

# Prime 5.7 Acre Site

**W** WEST SECOND  
STREET ASSOCIATES

Grand Blanc Infill Location  
Many Allowed Uses

2277 E. Hill Rd.  
Grand Blanc, MI 48439  
[www.wssallc.com](http://www.wssallc.com)

Sale or Lease  
Build to Suit

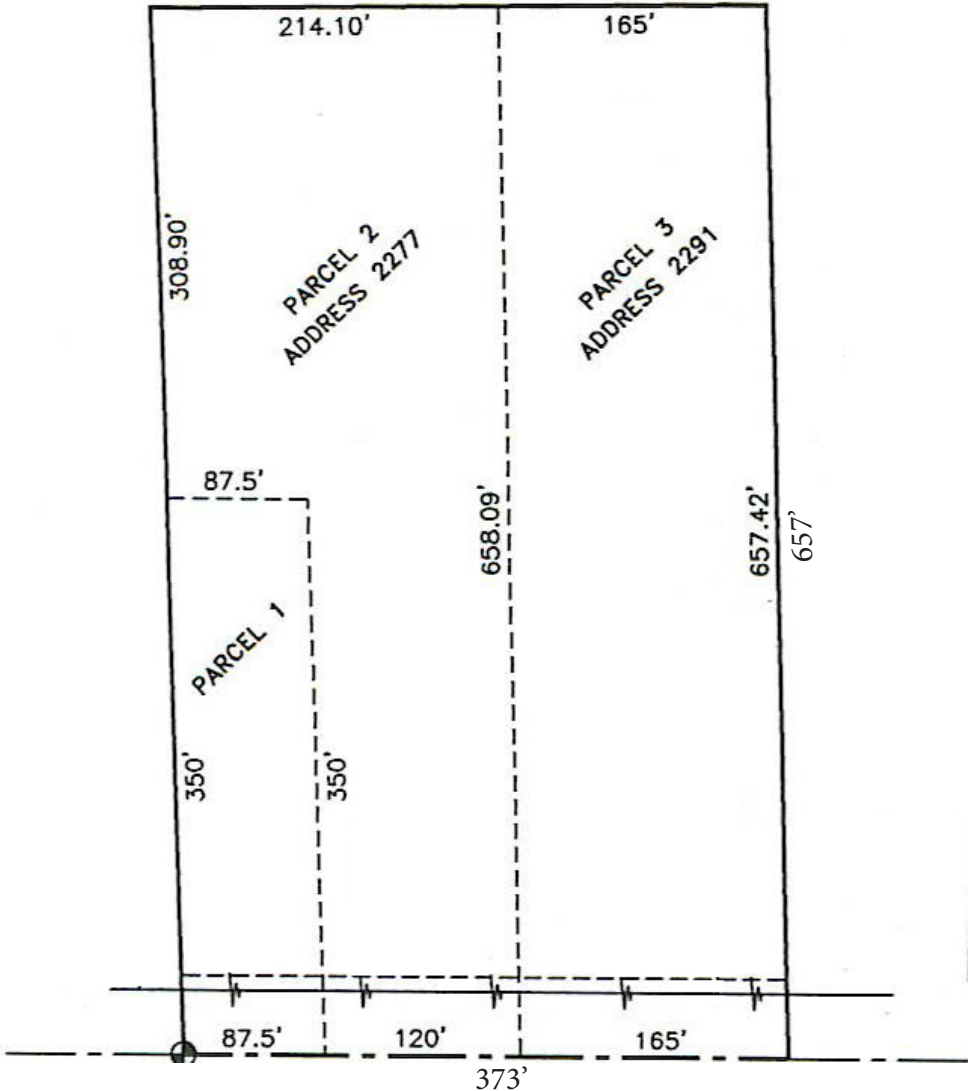






## Executive Summary

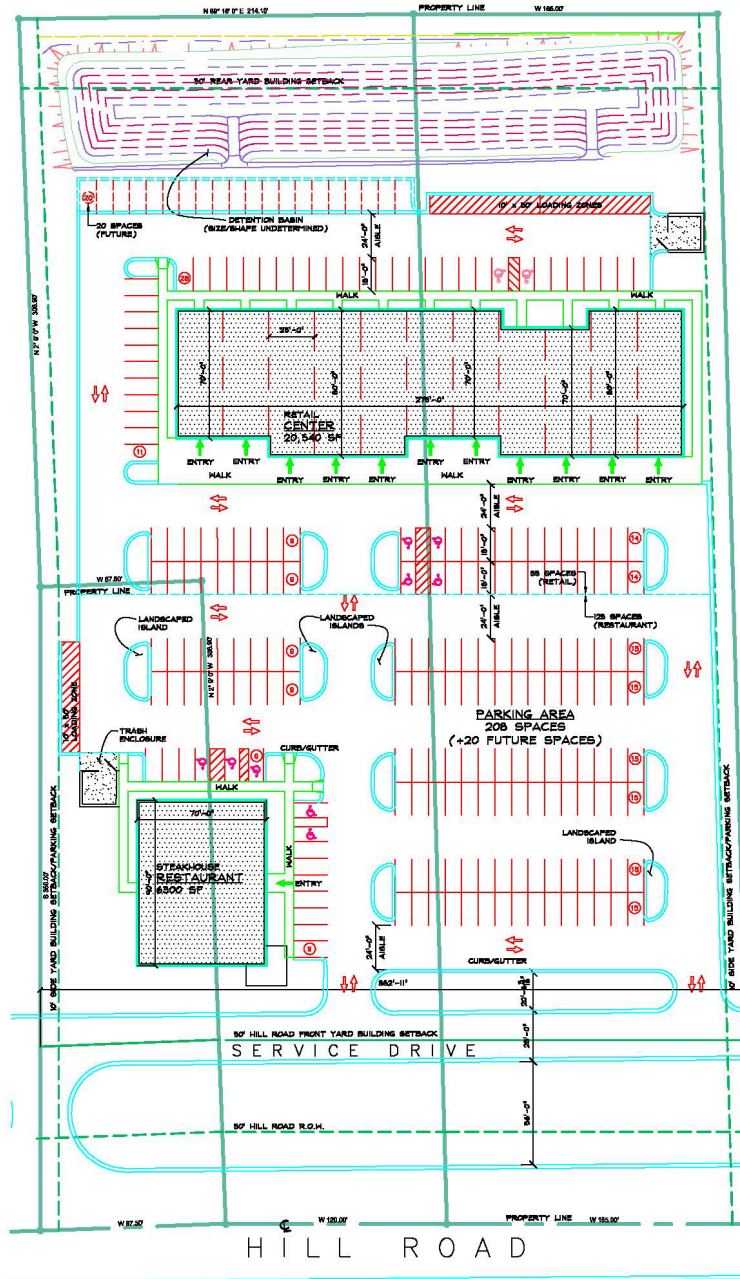
The property is located on E. Hill Rd., offering excellent access to the nearby major highways of I-75 and I-475, making it ideal for new commercial development. The “Neighborhood Commercial” zoning supports a wide range of uses such as retail, office, and healthcare facilities, offering significant potential in a growing market. Available for sale or lease with build-to-suit options.



Property Information	
Price:	Unpriced
Address:	2277 E. Hill Rd.
City, State:	Grand Blanc, MI 48439
County:	Genesee
Parcel IDs:	12-05-400-021, 12-05-400-022 & 12-05-400-023
Site Size (Acres):	5.7
Current Zoning:	NC - Neighborhood Commercial
Utilities:	Electric, Water, Sewer
Daily Traffic Count:	26,831 on nearby Hill Rd. 27,750 on nearby I-475 97,762 on nearby I-75
Frontage:	373' on E. Hill Rd.



