford

maurices
SUNNY

Pharmacy
HUI

GS

GS

Pine Ridge Ct

Divisional Dr

Divisional Dr

Autumn Wood Dr

Chinkapin Rill

S Jennings Rd

Chestnut Dr

Laurel Leah

Jennings Rd

Silver Pkwy

United Spanish War Vete

S Alloy Dr

S Alloy Dr

Copper Ave

Copper Ave

Grant St

S Fenway Dr

S Fenway Dr

S Fenway Dr

Pvt Gravel Pit Rd

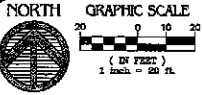
W Shiawassee Ave

Maple Tree Dr

23

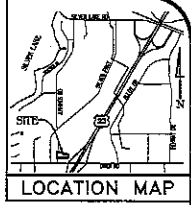
BUS
23

23



PRELIMINARY SITE PLAN LAYOUT

BENCHMARK NO. 1
 CUT BOX ON TOP ON THE EX CONCRETE
 SURFACE OF THE SIDE OF SOUTHWEST
 BUILDING AT THE NORTHWEST BUILDING
 CORNER OF THE NORTHWEST BUILDING
 ELEVATION=972.95 (NAVD83)



PROPERTY DESCRIPTION:
 PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 NORTH, RANGE 6 EAST, BEGINNING AT A POINT IN THE
 CENTERLINE OF JENNINGS ROAD WHICH BEARS NORTH 83 DEGREES 40
 MINUTES 33 SECONDS EAST, 1333.40 FEET AND NORTH 1 DEGREE 52
 MINUTES 30 SECONDS WEST, 198.00 FEET FROM THE WEST 1/4
 CORNER OF SECTION 34; THENCE 1 DEGREE 52 MINUTES 30 SECONDS
 WEST, 165.00 FEET; THENCE NORTH 83 DEGREES 40 MINUTES 33
 SECONDS EAST, 294.00 FEET; THENCE SOUTH 1 DEGREE 52 MINUTES
 30 SECONDS EAST, 113.00 FEET; THENCE SOUTH 77 DEGREES 30
 MINUTES 40 SECONDS WEST, 268.60 FEET TO THE PLACE OF BEGINNING,
 CONTAINING 36,895 SFT OF LAND, 0.84 ACRES MORE OR LESS, AND
 SUBJECT OF ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD.

EXISTING ZONING INFORMATION:
 ACCORDING TO THE CITY OF FENTON ZONING ORDINANCE THIS PROPERTY IS
 CURRENTLY ZONED GIB (GENERAL BUSINESS DISTRICT), AND IS SUBJECT TO THE
 FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = NONE
- 2) MINIMUM LOT WIDTH = NONE
- 3) FRONT SETBACK = 40 FEET
- 4) SIDE SETBACK = 10 FEET; 25 FEET COMBINED
- 5) REAR SETBACK = 25 FEET
- 6) MAXIMUM HEIGHT = 30 FEET OR 2 STORES
- 7) MINIMUM BUILDING LOT COVERAGE = 30%
- 8) MAXIMUM PARKING LOT COVERAGE = 45%

SANITARY SEWER & WATER NOTES:

