



# FORMER RITE AID

11801 N Saginaw St, Mt. Morris, MI 48458



10,861 +/- SF  
1.58 ACRES



**FOR SALE / LEASE**  
**BUILT 2000**



**SIGNALIZED CORNER  
NEAR SUBDIVISIONS**



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# PROPERTY SUMMARY

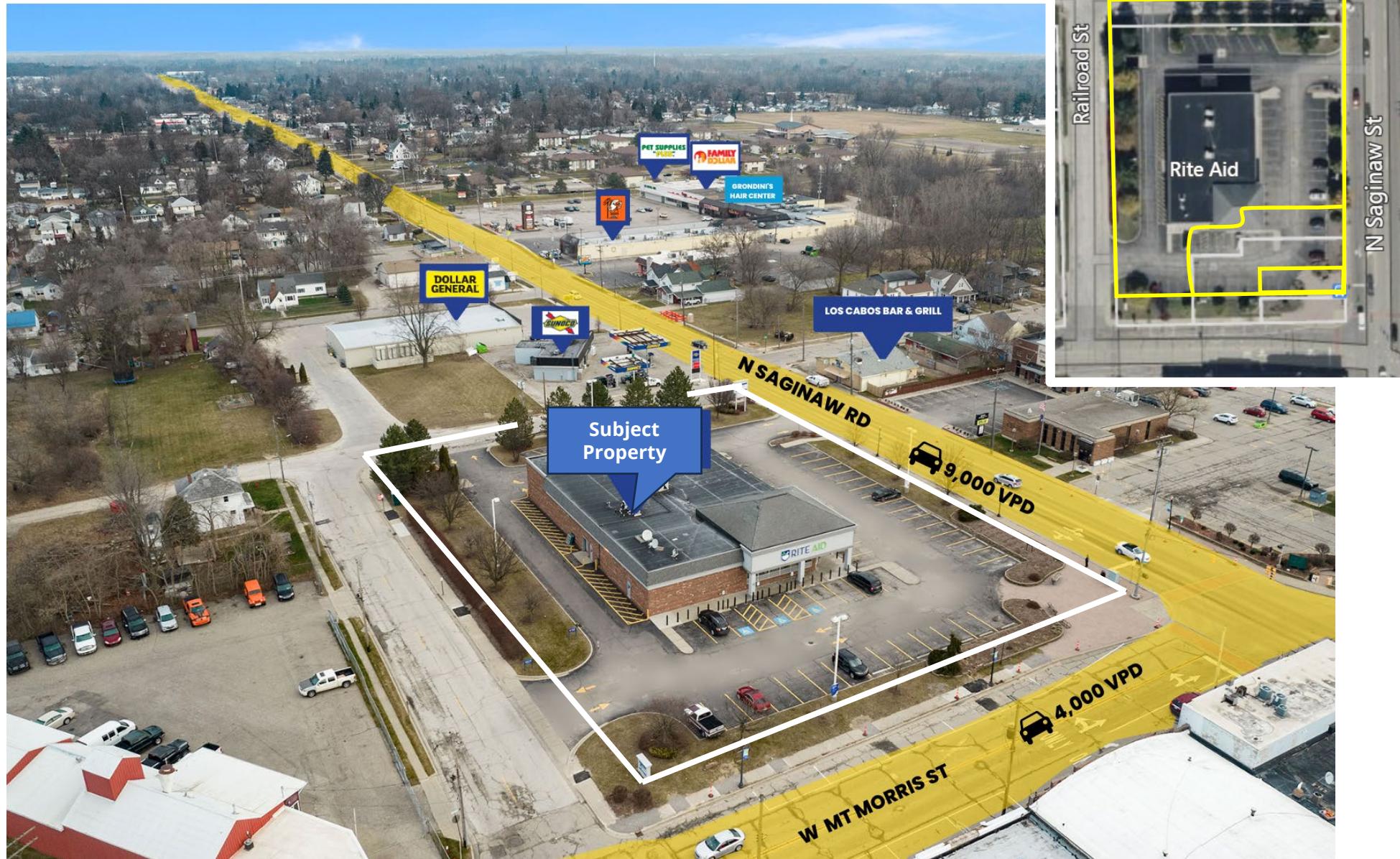
**SALE OR LEASE**

## PROPERTY SUMMARY

Sale Price	\$795,000
Lease Rate	\$9 PSF + NNN
Building Size	10,861 Sq. Ft.
Lot Size	1.58 Acres
Zoning	C-R Commercial Retail
Type of Ownership	Fee Simple
Parking	60 +/- Surface Spots
Property Tax	\$30,831 (2025)
Parcel ID	57-01-579-004/3/2

- ✓ **BUILT IN 2000**
- ✓ **PRIME SIGNALIZED CORNER**
- ✓ **60 SURFACE PARKING SPOTS**
- ✓ **BELOW REPLACEMENT COST**
- ✓ **SINGLE CAR CANOPY DRIVE-THRU**
- ✓ **3 POINTS OF INGRESS/EGRESS**
- ✓ **13k+ VPD N SAGINAW AND W MT MORRIS ST**
- ✓ **TWO-WAY ROADWAY**
- ✓ **CLOSE PROXIMITY TO DEVELOPED SUBDIVISIONS**
- ✓ **\$59,969 AVG. HHI W/IN 5-MILE**

