

**NORTH POINTE COMMONS**  
**5414-5452 S Saginaw Street, Grand Blanc, MI 48507**

**REDUCED PRICE!**



**PILOT**  
PROPERTY GROUP

*AGENT CONTACT INFO*

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# PILOT

## PROPERTY GROUP

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdraw without notice.

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# PROPERTY SUMMARY

### PRIME VISIBILITY!

5414-5452 S SAGINAW STREET, GRAND BLANC, MI 48507

- Excellent Frontage for Maximum Exposure
- Ample On-Site Parking
- Anchored by High-Traffic Dollar General
- Ideal for Retail, Service, or Office Use



Property Type: ..... Retail/Commercial  
Cross Streets: ..... Saginaw St between Hill Road and Maple Ave  
Building Name: ..... North Pointe Commons  
Total Square Footage: ..... 16,200  
Available for Lease Sq Ft: ..... 1,500  
Lease Rate: ..... \$12.50 PSF NNN plus utilities  
Parcel Size: ..... 1.953 Acres  
Year Built: ..... 2003  
Zoning: ..... GC  
Heat Type: ..... Package Heating and Cooling  
Parking Spaces: ..... 76  
Property Taxes: ..... 2024: \$27,714.69  
Sale Price: ..... ~~\$1,995,000~~ **\$1,800,000**



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# RENT ROLL

## RENT ROLL EXPENSE BREAKDOWN

		Rent PSF	Type	Inception	Expiration	Monthly	Annual
Mazaj Coffee	1,500	\$12.00	Gross	November-25	January-28	\$1,500.00	\$18,000.00
Kenya Simmons	3,000	\$12.00	Gross	July-21	September-26	\$3,000.00	\$36,000.00
Dollar General	8,543	\$11.52	Gross	April-18	May-27	\$8,204.20	\$98,450.40
Semper Fitness	1,500	\$10.00	Gross	March-25	May-31	\$1,250.00	\$15,000.00

Vacant	1,500	\$0.00				\$0.00	\$0.00
	16,043					\$13,954.20	\$167,450.40

	Monthly	Annually	
Total Current Gross Income	\$13,954.20	\$167,450.40	
Taxes	(\$2,283.45)	(\$27,401.38)	\$1.28
Insurance	(\$406.99)	(\$4,883.89)	\$0.30
CAM + Management	(\$1,396.62)	(\$16,759.49)	\$1.04
<b>Total Expenses</b>	<b>(\$4,087.06)</b>	<b>(\$49,044.76)</b>	<b>\$3.06</b>
<b>NOI</b>	<b>\$9,867.14</b>	<b>\$118,405.64</b>	

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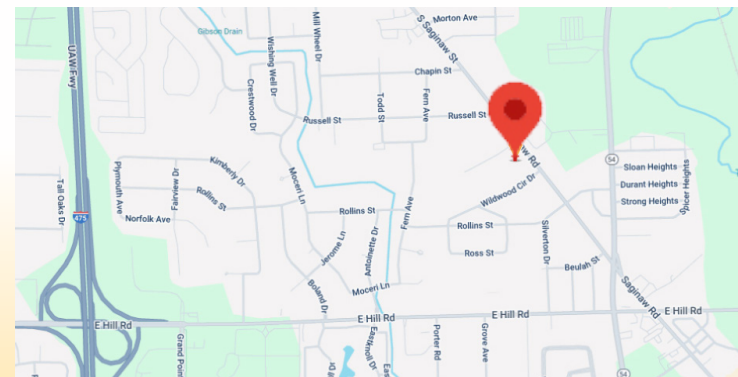
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# AREA & DEMOGRAPHICS



<b>DEMOGRAPHICS &amp; TRAFFIC</b>			
	<b>2 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>2024 POPULATION</b>	19,394	105,299	288,401
<b>2024 HOUSEHOLDS</b>	8,024	43,881	119,863
<b>2024 AVERAGE INCOME</b>	\$67,099	\$72,380	\$69,411
<b>TRAFFIC COUNTS</b>	12,560 VPD ON S SAGINAW RD		



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