

10293 S. SAGINAW ROAD
GRAND BLANC, MICHIGAN

RETAIL FOR LEASE
3,600 Square Feet Available



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GRAND PLAZA



PROPERTY FEATURES

- 3,600 square feet available
- Zoned NC
- 175 parking spaces
- Lease Rate: \$15.00/sq.ft. NNN
- 6 Months free rent with 5-year term for pre-qualified prospects

Comments: Excellent opportunity for retail, medical, or office users. Located just off the I-75 expressway and Saginaw Road.



For more information, please contact:

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10293 S. Saginaw Road – Grand Blanc, Michigan

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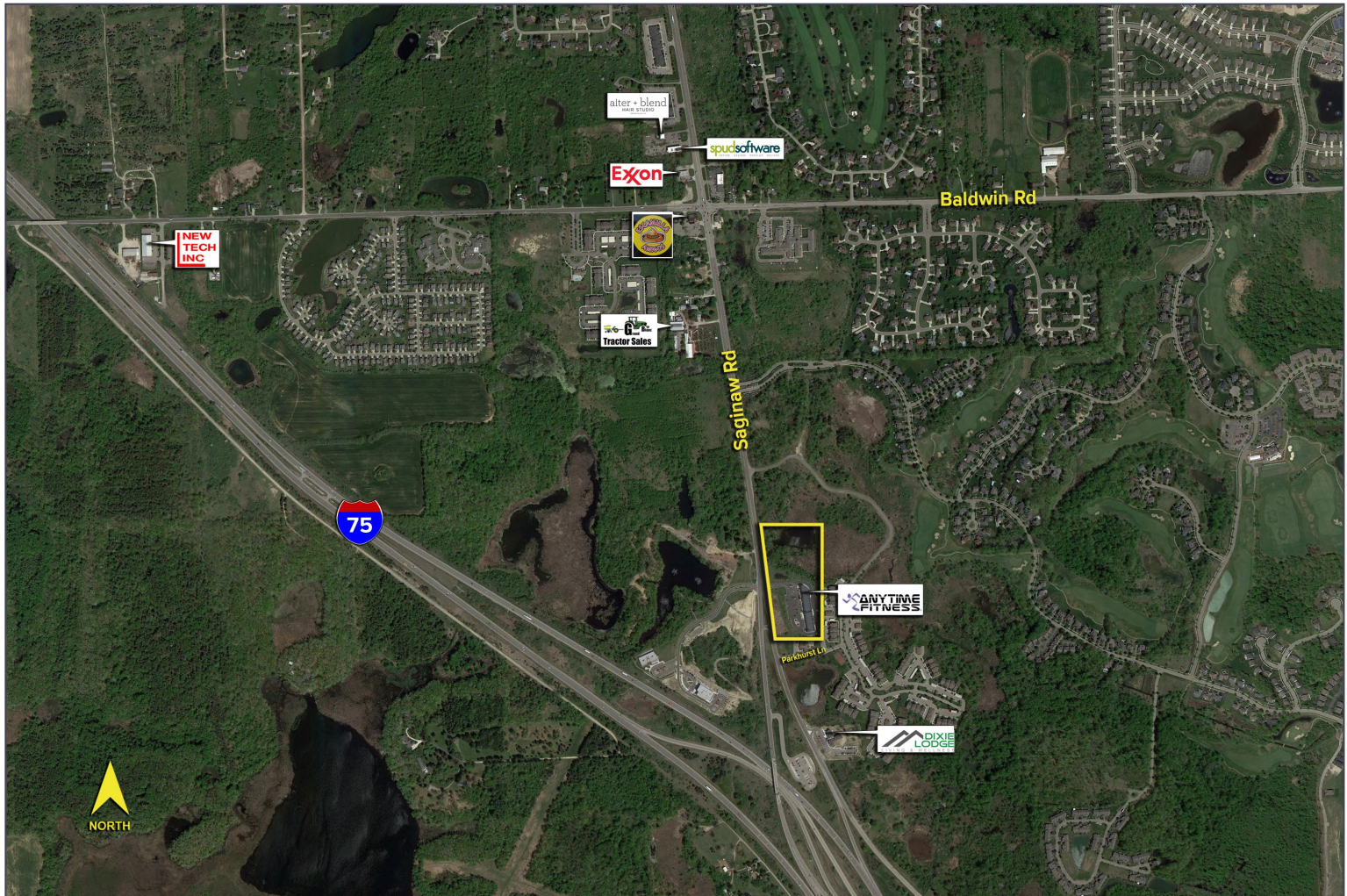


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,173	\$64,551
3 MILE	15,077	\$92,491
5 MILE	41,245	\$85,286

TRAFFIC COUNTS (TWO-WAY)

18,716	Saginaw Rd. N. of I-75 2-Way
9,514	Dixie Hwy. S. of McClelland Rd. 2-Way
54,579	I-75 NW of Saginaw Rd. 2-Way



