

OFFICE PROPERTY // FOR SALE

# THREE-BUILDING OFFICE COMPLEX IN GRAND BLANC | 100% OCCUPIED

3088 E GRAND BLANC RD

GRAND BLANC, MI 48439



- Fully occupied, three-building office complex
- All tenants on month-to-month leases creating immediate value-add
- Total of 6,732 SF comprised of three identical 2,244 SF modular buildings and a 616 SF storage barn
- Situated on 1.27 acres at a signalized, high-visibility corner
- Over 26,500 vehicles per day
- 37 surface parking spaces with multiple ingress/egress points
- Strong signage opportunities with elevated exposure
- Ideal for office, medical, professional services, or redevelopment
- 1.5 miles from Henry Ford Genesys Hospital with quick access to I-75



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26555 Evergreen Road, Suite 1500

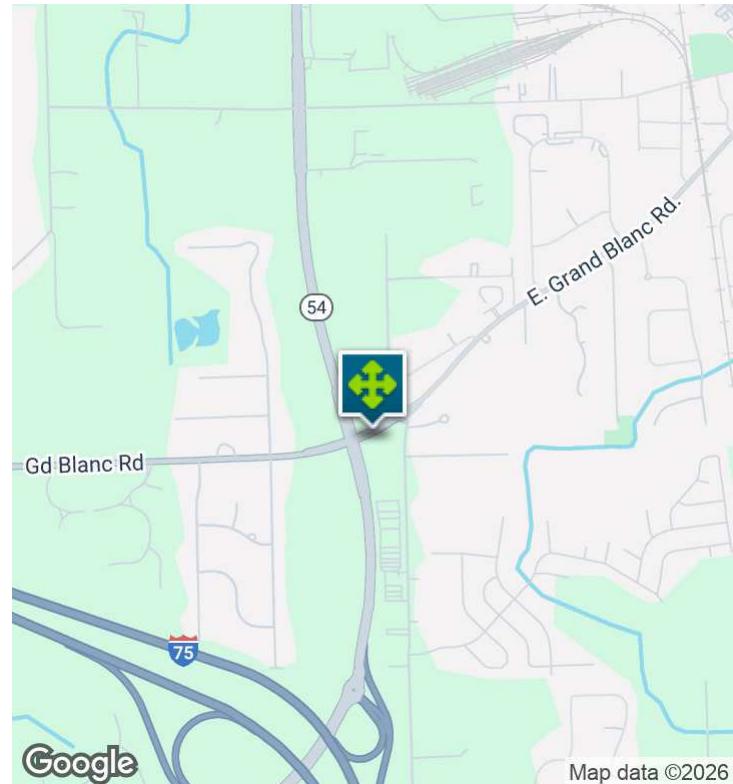
Southfield, MI 48076

248.358.0100

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## EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$500,000</b>
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### OFFERING SUMMARY

<b>Building Size:</b>	6,732 SF
<b>Available SF:</b>	Fully Occupied
<b>Lot Size:</b>	1.27 Acres
<b>Price / SF:</b>	\$74.27
<b>Year Built:</b>	1968
<b>Zoning:</b>	NC
<b>Market:</b>	Detroit
<b>Submarket:</b>	Flint
<b>Traffic Count:</b>	26,500

### PROPERTY OVERVIEW

This three-building office complex offers a combined 6,732 SF of functional and flexible space, consisting of three identical 2,244 SF modular office buildings plus a 616 SF storage barn/garage ideal for equipment, overflow storage, or support operations.

Each building features modular construction with large window lines, elevated entryways, and practical layouts suitable for medical, office, professional services, or specialty users. The site includes approximately 37 surface parking spaces, strong signage opportunities, and multiple ingress/egress points.

The complex is currently fully occupied, and all tenants operate on month-to-month leases, making this an outstanding value-add investment, redevelopment opportunity, or owner-user acquisition in a well-positioned suburban market.

### LOCATION OVERVIEW

The property sits on 1.27 acres at a signalized, high-traffic corner along E Grand Blanc Rd and S Dort Hwy, providing excellent visibility and convenient access throughout Grand Blanc and the Flint submarket. Over 26,500 vehicles pass by this location each day. Located 1.5 miles north of Henry Ford Genesys Hospital with quick access to I-75.