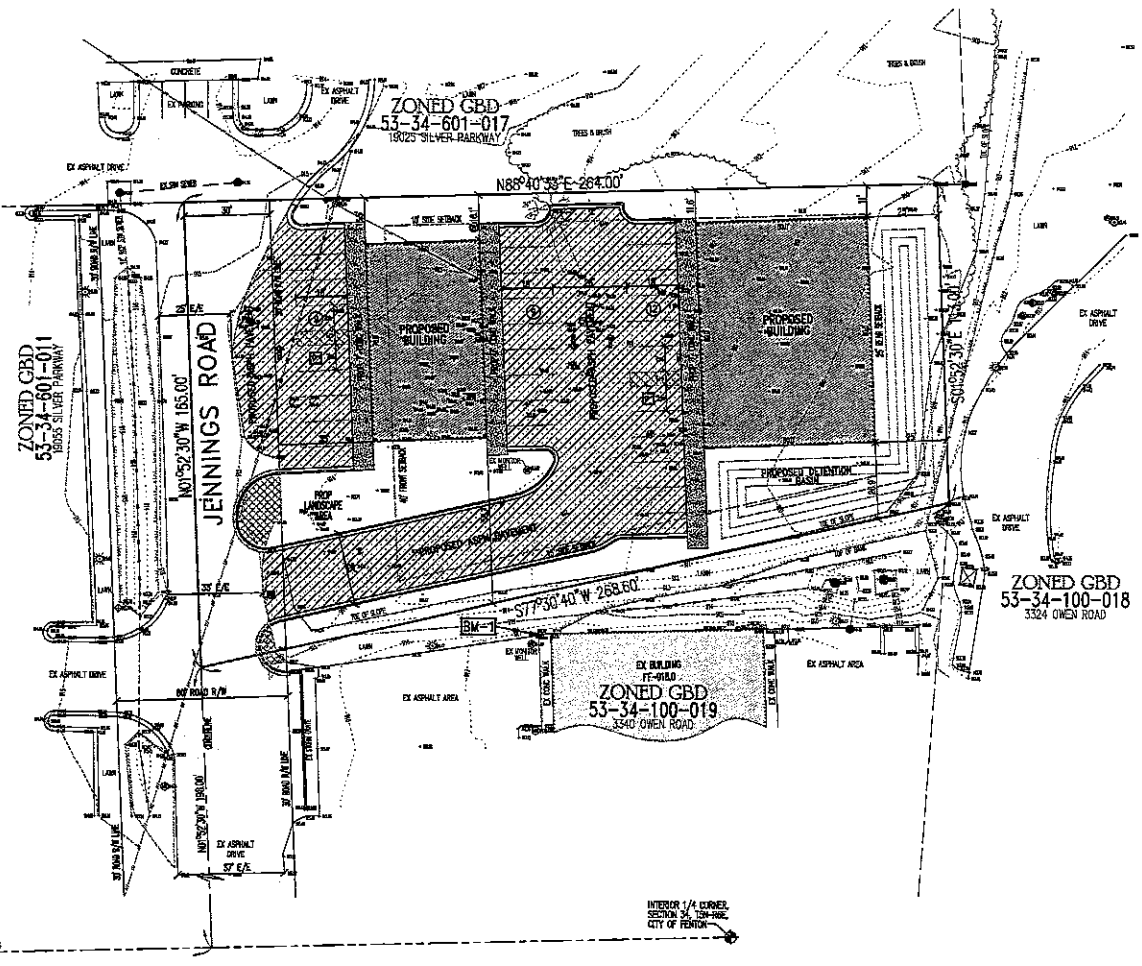
1. THE EXISTING SITE IS SERVICED BY A PRIVATE WATER WELL, AND A PUBLIC SANITARY SEWER SYSTEM.
2. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND LEADS PRIOR AND DURING CONSTRUCTION.

FLOOD PLAIN NOTE:
 THIS PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE
 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE
 MAP COMMUNITY PANEL NO. 2606040300 WHICH BEARS AN EFFECTIVE
 DATE OF SEPTEMBER 25, 2003.

WETLAND NOTE:
 ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE
 ARE NO WETLAND AREAS ON THIS PROPERTY.

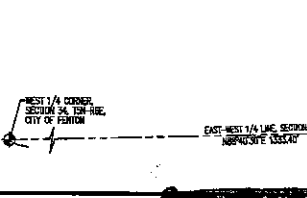
- SURVEYOR NOTES:**
1. DATE OF LAST FIELD WORK: SEPTEMBER 20, 2022.
 2. NO TITLE POLICY WAS PROVIDED AT THE TIME OF THE SURVEY.
 3. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THOSE SHOWN.
 4. THERE ARE NO APPARENT PHYSICAL USES OTHER THAN THOSE SHOWN.
 5. PROPERTY IS CURRENTLY ZONED GBD (GENERAL BUSINESS DISTRICT).
 6. REFERENCE - SURVEY DONE BY DELTA LAND SURVEYING & ENGINEERING, DATED 07/02/2007.
 7. BEARINGS SHOWN HEREON ARE BASED ON SILVER LAKE VILLAGE QUADRIANGULAR GEODESIC COUNTY SUB PLAN NO. 121, AS RECORDED IN LIBER 3484, PAGES 106-108, GENEESE COUNTY RECORDS.
 8. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY
 INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND/OR ENGINEER MAKES
 NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH
 UTILITIES IN THE AREA. OTHER THAN SERVICES AS SHOWN. THE SURVEYOR
 AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND
 UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES
 CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM
 INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT
 PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LEGEND

