

# FORMER RITE AID

11801 N Saginaw St, Mt. Morris, MI 48458



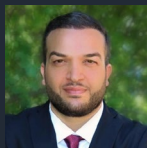
**10,861 +/- SF**  
**1.58 ACRES**



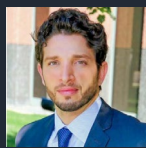
**FOR SALE / LEASE**  
**BUILT 2000**



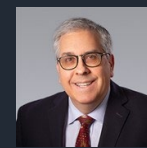
**SIGNALIZED CORNER**  
**NEAR SUBDIVISIONS**



**Simon Jonna**  
**Executive Vice President**  
248 226 1610  
simon@jonnagroup.com



**Raymond Jonna**  
**Senior Vice President**  
248 226 1611  
raymond@jonnagroup.com



**Lou Frango**  
**Senior Associate**  
248 226 1678  
Lou.frango@colliers.com



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# PROPERTY SUMMARY

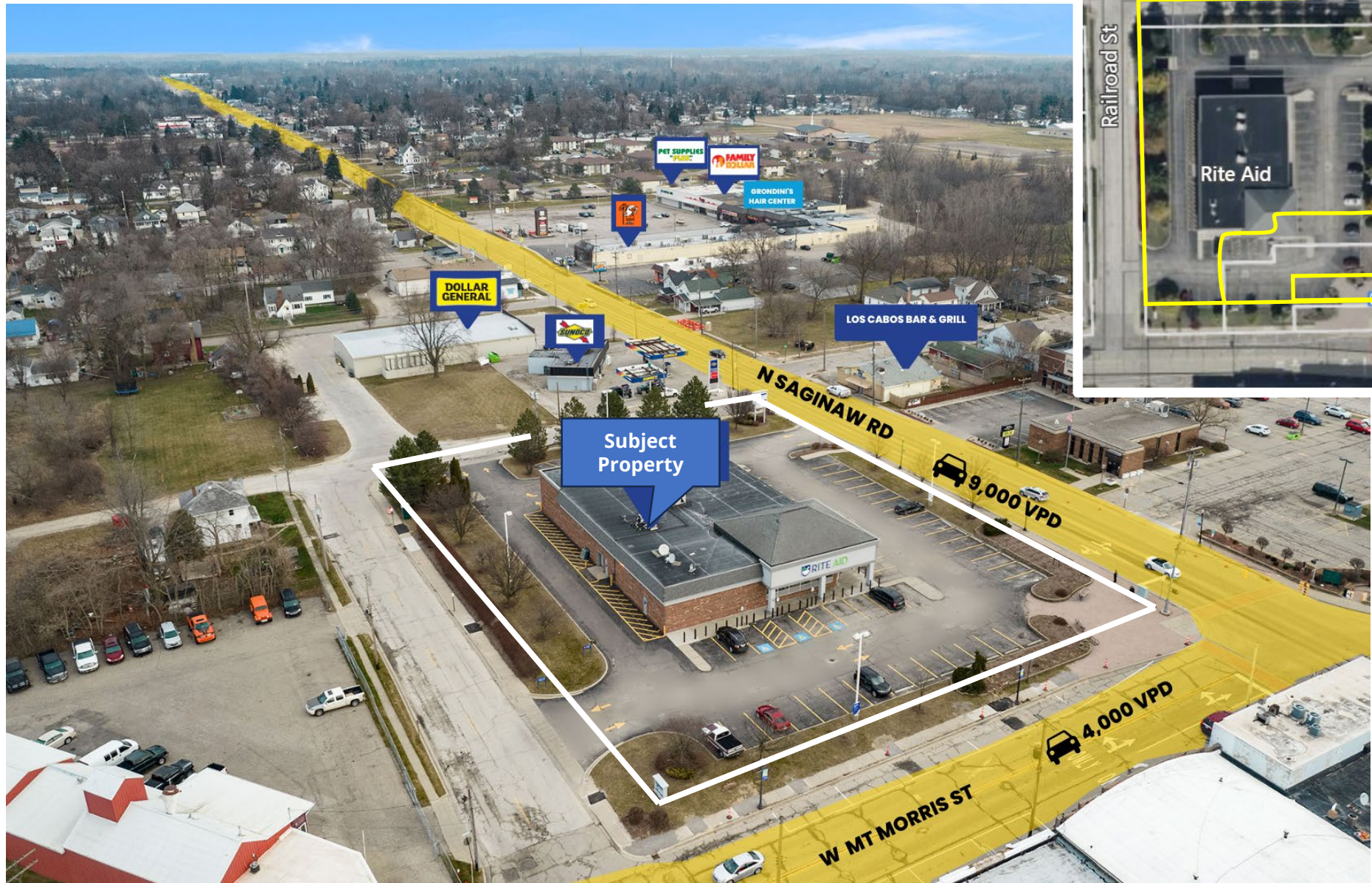
## ***SALE OR LEASE***

### 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





# PROPERTY PHOTOS



OFFERING MEMORANDUM  
FORMER RITE AID | MT. MORRIS, MI

 **JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES





# PROPERTY PHOTOS



OFFERING MEMORANDUM  
FORMER RITE AID | MT. MORRIS, MI

 **JONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES





# INTERIOR PHOTOS





# AERIAL VIEW



A-1 Glass Company