# Restaurant and Retail Center Concept



## PARKING ANALYSIS

Grand Blanc Township Zoning Ordinance

### PARKING

#### PARKING REQUIREMENTS:

##### RESTAURANT

22 spaces/1,000 GLFA (=0.85 x GFA) or 0.6 spaces/seat

##### RETAIL

1 space/200 GLFA (=0.85 x GFA)

#### REQUIRED PARKING:

##### RESTAURANT

GLFA = 6,300 SF x 0.85 = 5,355 SF

(22/1,000 x 5,355) = 117.2 = 118 spaces

0.6 x 200 seats = 120 spaces

##### RETAIL

GLFA = 20,840 SF x 0.85 = 17,454 SF

(1/200 x 17,454) = 87.3 = 88 spaces

#### TOTAL PROJECT

120 spaces + 88 spaces = 208 spaces min.

208 spaces min. = 249 spaces max.

201-300 spaces = 8 barrier-free spaces (2 van accessible)

#### Provided Parking

208 spaces (+20 future spaces)

11 barrier-free spaces (6 van accessible)

#### LOADING AREAS

##### Loading Area Requirements

50,001-60,000 sq. ft. GFA = 1 space + 1 space per 20,000 SF GFA

##### Required Loading Area

26,840 sq. ft. = 3 loading areas required

##### Provided Loading Area

3 loading areas provided



## Contact

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### Disclaimer

The information contained in the Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

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