

RETAIL PROPERTY // FOR LEASE

## PREMIER RETAIL OPPORTUNITY IN BURTON

3147 S DORT HWY  
BURTON, MI 48507



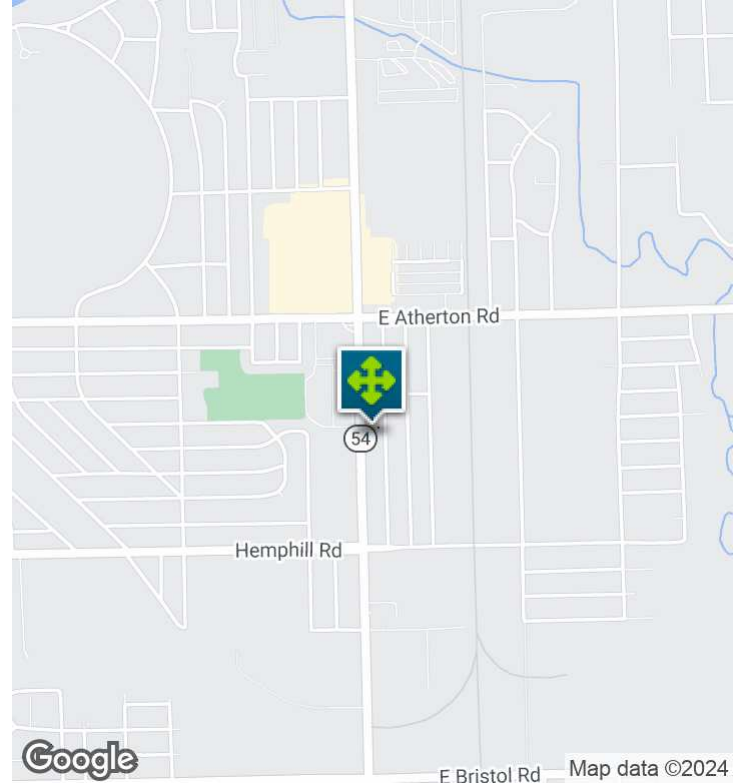
- First unit (previous Happy's Pizza) is ideal for restaurant or food service business
- Second unit is a versatile space ready for retail, smoke, or vape shop
- Third unit has four private bathrooms and is ideal for a spa, nail salon, or wellness center
- Great window lines and facade signage is available
- High visibility, ample parking, proximity to residential neighborhoods



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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$6.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	8,840 SF
<b>Available SF:</b>	1,000 - 2,500 SF
<b>Lot Size:</b>	0.634 Acres
<b>Number of Units:</b>	4
<b>Year Built:</b>	1975
<b>Renovated:</b>	2023
<b>Zoning:</b>	C-2
<b>Market:</b>	Detroit
<b>Submarket:</b>	Flint
<b>Traffic Count:</b>	17,000

## PROPERTY OVERVIEW

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.

## LOCATION OVERVIEW

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, & residential properties. Burton is a suburban community in Genesee County, known for its proximity to Flint, and diverse consumer demographics presents an exciting opportunity for retail/strip center tenants to thrive.

## PROPERTY HIGHLIGHTS

- First unit (previous Happy's Pizza) is ideal for restaurant or food service business
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## PROPERTY DETAILS

Lease Rate	\$6.00 SF/YR
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### 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	17000
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

### 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 Airport

### BUILDING INFORMATION

Building Size	8,840 SF
Tenancy	Multiple
Average Floor Size	8,840 SF
Year Built	1975
Year Last Renovated	2023
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