## PROPERTY DETAILS

Sale Price	\$500,000
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## LOCATION INFORMATION

Street Address	3088 E Grand Blanc Rd
City, State, Zip	Grand Blanc, MI 48439
County	Genesee
Market	Detroit
Sub-market	Flint
Cross-Streets	M-54
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

## BUILDING INFORMATION

Building Size	6,732 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	2,244 SF
Year Built	1968
Construction Status	Existing
Condition	Good
Number of Buildings	1

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	NC
Lot Size	1.27 Acres
APN #	12-16-551-106
Corner Property	Yes
Traffic Count	26500
Traffic Count Street	E Grand Blanc Rd
Waterfront	No
Power	Yes

## PARKING &amp; TRANSPORTATION

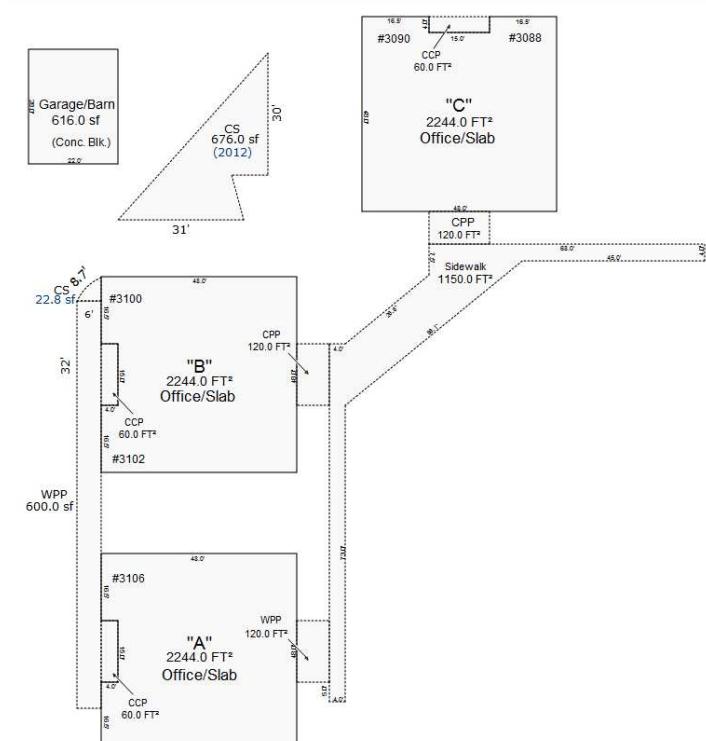
Street Parking	No
Parking Type	Surface
Number of Parking Spaces	37

## UTILITIES &amp; AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes

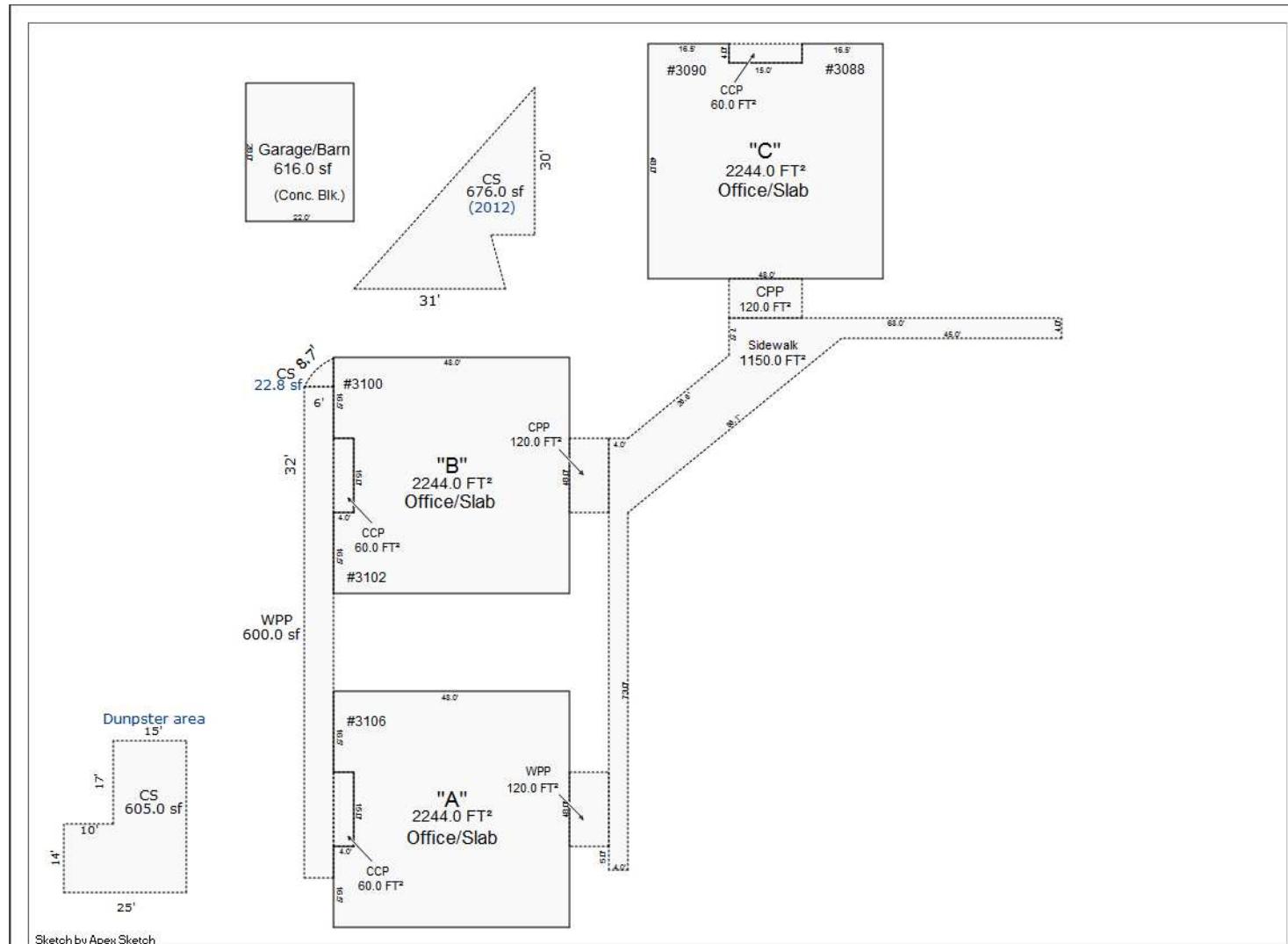
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## ADDITIONAL PHOTOS