○	FOUND IRON	○	EX STORM SEWER
●	SET IRON W/CHAP NO. 50202	○	EX STORM MANHOLE
○	SET MAG NAIL IN PAVEMENT	○	EX STORM CATCHBASINS
○	SECTION CORNER	○	EX SANITARY SEWER
○	EX SURFACE ELEVATION	○	EX SANITARY MANHOLE
○	EX SURFACE CONTOUR	○	EX WATERMAIN
○	EX ROAD SIGNS	○	EX FIRE HYDRANT
○	EX TRANSFORMER	○	EX WATER MANHOLE
○	EX UTILITY POLE	○	EX GATEVALVE
○	EX SERVICE PEDISTAL	○	CONC
○	EX LIGHT POLE	○	ASPH
○	EX TELEPHONE MANHOLE	○	S/S
○	EX MONITOR WELL	○	S/E
○	EX MAILBOX	○	EX
○	EX OVERHEAD POWERLINES	○	EX DISTING
○	EX GASMAIN/SERVICE LEAD	○	EX BUILDING AREA
○	EX LID GAS MARKER	○	EX PAVEMENT AREA
○	FIRST FLOOR ELEVATION	○	PROP BARBER SPACE COUNT
○		○	PROP BARBER FREE (A) PARKING
○		○	PROP PAINTED BARRIERS BLOW AWAY
○		○	PROP ROAD/BARRIERS SIGNS
○		○	PROP CONCRETE AREAS
○		○	PROP ASPHALT PAVEMENT AREAS
○		○	PROP 4" WOOD STAKE/NEELED FENCE
○		○	PROP MOUNT EX CONG CURB
○		○	PROP LANDSCAPE MULCH AREAS



SCALE 1"=20'
 JOB NO. 22-313

PART OF THE NORTHWEST 1/4,
 SECTION 34, T5N-R6E,
 FENTON TWP, GENEESE COUNTY, MI

Fenton Land Surveying & Engineering, Inc.
 14166 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
 PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

PRELIMINARY SITE PLAN FOR:
 16257 JENNINGS ROAD
 FENTON, MI 48430

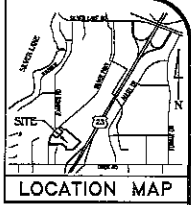


REVISIONS	DRN. BY: J.R.B.	11.02.2022	SHEET NO:
	DSN. BY: J.R.B.		1 of 1
	CHKD BY: J.P.W.		
	APPR BY: J.P.W.		



SURVEY OF EXISTING CONDITIONS

BENCHMARK NO. 1
 SET BOX ON TOP ON THE EX. CONCRETE
 BENCHMARK WEST SIDE OF SPEEDWAY
 BUILDING IN THE NORTHWEST BUILDING
 CORNER AS SHOWN
 ELEVATION=57.55 (MAM08)



PROPERTY DESCRIPTION:
 PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 5 NORTH, RANGE 5 EAST, BEGINNING AT A POINT OF THE
 CENTERLINE OF JENNINGS ROAD WHICH BEARS NORTH 88 DEGREES 40
 MINUTES 33 SECONDS EAST, 1333.40 FEET AND NORTH 1 DEGREE 52
 MINUTES 30 SECONDS WEST, 198.00 FEET FROM THE WEST 1/4
 CORNER OF SECTION 34; THENCE 1 DEGREE 52 MINUTES 30 SECONDS
 WEST, 165.00 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 33
 SECONDS EAST, 284.00 FEET; THENCE SOUTH 1 DEGREE 52 MINUTES
 30 SECONDS EAST, 133.00 FEET; THENCE SOUTH 77 DEGREES 30
 MINUTES 40 SECONDS WEST, 286.6 FEET TO THE PLACE OF BEGINNING
 CONTAINING 35.685 SFT OF LAND, 0.84 ACRES MORE OR LESS, AND
 SUBJECT OF ALL EASEMENTS AND/OR RESTRICTION OF RECORD.