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# ADDITIONAL PHOTOS





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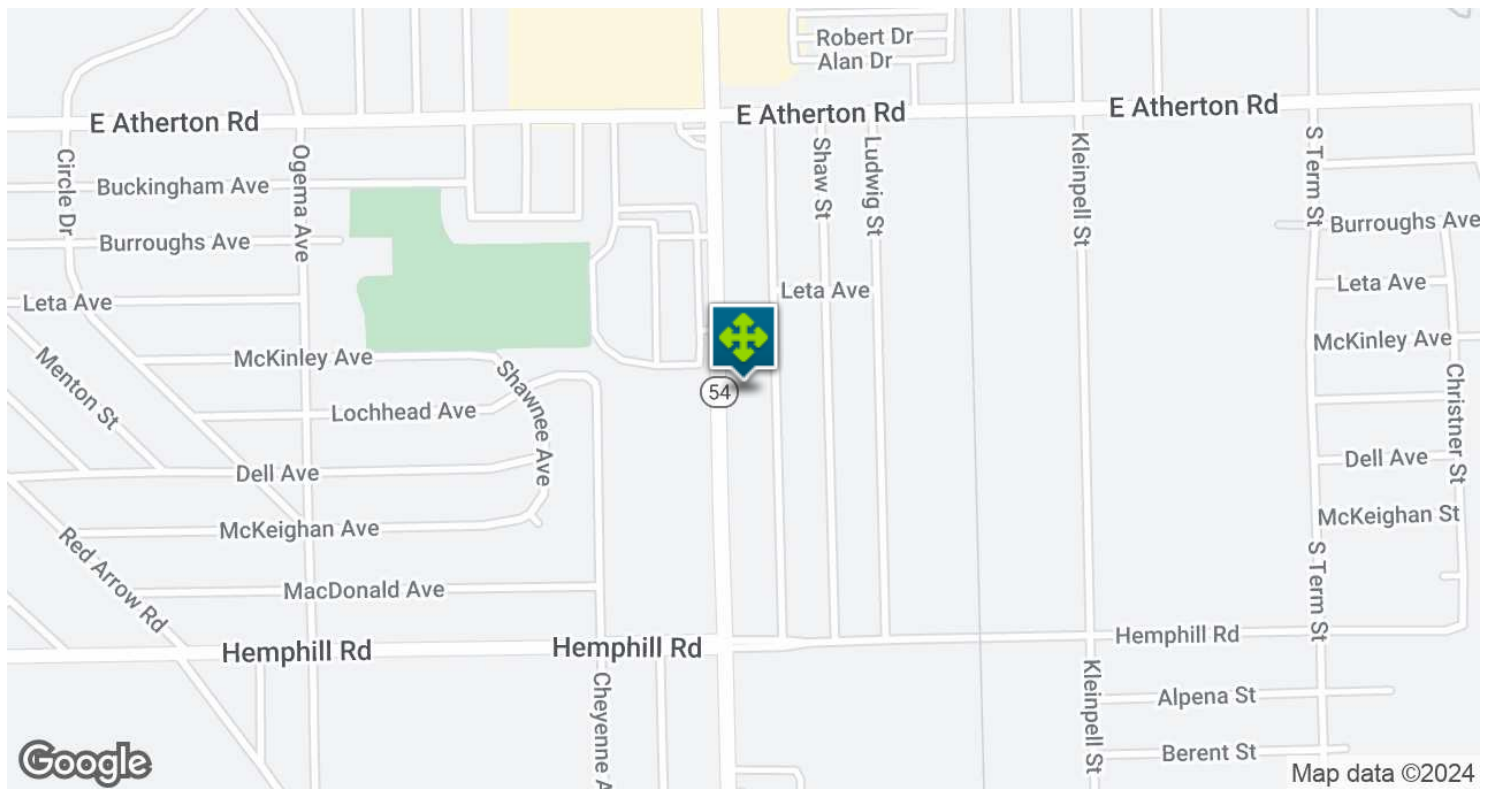
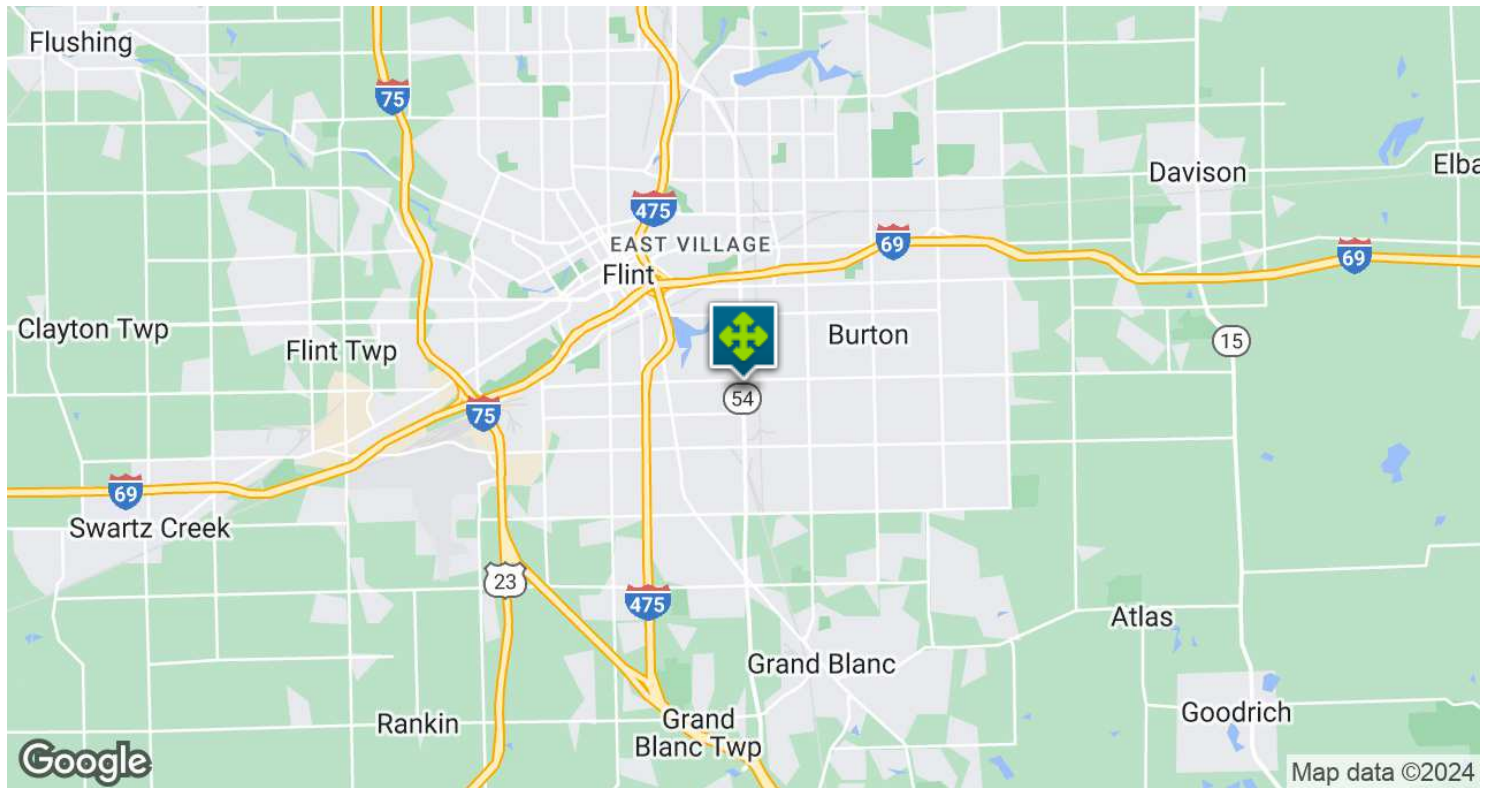
# RETAILER MAP