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## SITE PLANS



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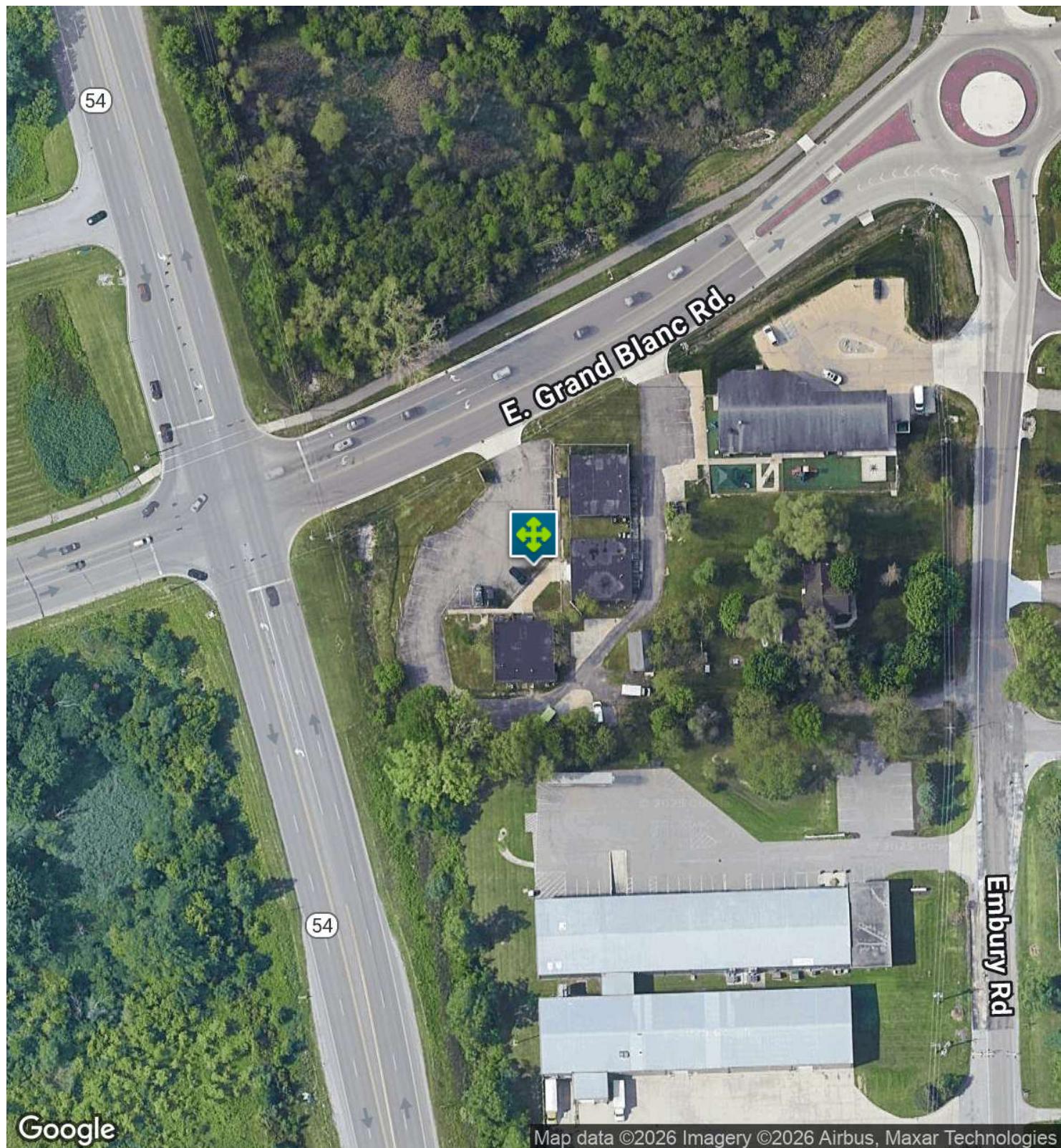
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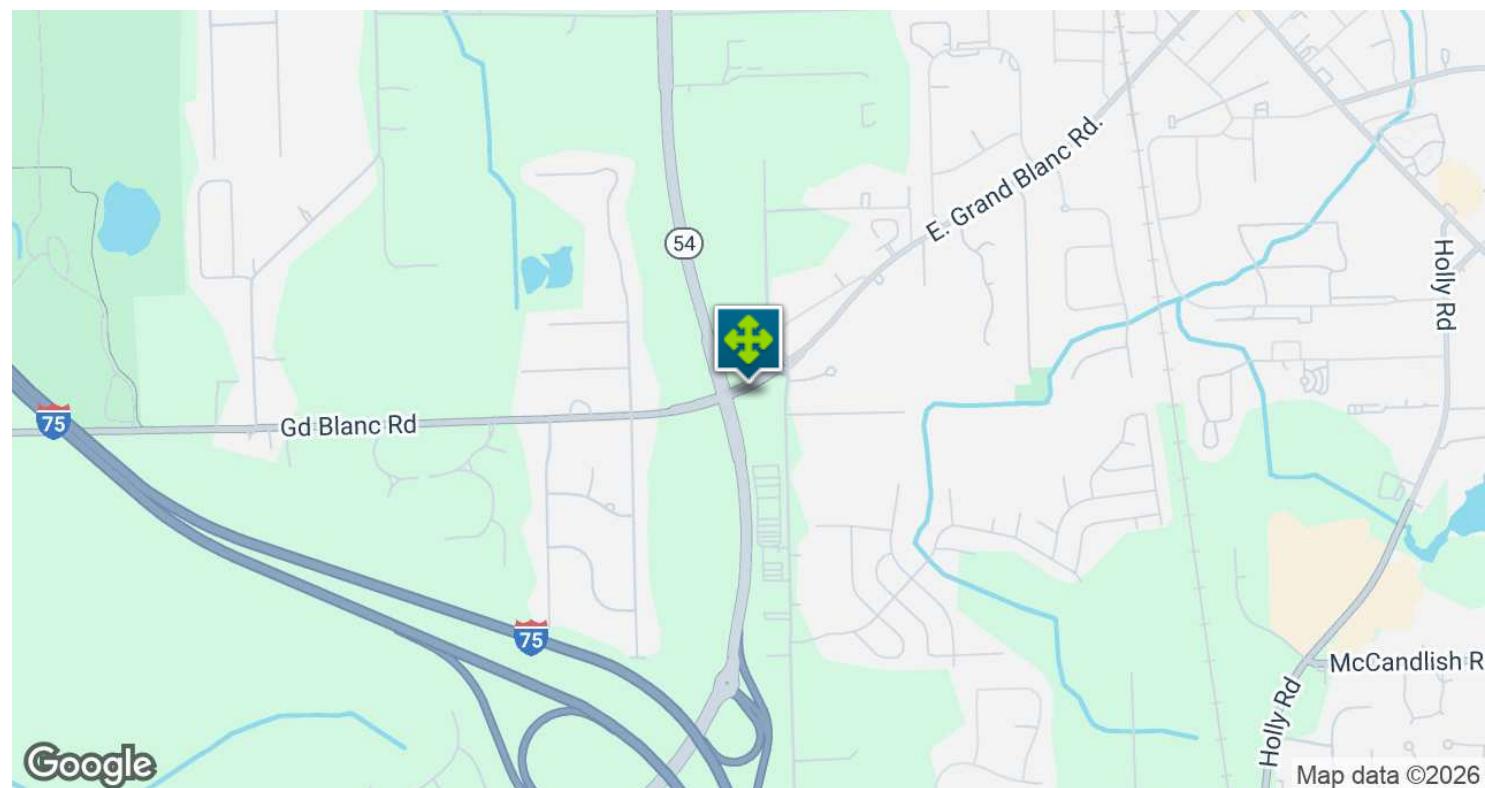