EXISTING ZONING INFORMATION:
 ACCORDING TO THE CITY OF FENTON ZONING ORDINANCE THIS PROPERTY IS
 CURRENTLY ZONED G8 (GENERAL BUSINESS DISTRICT), AND IS SUBJECT TO THE
 FOLLOWING CONDITIONS:

- 1) MINIMUM LOT SIZE = NONE
- 2) MINIMUM LOT WIDTH = NONE
- 3) FRONT SETBACKS = 40 FEET
- 4) SIDE SETBACKS = 10 FEET, 25 FEET COMBINED
- 5) REAR SETBACKS = 25 FEET
- 6) MAXIMUM HEIGHT = 36 FEET OR 2 STORIES
- 7) MAXIMUM BUILDING LOT COVERAGE = 33%
- 8) MAXIMUM PARKING LOT COVERAGE = 45%

SANITARY SEWER & WATER NOTES:

1. THE EXISTING SITE IS SERVED BY EITHER A PRIVATE WATER WELL, AND A PUBLIC SANITARY SEWER SYSTEM.
2. THE CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL EXISTING UTILITIES AND LEADS PRIOR AND DURING CONSTRUCTION.

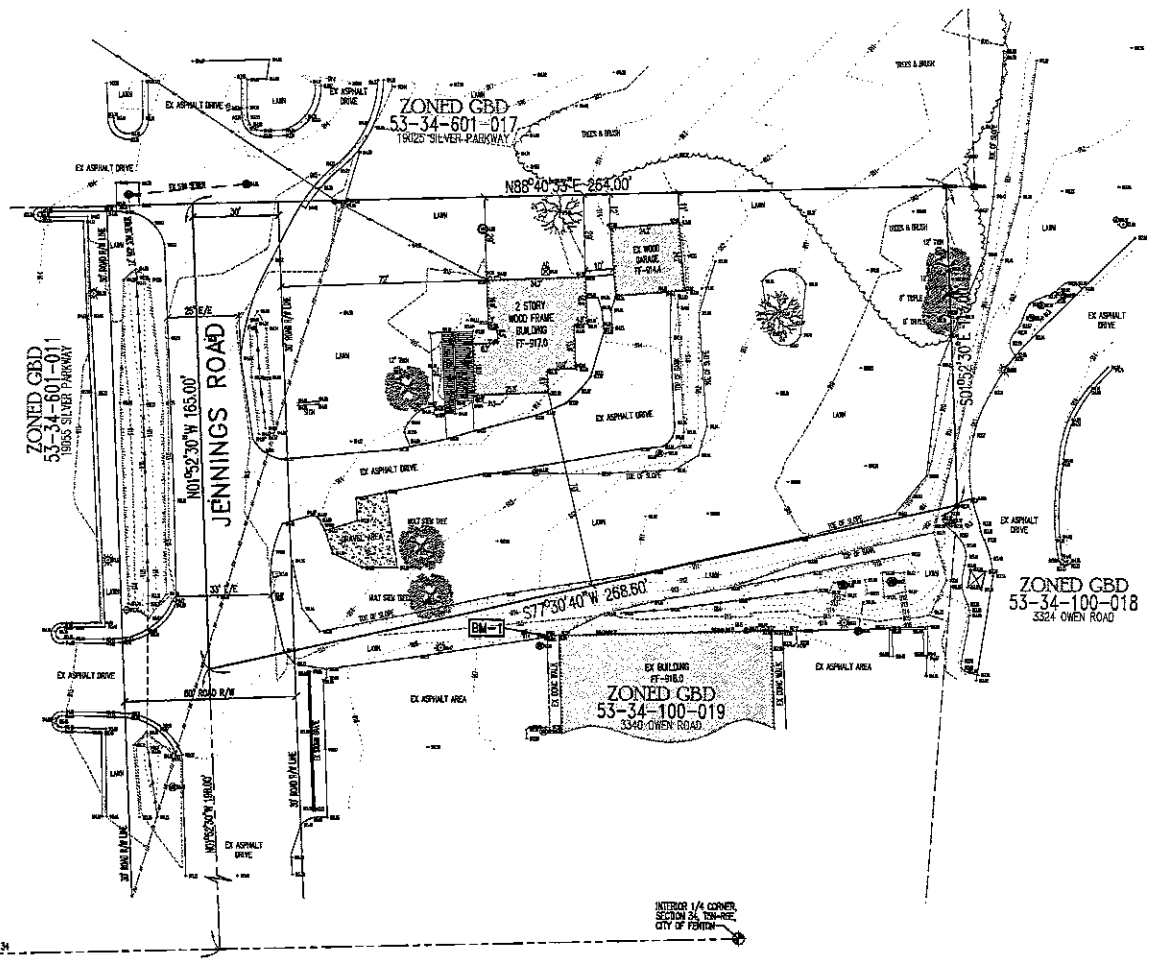
FLOOD PLAIN NOTE:
 THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF
 THE 1% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE
 MAP COMMUNITY PANEL NO. 265490D4360 WHICH BEARS AN EFFECTIVE
 DATE OF SEPTEMBER 23, 2009.

