



Former Rite Aid (Vacant)

806 Gratiot Ave, Saginaw, MI 48602



Property Overview

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Property Overview

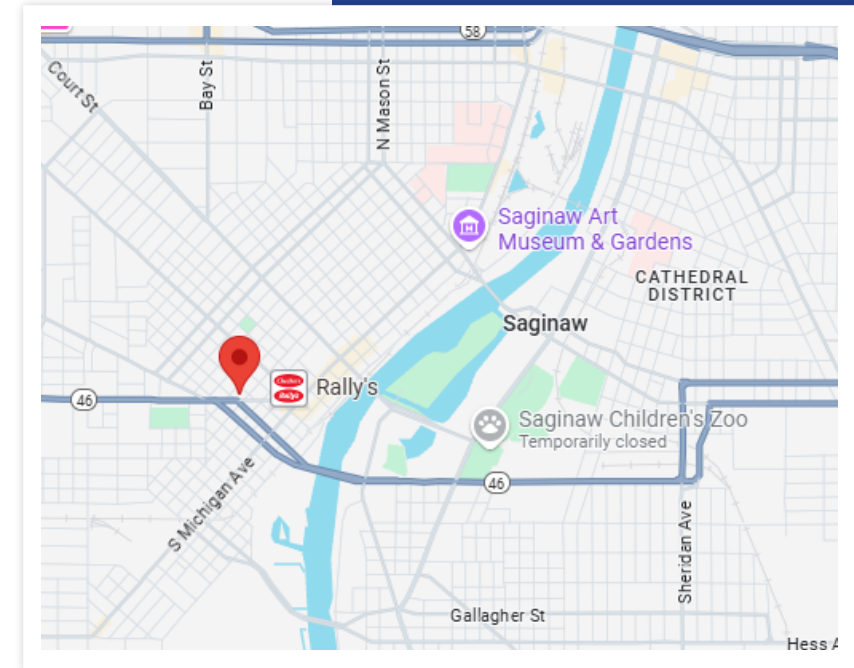
Tenant:	Rite Aid
Price:	\$1,300,000
Cap Rate:	-
NOI:	-
Building Size:	11,180 SF
Land Size:	1.42 AC
Year Built:	1997



Property Overview

Property Highlights

- Located along Gratiot Avenue (20,800 VPD)
- Over 104,000 people live within a five-mile radius
- Average household income within five miles is \$70,139
- Large 1.47 acre lot
- Recently updated building façade
- Low 3.5% market vacancy according to CoStar



Demographics

	1-Mile	3-Mile	5-Mile
Population:	11,435	60,907	104,313
Total Household Units:	4,640	25,850	45,369
Average Household Income:	\$51,385	\$64,390	\$70,139

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The information contained in this Offering Memorandum has been from sources we believe to be reliable; however, The Boulder Group has not verified any of the information contained Here in and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential measures to verify all of the information Set forth herein.

Location Aerial



Subject Property

Saginaw County Sheriff's Office

Save a lot

Davita

SUNOCO

JIMMY JOHN'S SANDWICHES

DOLLAR GENERAL

S Michigan Ave

SUBWAY

Saginaw River

Gratiot Ave (20,800 VPD)

RALLY'S

bp

McDonald's

COVENANT HealthCare

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THE



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