

FOR LEASE



1020 E Hill Rd | Grand Blanc, MI

FORMER RITE AID

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	1020 E Hill Rd
City/Township	Grand Blanc, MI
Building Size	11,191 SF
Min. Space Available	1,603 SF
Max. Space Available	11,191 SF
Land Size	1.40 AC
Parking	69 Spaces
Zoning	GC (General Commercial)
Asking Rental Rate	Contact Broker
Estimated NNN's	\$6.00 PSF

DEMOGRAPHICS (5-MILE RADIUS)

 97,305 PEOPLE	 \$68,187 AVG. HOUSEHOLD INCOME
 40,593 HOUSEHOLDS	 \$1B OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

PRIME HARD-CORNER LOCATION

Situated on the hard corner of Fenton and Hill Rd in Grand Blanc, MI. This building offers unparalleled visibility and access with over 34,000 vehicles passing daily. The site features multiple curb cuts, prominent signage, and excellent frontage.

SPACES AVAILABLE FOR LEASE

We offer a full range of leasing options, from the entire building down to individual suites as small as 1,603 SF, with custom delivery to meet your specifications. Prime drive-thru endcap space now available at this high-visibility, corner building.

STRONG AREA TENANTS & TRAFFIC DRIVERS

Surrounded by national anchors & consistent traffic from commuters, residents, and students. High-demand location with proximity to I-475 and I-75.

THRIVING MARKET

Grand Blanc's expanding economic base, anchored by healthcare, manufacturing, and retail employers, generates consistent daytime population and solid consumer spending, further demonstrated by outstanding tenant longevity, including flagship retail and service operators with multi-decade occupancy in key centers.

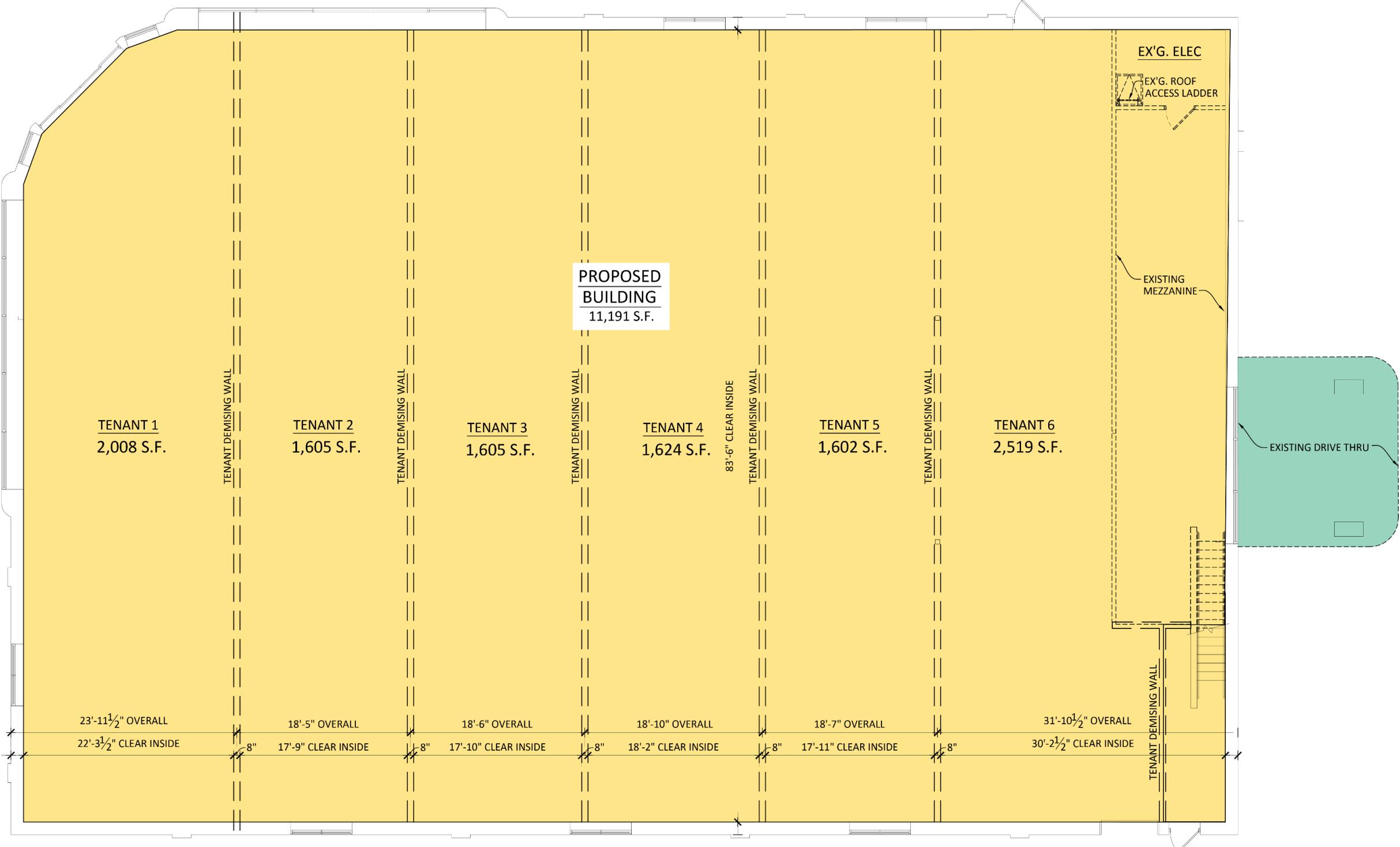
IMMEDIATE LEASING & REDEVELOPMENT UPSIDE

Building benefit from strong site infrastructure and highly flexible ownership that is willing to demise the building into multiple units. Competitive TI packages, work letters, and turnkey buildout options are available to accommodate qualified tenants.