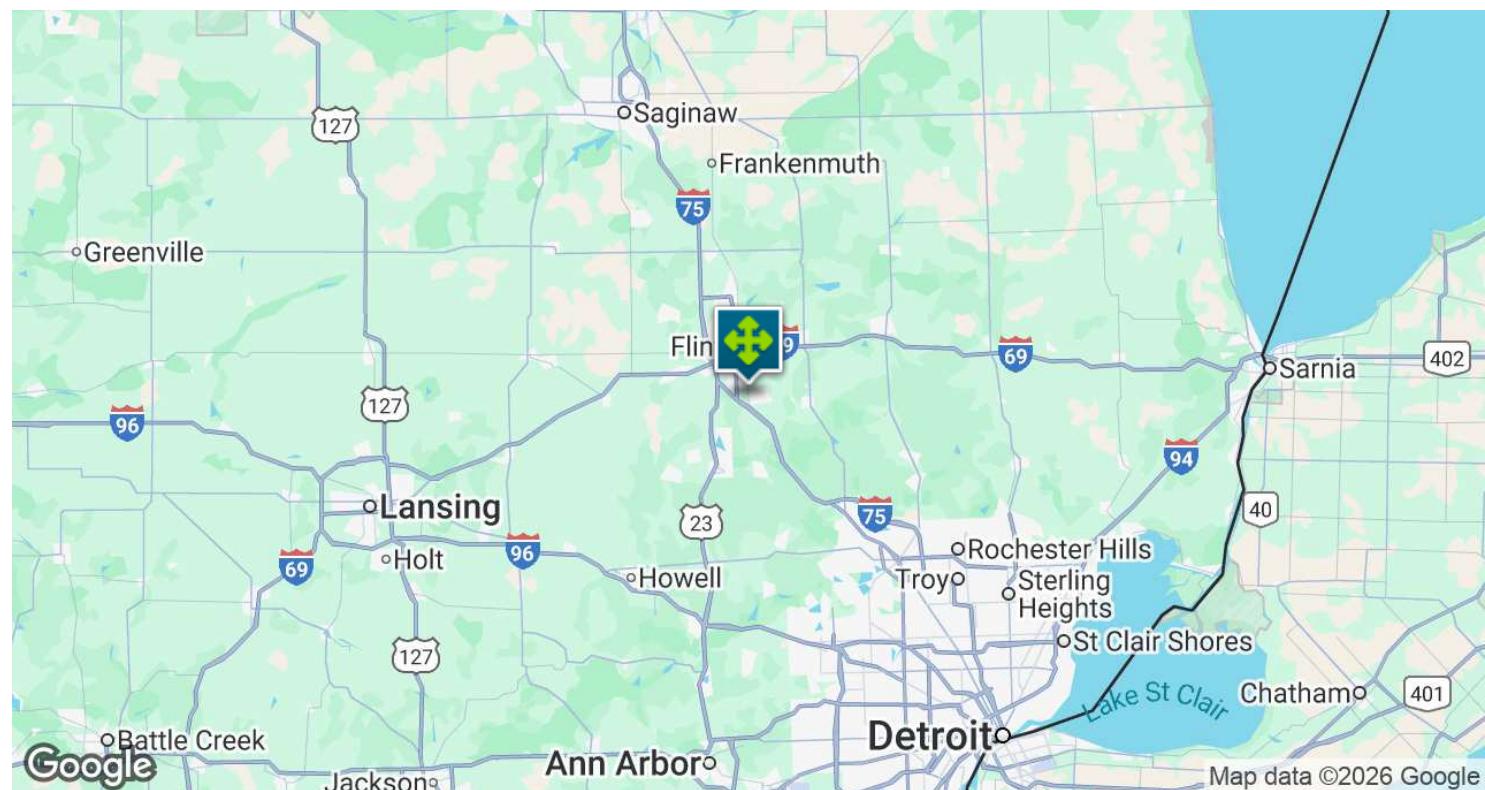
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## AERIAL MAP