Extreme Cleaning Products

**DOLLAR  
GENERAL**

**SUNOCO**

OFFERING MEMORANDUM  
FORMER RITE AID | MT. MORRIS, MI

**ONNA GROUP**  
REAL ESTATE INVESTMENT SERVICES

**Colliers**

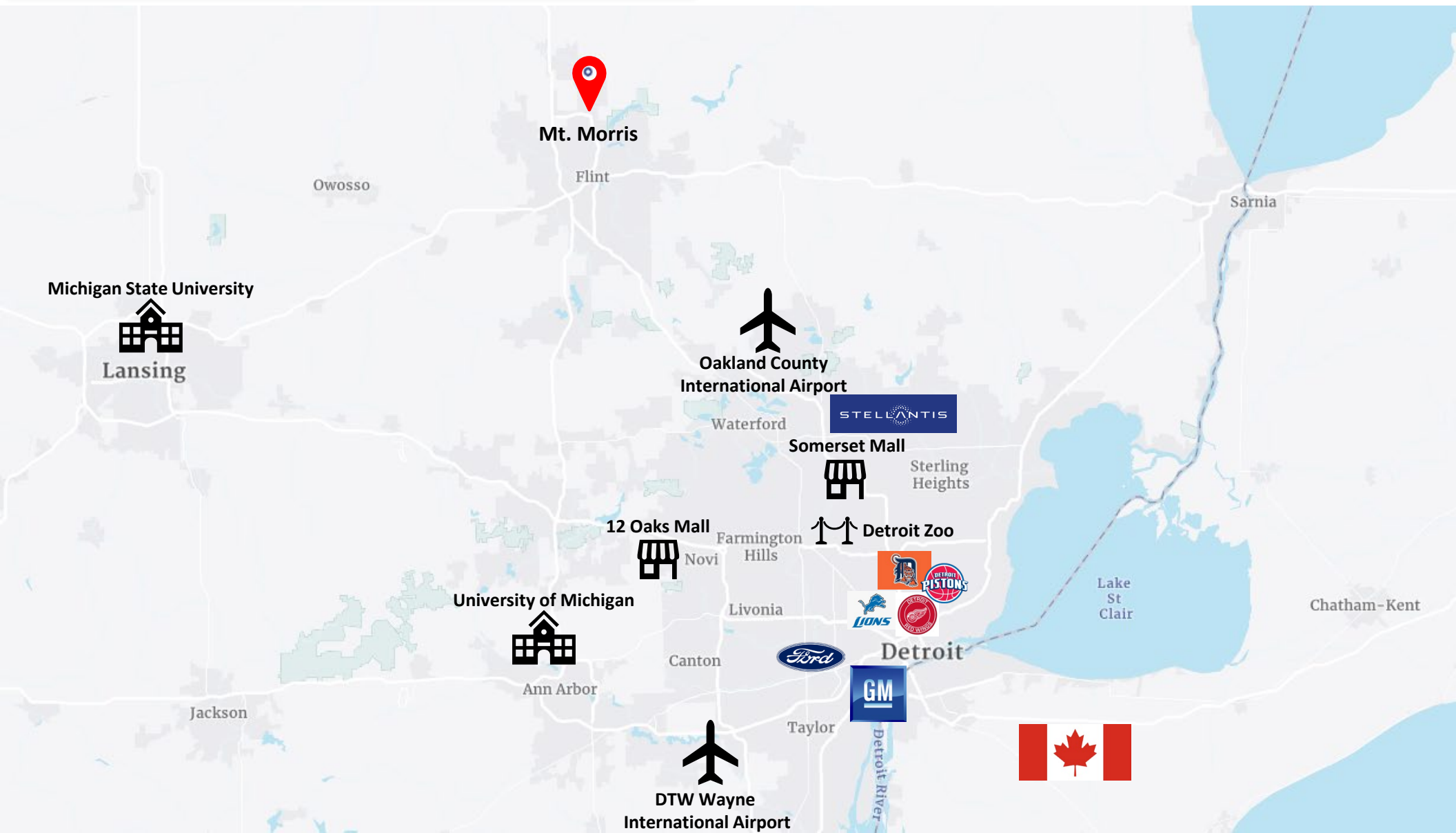


# LOCAL OVERVIEW





# LOCAL OVERVIEW





# 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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Lou.frango@colliers.com

Jonna Group  
• 401 S Old Woodward Avenue Suite 425 Birmingham, MI 48009 •  
jonnagroup.com  
colliers.com/detroit



**DISCLAIMER:** This Market Pricing Analysis contains select information pertaining to the business and affairs of **Former Rite Aid (11801 N Saginaw St, Mt. Morris, MI 48458)** and has been prepared by Colliers International. This Market Pricing Analysis may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, Colliers International or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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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
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