# PROPERTY OUTLINE



OFFERING MEMORANDUM  
FORMER RITE AID | MT. MORRIS, MI

**JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES

**Colliers**

# PROPERTY PHOTOS

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OFFERING MEMORANDUM  
FORMER RITE AID | MT. MORRIS, MI

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# PROPERTY PHOTOS



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# INTERIOR PHOTOS



OFFERING MEMORANDUM  
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 **JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES

 **Colliers**

# AERIAL VIEW



A-1 Glass Company

Extreme Cleaning Products

**DOLLAR  
GENERAL®**

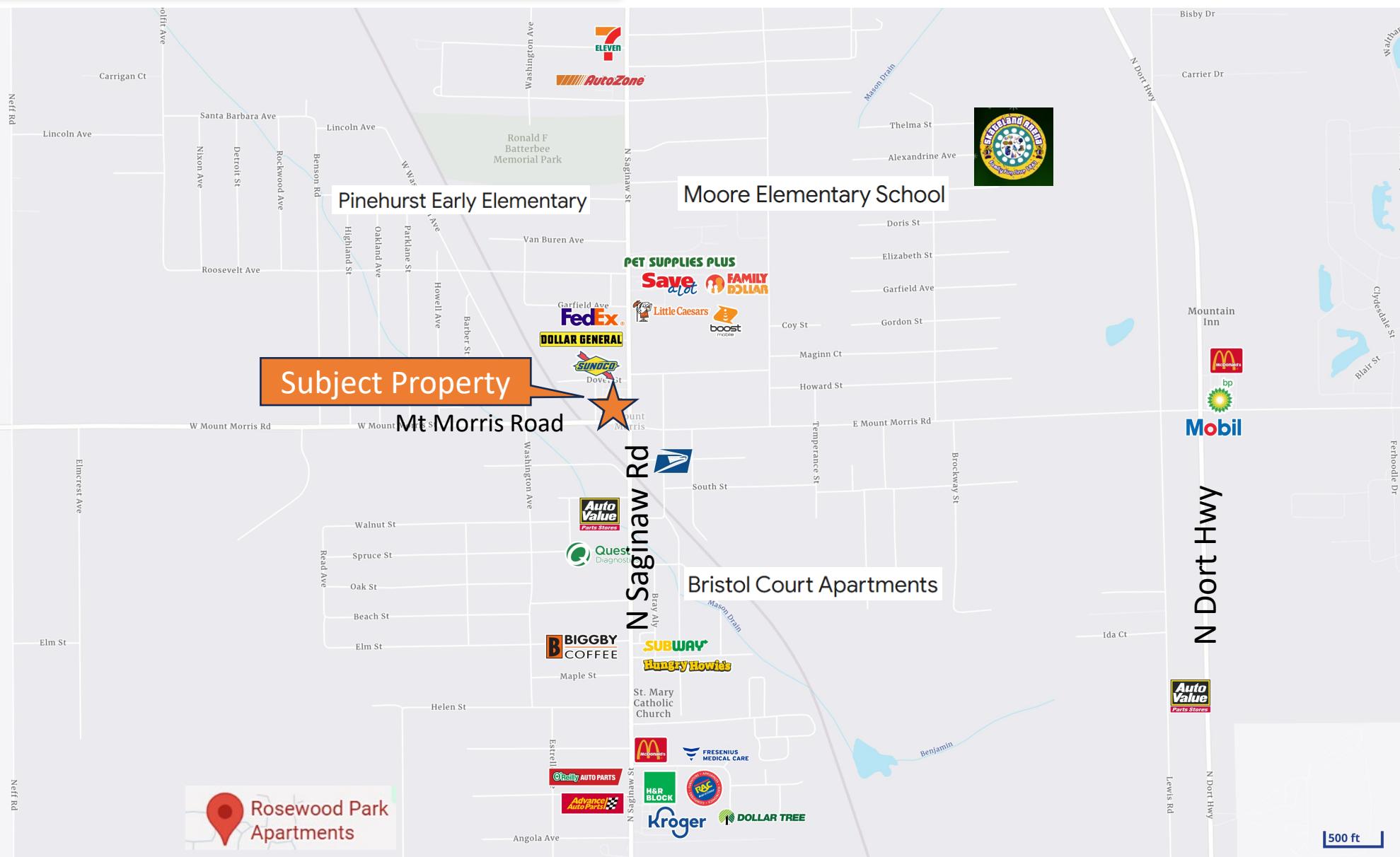
**SUNOCO**

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# LOCAL OVERVIEW



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# LOCAL OVERVIEW



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# LOCATION DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Current Year Summary</b>			
Total Population	5,984	20,429	58,270
Total Households	2,525	8,618	24,586
Total Family Households	1,538	5,270	14,908
Average Household Size	2.37	2.36	2.36
Median Age	37.3	39.4	40.3
Population Age 25+	4,033	14,070	40,285

<b>Current Year Income and Households Summary</b>			
Average Household Income	\$56,141	\$61,309	\$59,969

<b>Current Year Summary Business Data</b>			
Total Businesses	156	438	1,232
Total Daytime Population	4,979	16,772	48,687
Daytime Population: Workers	1,197	3,642	11,054
Daytime Population: Residents	3,782	13,130	37,633

IN 5-MILE RADIUS



POPULATION

58,270



HOUSEHOLD

24,586



AVG. HLD. INCOME

\$59,969



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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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