WETLAND NOTE:
 ACCORDING TO THE FINAL WETLAND INVENTORY MAPS OF MICHIGAN, THERE
 ARE NO WETLAND AREAS ON THIS PROPERTY.

SURVEYOR NOTES:

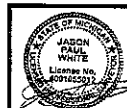
1. DATE OF LAST FIELD WORK: SEPTEMBER 20, 2022.
2. NO TITLE PRODUCT WAS PROVIDED AT THE TIME OF THE SURVEY.
3. THERE ARE NO OTHER VISIBLE IMPROVEMENTS OTHER THAN THE VISIBLE IMPROVEMENTS SHOWN.
4. THERE ARE NO APPARENT PHYSICAL USES OTHER THAN THOSE SHOWN.
5. PROPERTY IS CURRENTLY ZONED G8 (GENERAL BUSINESS DISTRICT).
6. REFERENCE - SURVEY DONE BY DELTA LAND SURVEYING & ENGINEERING, DATED 07/28/2007.
7. BEARINGS SHOWN HEREON ARE BASED ON SILVER LAKE VILLAGE QUADRANGULAR GENESSEE COUNTY S&S PLAN NO. 123, AS RECORDED IN LIBER 3430, PAGES 189-216, GENESSEE COUNTY RECORDS.
8. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (MAM08).

UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY
 INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND/OR ENGINEER MAKES
 NO WARRANTIES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH
 UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
 AND/OR ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND
 UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES
 BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM
 INFORMATION AVAILABLE. THE SURVEYOR AND/OR ENGINEER HAS NOT
 PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LEGEND

○	FOUND IRON	○	EX STORM SEWER
○	SET FROM W/CAP NO. 85012	○	EX STORM MANHOLE
○	SET MAG NAIL IN PAVEMENT	○	EX SANITARY SEWER
○	SECTION CORNER	○	EX SANITARY MANHOLE
○	EX SURFACE ELEVATION	○	EX WATERMAIN
○	EX SURFACE CONTOUR	○	EX FIRE HYDRANT
○	EX ROAD SIGNS	○	EX WATER MANHOLE
○	EX TRANSFORMER	○	EX GATEVALVE
○	EX UTILITY POLE	○	CONC
○	EX SERVICE PEDISTAL	○	CONCRETE
○	EX LIGHT POLE	○	ASPH
○	EX TELEPHONE MANHOLE	○	BACK TO BACK
○	EX MAILBOX	○	BACK TO EDGE
○	EX OVERHEAD POWERLINES	○	EXISTING
○	EX WADMAN/SERVICE LEAD	○	EX BUILDING SHADE
○	EX US GAS MARKER	○	EX PAVEMENT SHADE



SCALE: 1"=20'
 JOB NO. 22-313

PART OF THE NORTHWEST 1/4,
 SECTION 34, T5N-R6E,
 FENTON TWP., GENESSEE COUNTY, MI

Fenton Land Surveying & Engineering, Inc
 14165 N. FENTON ROAD, SUITE 101A, FENTON, MI 48430
 PHONE: 810.354.8115 EMAIL: INFO@FENTONLSE.COM