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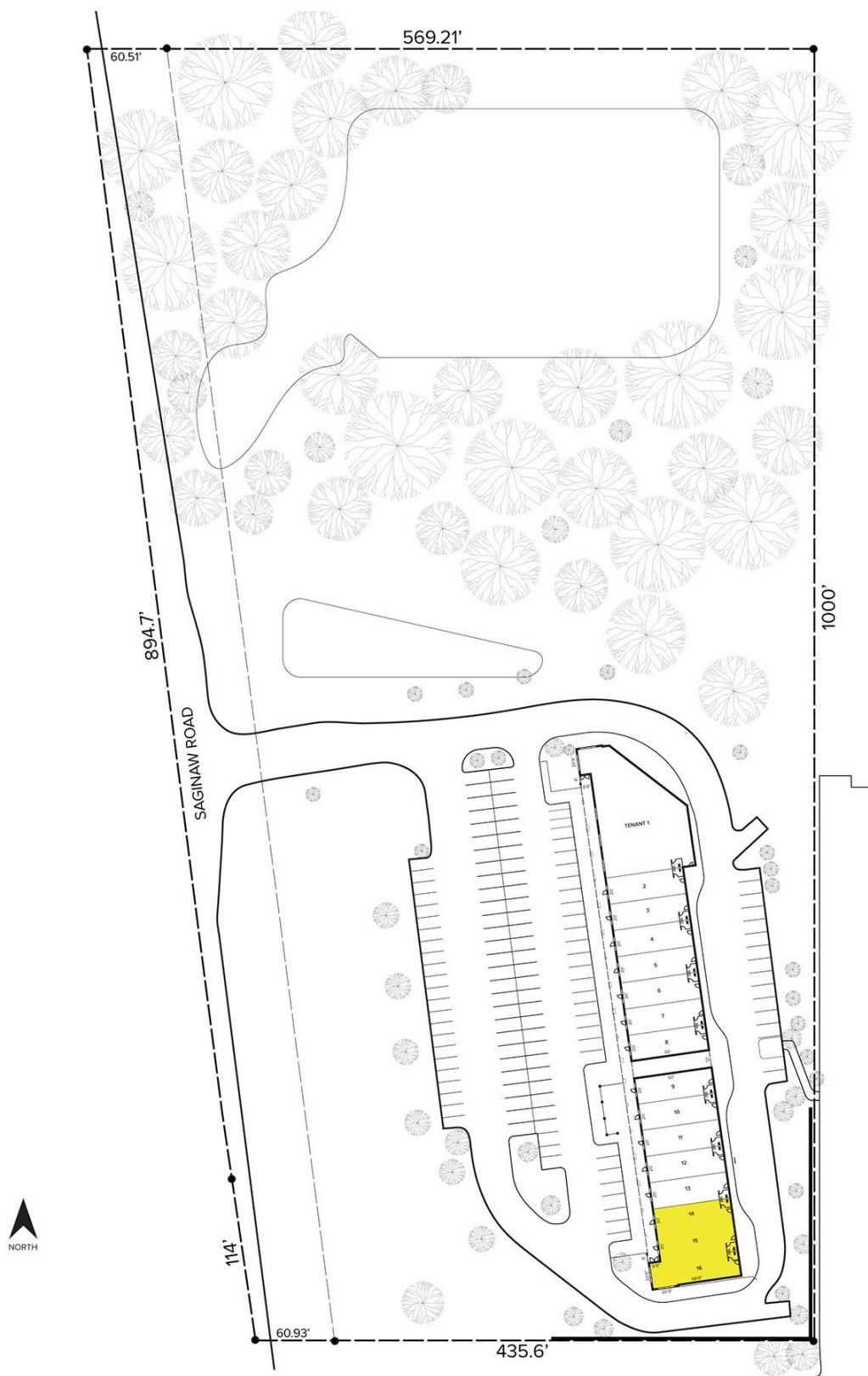
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Site Plan



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This floor plan shows a building layout with 16 numbered units. The units are arranged in two rows. The top row consists of Unit 1 (labeled 'TENANT 1') and Units 2 through 8. The bottom row consists of Units 9 through 16. Units 14, 15, and 16 are highlighted in yellow. The plan includes various dimensions, door swings, and a north arrow.

Dimensions:

- Overall width: 25'8", 78'8", 53'
- Overall height: 53', 100', 140', 412', 160'
- Unit widths: 20'8", 20', 20', 20', 20', 20', 20', 20', 20', 20', 20', 20', 20', 20', 20', 20'
- Unit depths: 60', 60', 68'8"

Units and Features:

- Unit 1 (TENANT 1):** Large top unit with a curved roofline.
- Units 2-8:** Row of 7 units, each 20' wide and 60' deep.
- Units 9-16:** Row of 8 units, each 20' wide and 60' deep.
- Units 14, 15, 16:** Highlighted in yellow.

Other Features:

- Doors with swings (indicated by arcs).
- Windows (indicated by dashed lines).
- North arrow pointing towards the top right.



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