

35,000 SF

Former VG FOOD CENTER , INC.

1520 Caro Rd, Caro, MI 48723

**FOR
LEASE**



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FOR LEASE

PROPERTY DATA SHEET

Rental Amount: **Negotiable**

Space available: **35,883 ft.²**

Lease term: **Negotiable**

Type of lease: **NNN**

VG closing date: **March 2025**

Year Built: **1981**

Traffic Counts: **8.832 VPD**

Parking Lot: **Resurfaced in 2021**

Property Taxes: **\$1.20 SF**

HIGHLIGHTS

- **Dominate Super Market Greater Caro, MI area.**
- **Well Built- very low maintenance building**

| DEMOGRAPHICS | TRADE AREA |
|-----------------------|------------|
| Population | 57,888 |
| No. of Households | 25,419 |
| Avg. Household Income | \$64,165 |
| Race- White | 86.9% |
| Race - Black | 3.7% |
| Race - Other | 7.67% |

SITE PLAN

1520 W. Caro Rd.
CARO, MI



Not
Included

M-81

Press Dr

100m
300ft

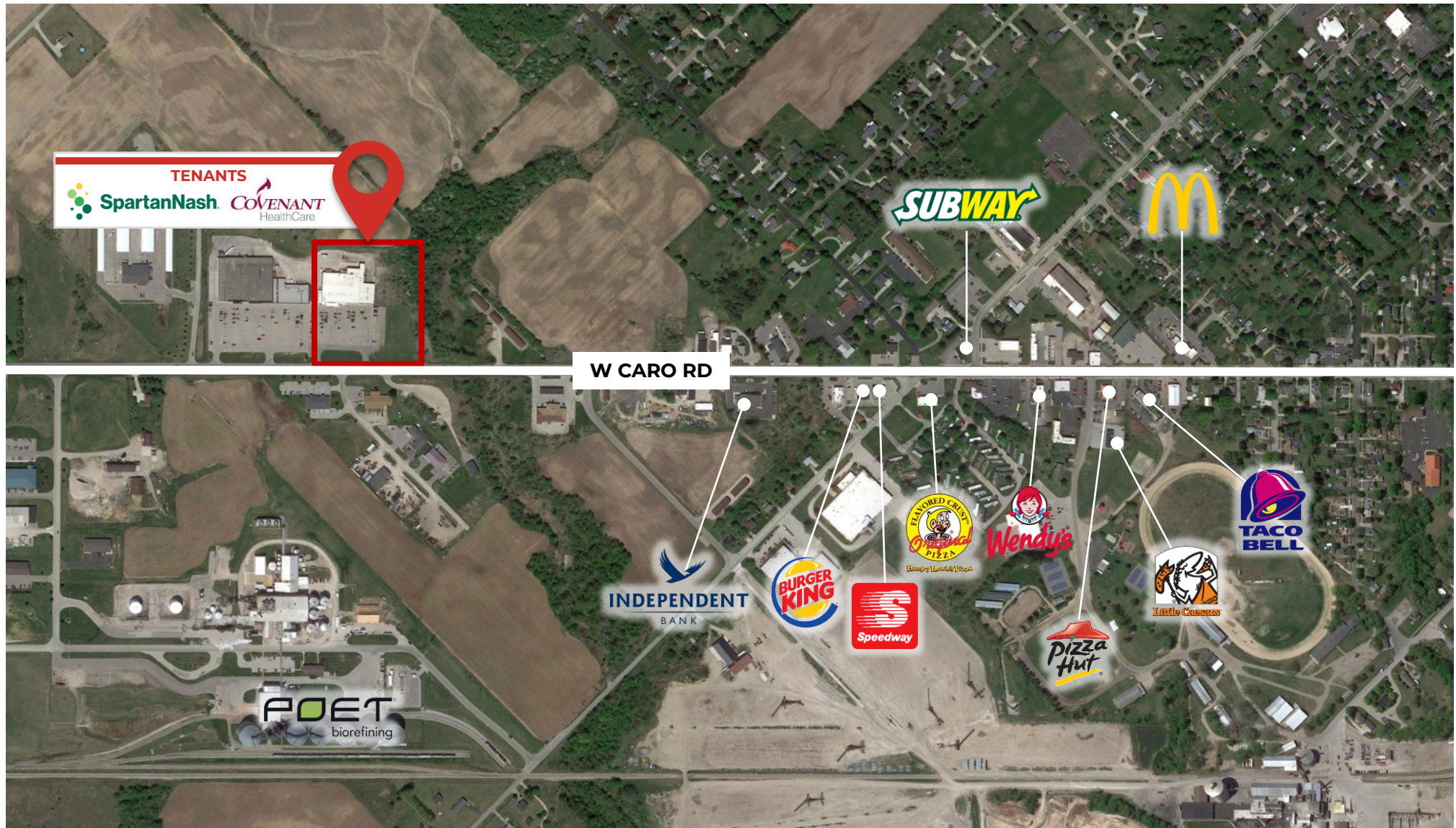
CARO, MI



SITE PLAN



AERIAL



CARO, MI

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REGIONAL AERIAL



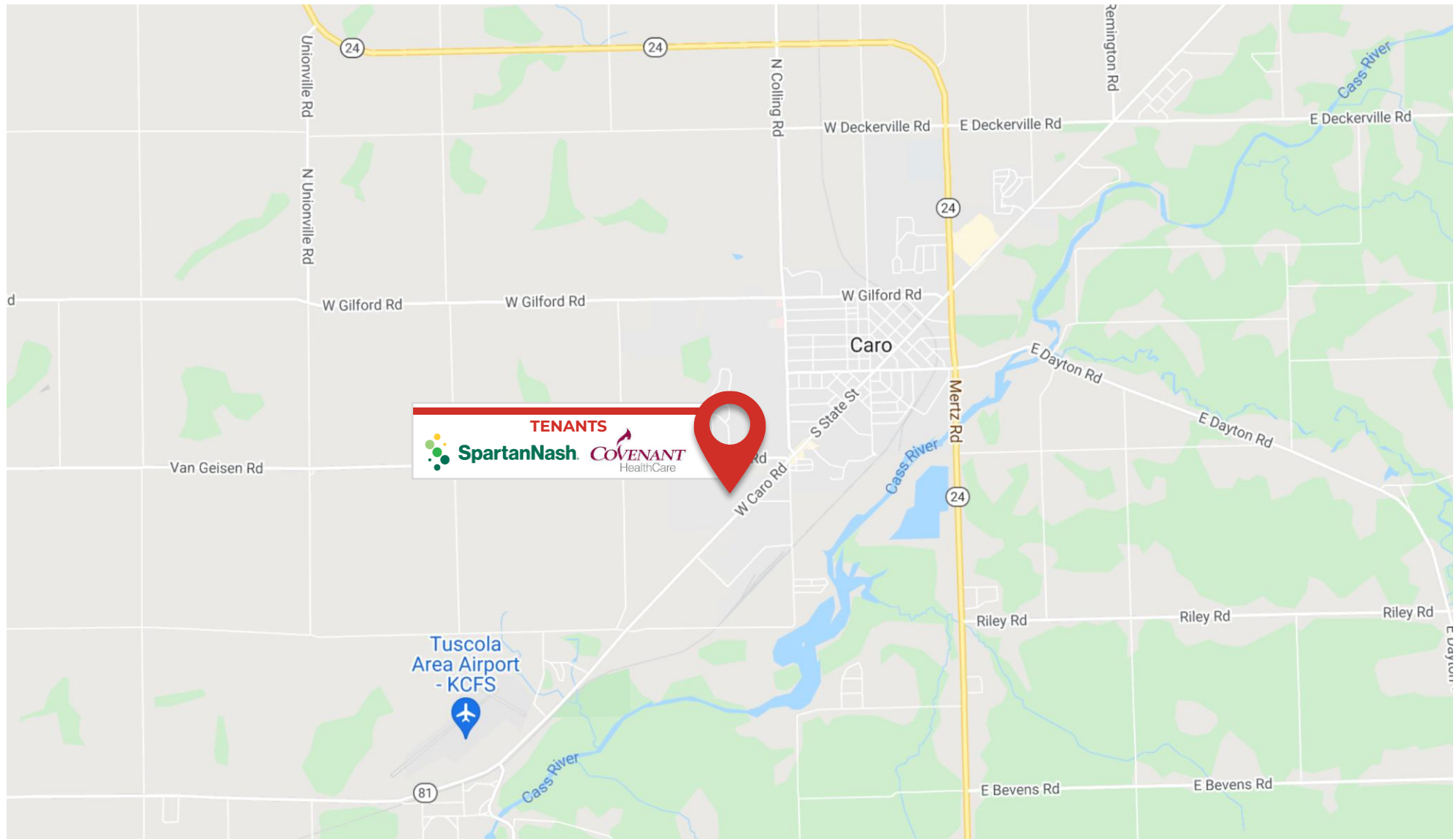
CARO, MI

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AREA MAP



CARO, MI



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CARO
CENTER

V&G's grocery

RAC Rent-A-Center




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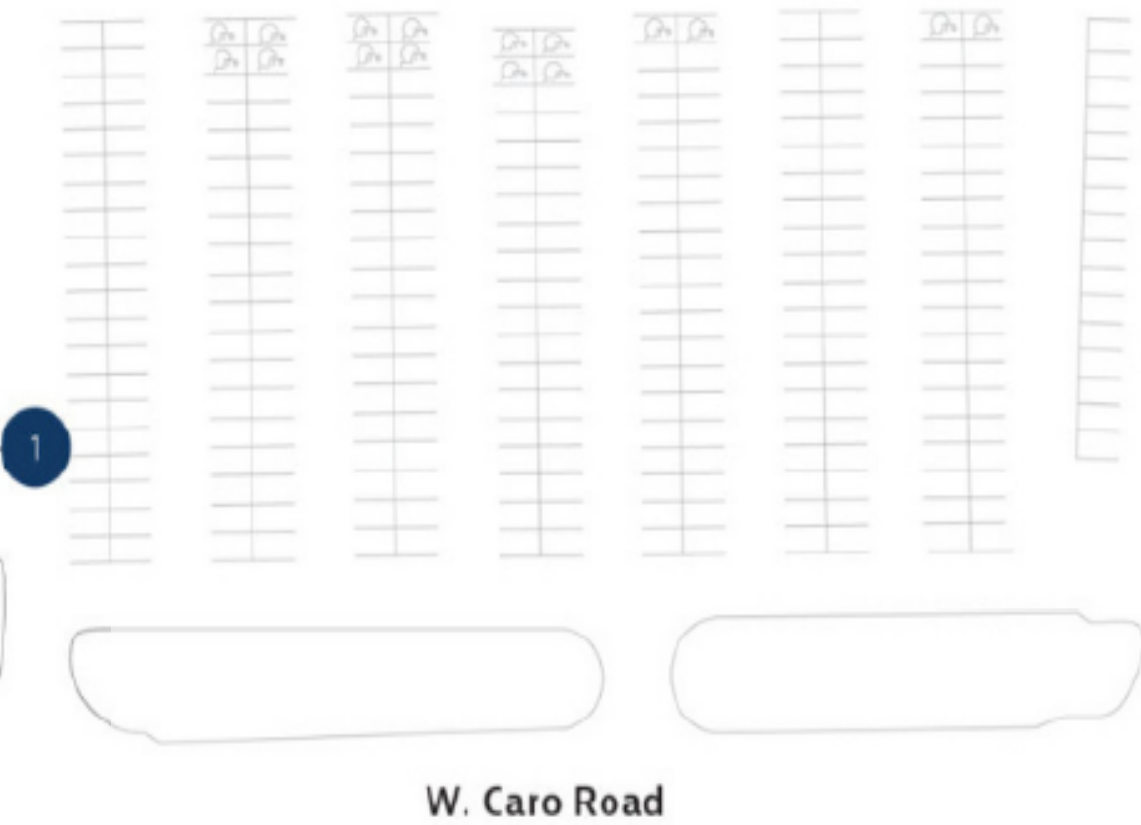








KEY TENANTS



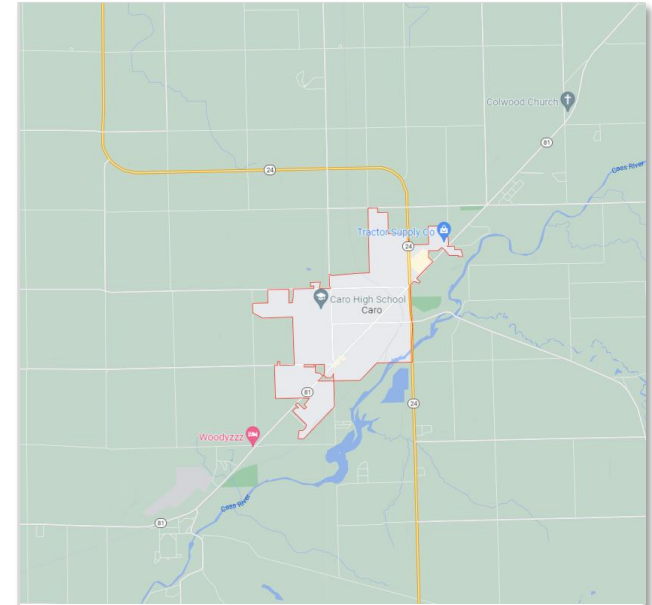
AREA DESCRIPTION



Tuscola County County in Michigan

Tuscola County is a county in the Thumb region of the U.S. state of Michigan. As of the 2020 census, the population was 53,323. The county seat is Caro. The county was created by Michigan Law on April 1, 1840, from land in Sanilac County and attached to Saginaw County for administrative purposes. [Wikipedia](#)

Area: 914 mi²
Population: 52,939 (2019)
County seat: Caro
Unemployment rate: 5.0% (Dec 2021)
University: Bake College of Cass City



Caro City in Michigan

Caro is a city and the county seat of Tuscola County, Michigan, United States. The population was 4,328 at the 2020 census and 4,145 at the 2000 census. Caro is located northeast of Flint and east of Saginaw in Michigan's Upper Thumb region. [Wikipedia](#)