SURVEY OF EXISTING CONDITIONS FOR:
 16257 JENNINGS ROAD
 FENTON, MI 48430

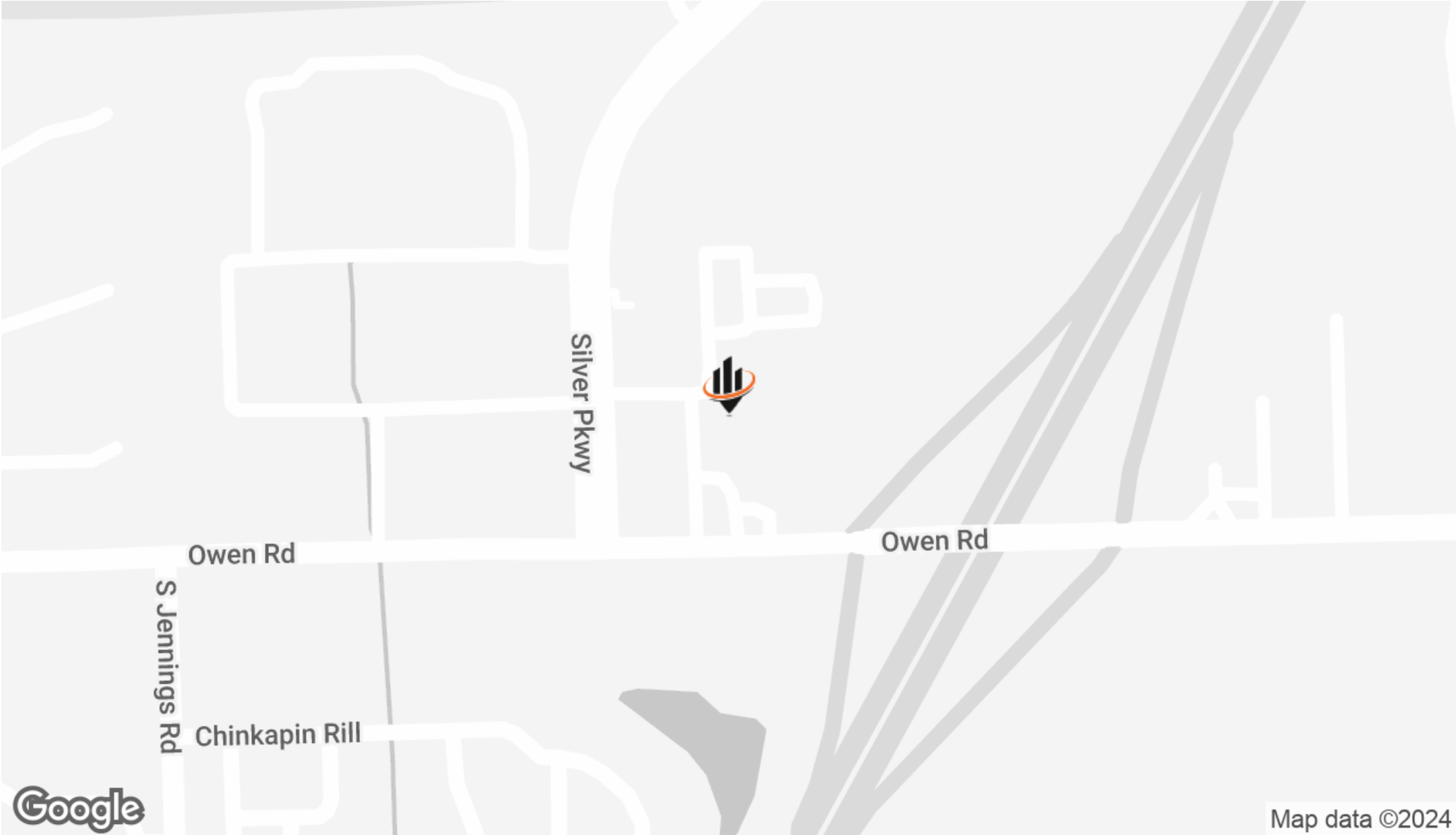
REVISIONS	DRN. BY:	J.R.L.B.	09.27.2022	SHEET NO:
	DSN. BY:	J.R.L.B.	"	1 of 1
	CHKD BY:	J.P.W.	"	
	APPR BY:	J.P.W.	"	

ADDITIONAL PHOTOS



MICHELLE CLARK
O: 248.252.7171
michelle.clark@svn.com
MI #6501280806

LOCATION MAP



MICHELLE CLARK
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MI #6501280806