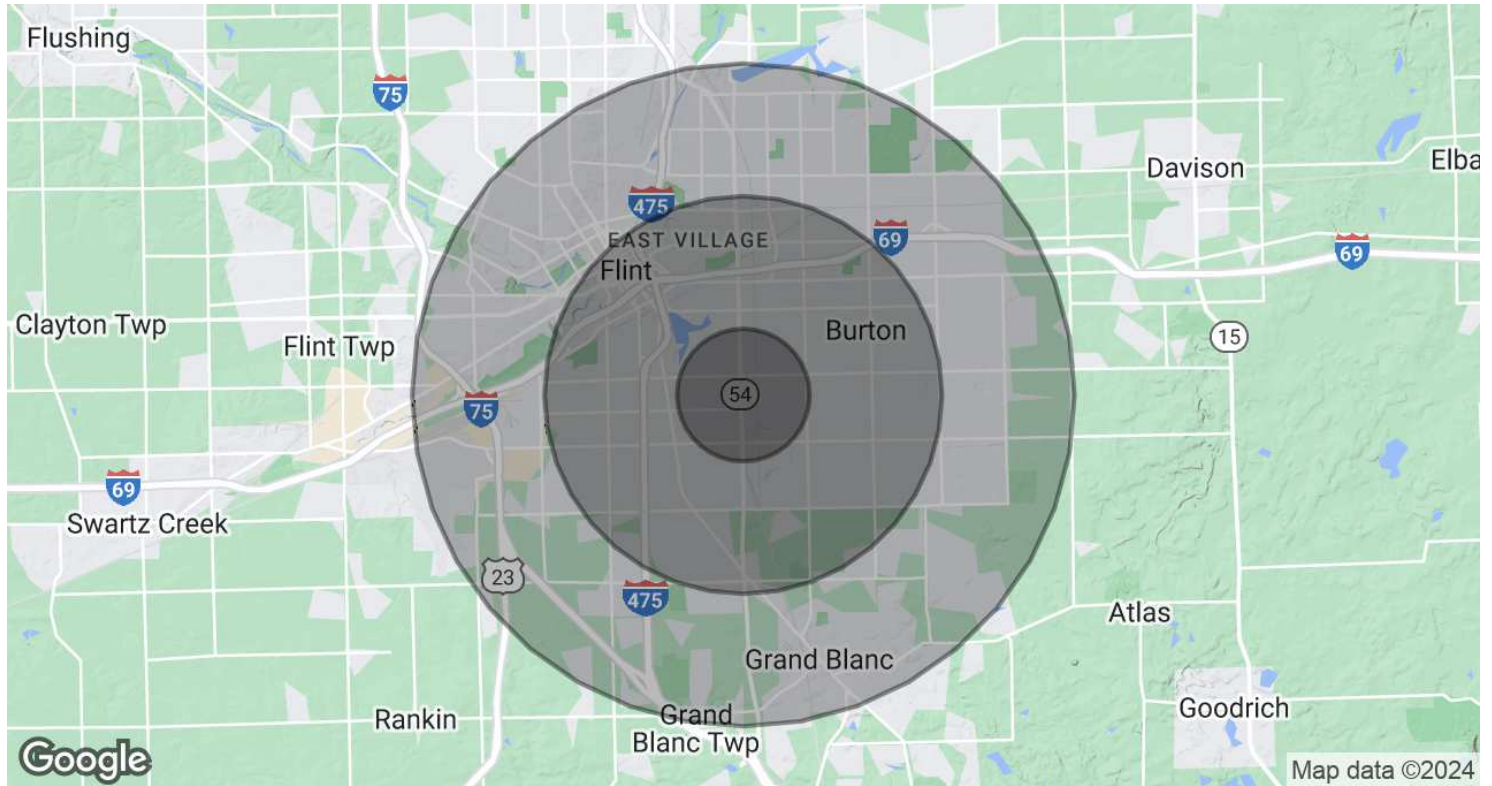


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# LOCATION MAP



# 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



FOR MORE INFORMATION, PLEASE CONTACT:



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