

FOR LEASE QSR WITH DRIVE THRU

General & Highway Commercial Services (D-6) Zoning



3625 S. Dort Highway

FLINT MICHIGAN

ACTUAL SITE



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Broker of Record: Frank Rogers, SRS National Net Lease Group LP | MI License No. 6502417063

OFFERING

For Lease \$135,000

PROPERTY SPECIFICATIONS

Rentable Area	3,689 SF
Land Area	1.00 Acre
Property Address	3625 S. Dort Highway Flint, Michigan 48507
Year Built	1990
Parcel Number	41-21-351-045
Zoning	General & Highway Commercial Services (D-6)
Parking Spaces	52

For Lease QSR Property With Drive-Thru | General & Highway Commercial Services (D-6) Zoning

- Former national QSR tenant will be vacating the building
- Property is zoned General & Highway Commercial Services (D-6), providing for a wide range of retail and business uses
- Opportunity to lease in a highly desirable trade area

Signalized, Hard Corner Intersection (36,100 VPD) | Excellent Visibility | Quick Access to Interstate 69 (82,900 VPD)

- Strategically located at the signalized, hard corner intersection of S Dort Hwy and E Atherton Rd, averaging a combined 36,100 vehicles passing by daily
- Nearby access to Interstate 69 (82,900 VPD), one of the major highways serving the state of Michigan
- Site benefits from excellent visibility via a large pylon sign and significant street frontage

Nearby National/Credit Tenants | Retail Corridor

- The subject property is located near major tenants including Walgreens, Dollar Tree, AutoZone, O'Reilly Auto Parts, McDonald's, and more
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics in 5-Mile Trade Area

- Nearly 134,000 residents and more than 73,000 employees support the trade area
- \$64,092 average household income

2023 Estimated Population

1 Mile	7,875
3 Miles	54,509
5 Miles	133,912

2023 Average Household Income

1 Mile	\$48,248
3 Miles	\$54,661
5 Miles	\$64,092

2023 Estimated Total Employees

1 Mile	3,113
3 Miles	32,331
5 Miles	73,478





S. DORT HWY.

PYLON SIGN

FORMER 

 DOLLAR TREE

20,400 
VEHICLES PER DAY





THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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