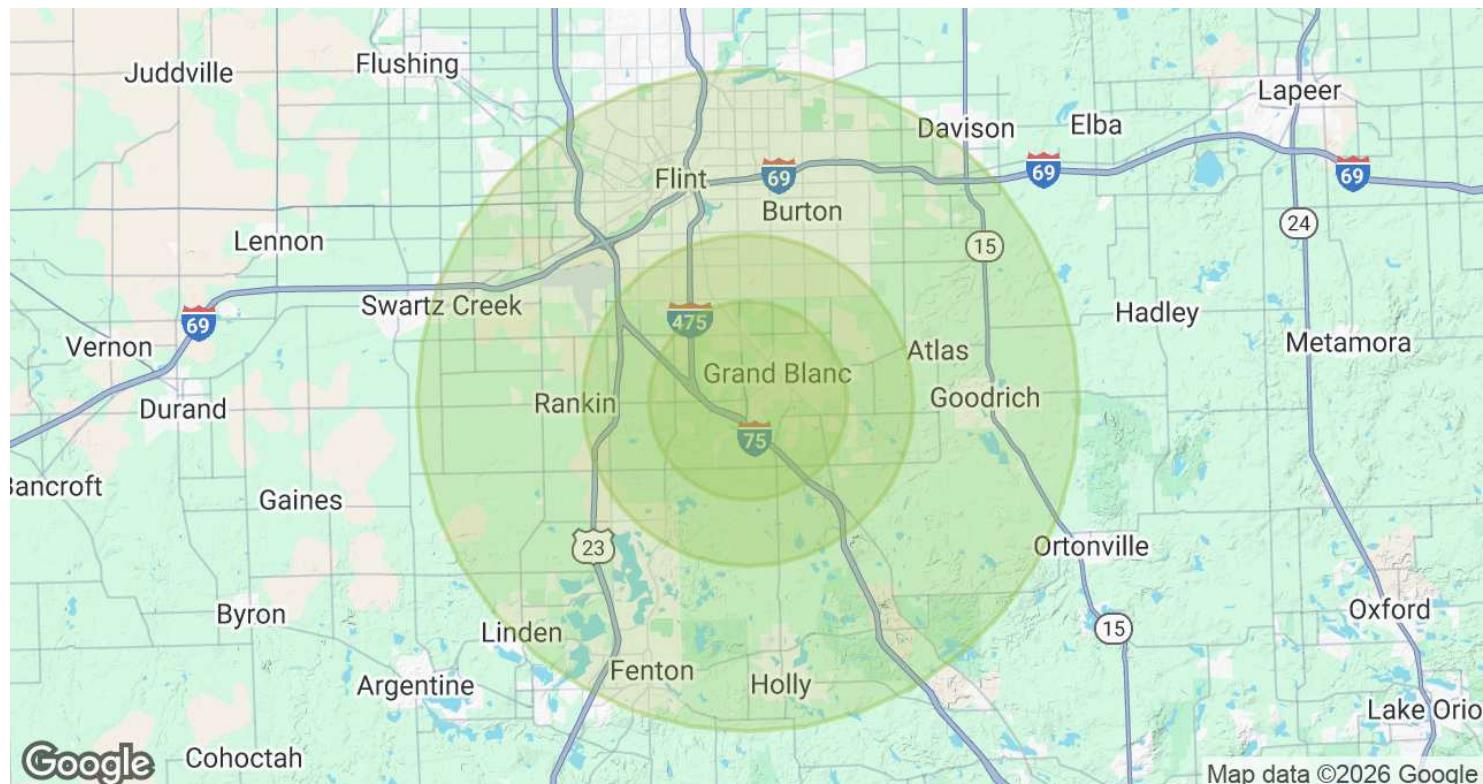
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	36,145	84,603	242,178
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	15,324	35,016	100,980
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$99,943	\$93,177	\$84,834
Average House Value	\$261,964	\$241,319	\$219,031

Demographics data derived from AlphaMap

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## CONTACT US



### FOR MORE INFORMATION, PLEASE CONTACT:



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