FOR LEASE QSR WITH DRIVE THRU

General & Highway Commercial Services (D-6) Zoning





EXCLUSIVELY MARKETED BY



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OFFERING SUMMARY



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 Servies (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

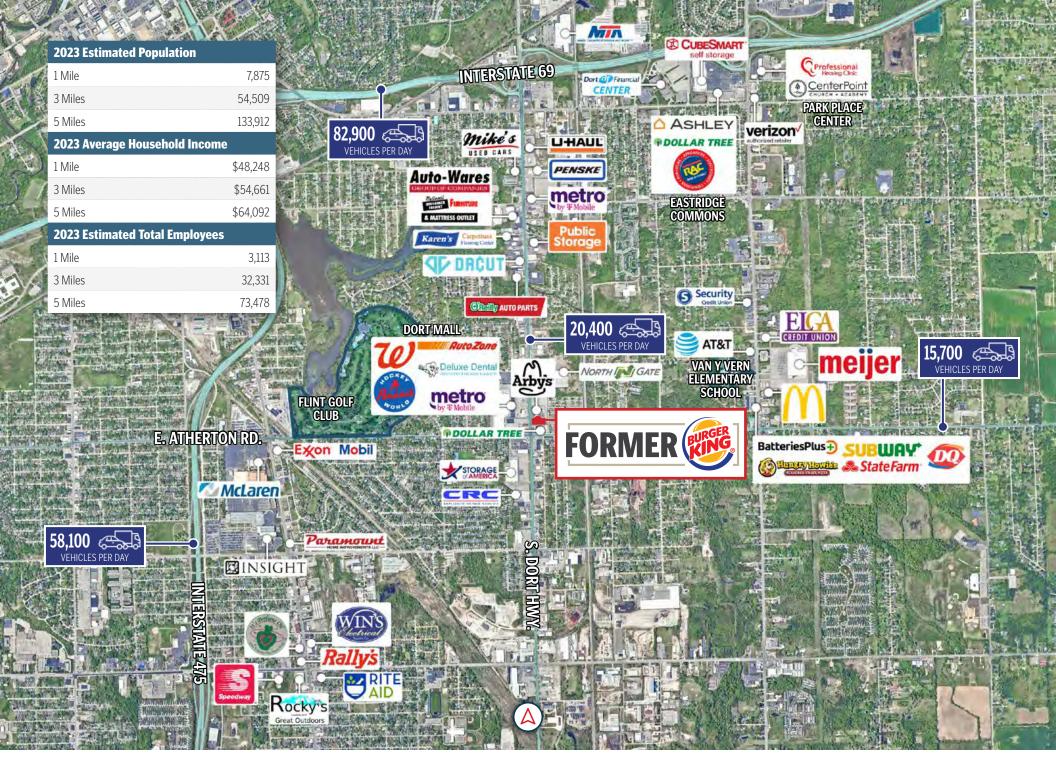
Nearby National/Credit Tenants | Retail Corridor

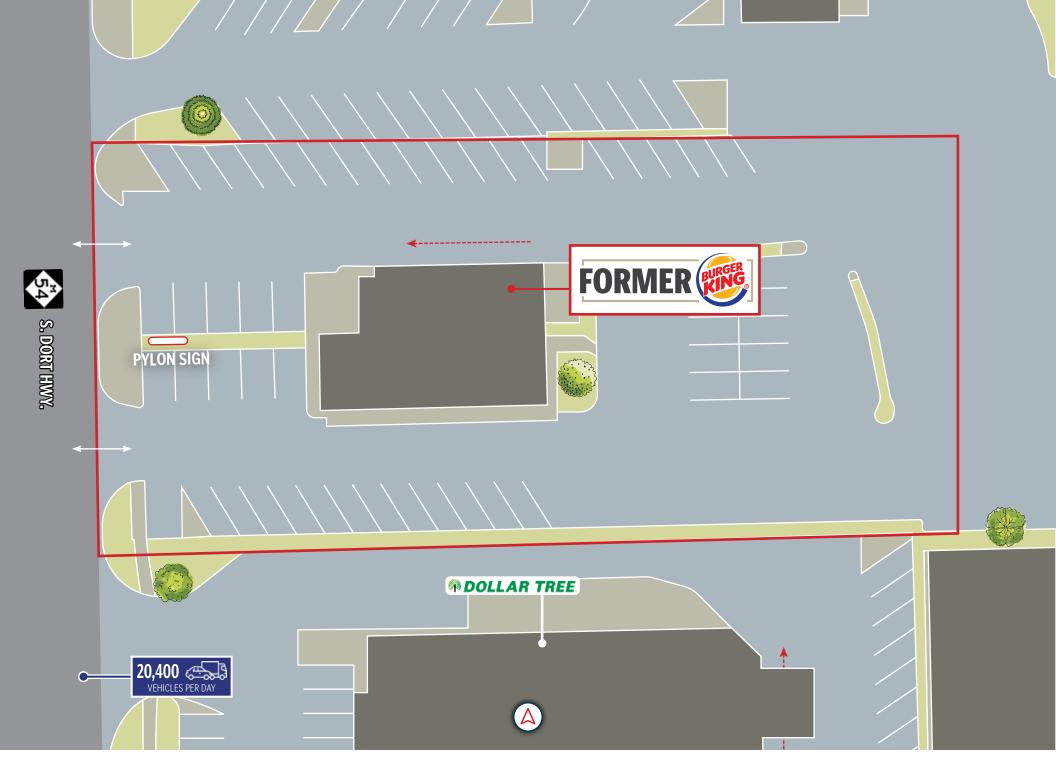
- The subject property is located near major tenants including Walgreens, Dollar Tree, AutoZone, O'Reilly Auto Parts, McDonald's, and more
- Strong tenant synergy promotes crossover shopping to the subject property

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









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