DEMOGRAPHICS MAP & REPORT

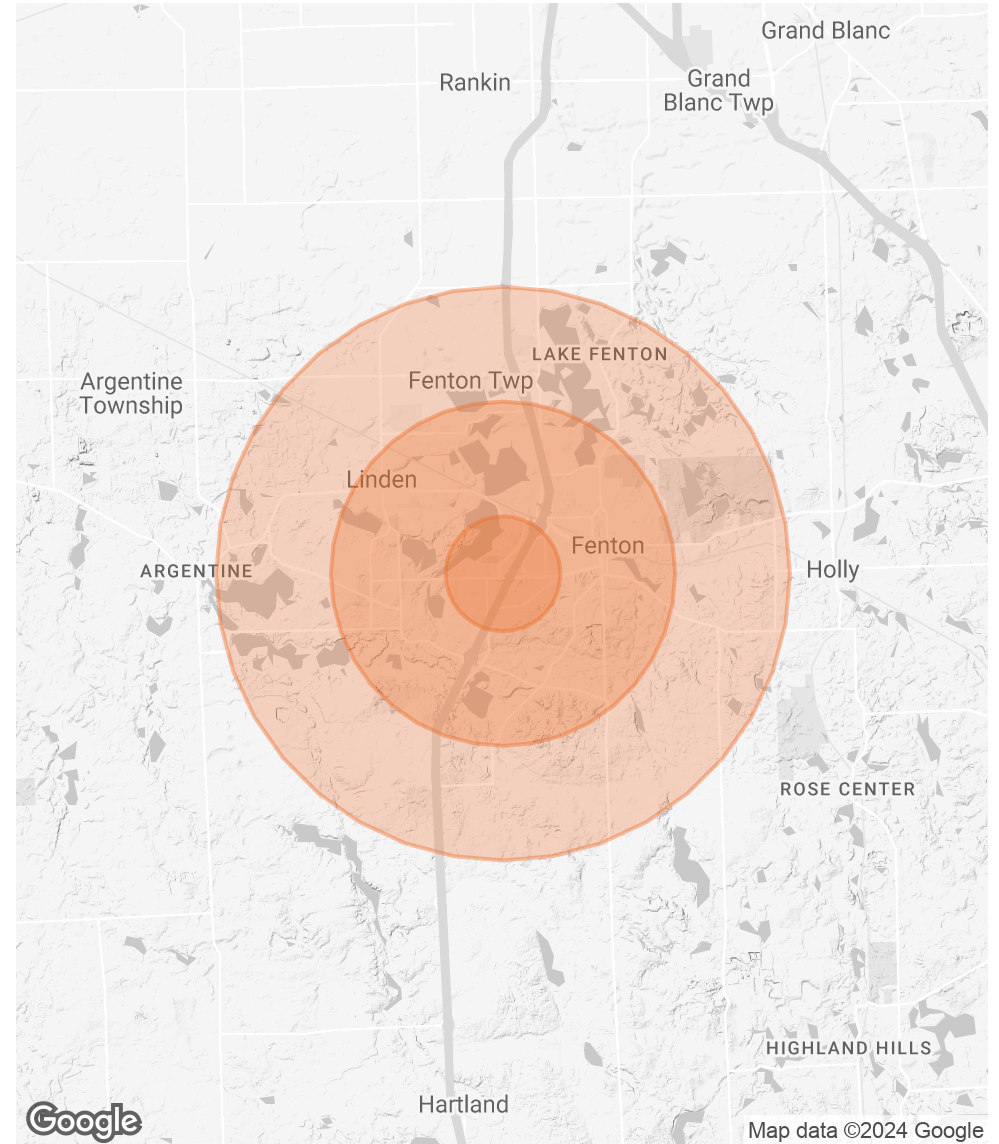
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,313	24,538	42,095
AVERAGE AGE	47.5	42.2	43.3
AVERAGE AGE (MALE)	41.8	40.9	42.2
AVERAGE AGE (FEMALE)	51.6	43.7	44.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,596	10,281	17,418
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$78,655	\$95,782	\$102,547
AVERAGE HOUSE VALUE	\$192,476	\$232,781	\$249,807

* Demographic data derived from 2020 ACS - US Census



MICHELLE CLARK

O: 248.252.7171

michelle.clark@svn.com

MI #6501280806

ADVISOR BIO 1



MICHELLE CLARK

Director of Growth & Development / Advisor

michelle.clark@svn.com

Direct: **248.252.7171**

MI #6501280806

PROFESSIONAL BACKGROUND

Licensed Realtor for over 25 years.
Mortgage Broker with GMAC-Chase-Flagstar Bank
A.V.P. Flagstar Bank Corporate
Business Development Director Suburban Automotive Group
Business Development Manager Automation Alley
Business Owner- Ironman Air and Kinder Haus Child Care Center

EDUCATION

Degree in Business-Management/Marketing

MEMBERSHIPS

Birmingham Bloomfield Chamber of Commerce
Troy Chamber of Commerce

SVN | Cohn Commercial Properties, Inc.
2466 Orchard Lake Road
Sylvan Lake, MI 48320

MICHELLE CLARK

O: 248.252.7171

michelle.clark@svn.com

MI #6501280806

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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