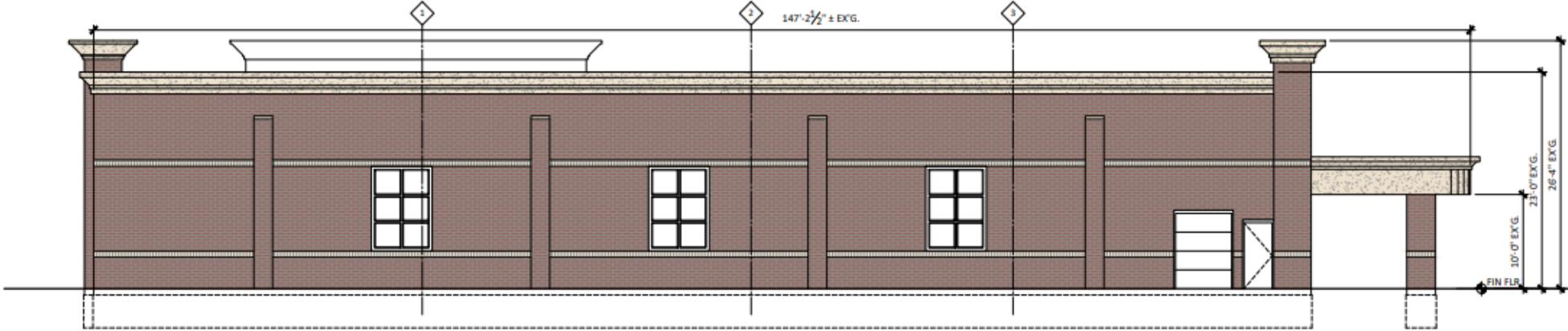
AREA TENANTS



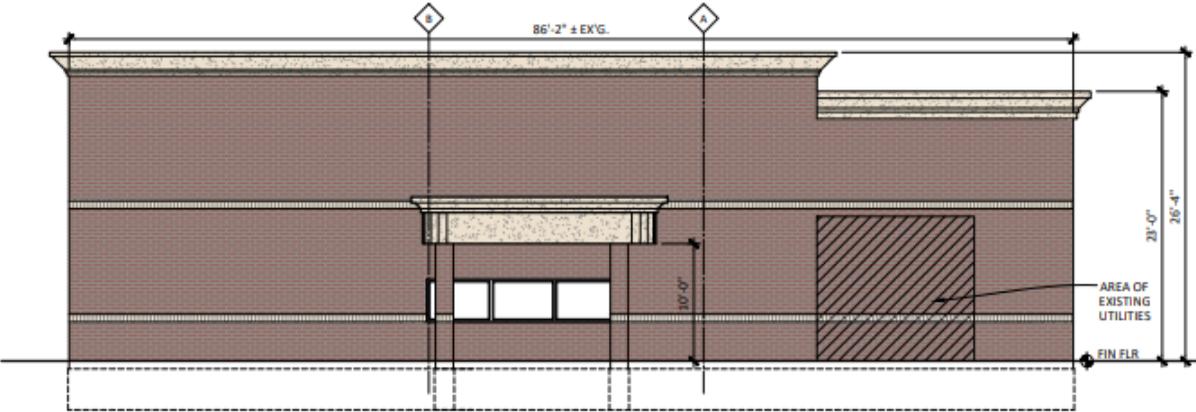
PRELIMINARY FLOOR PLAN



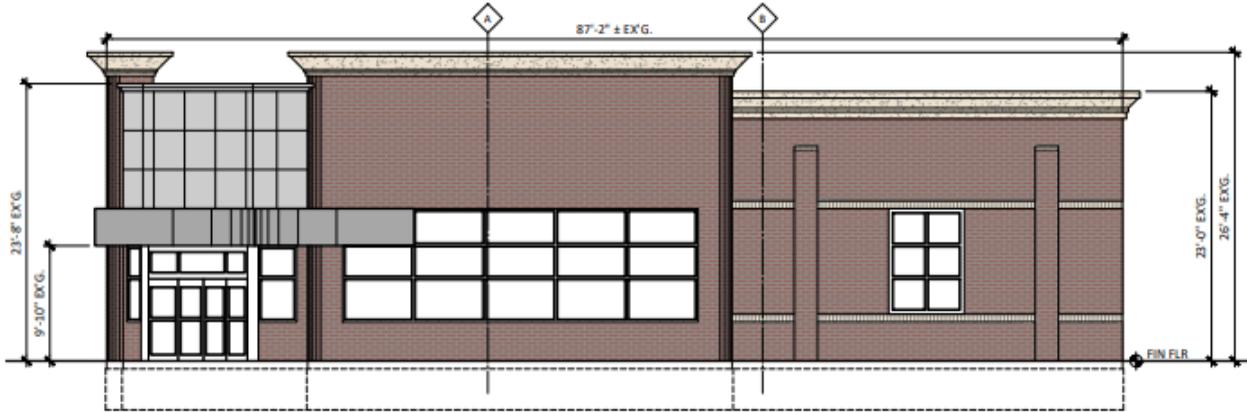
ELEVATIONS PROPOSAL



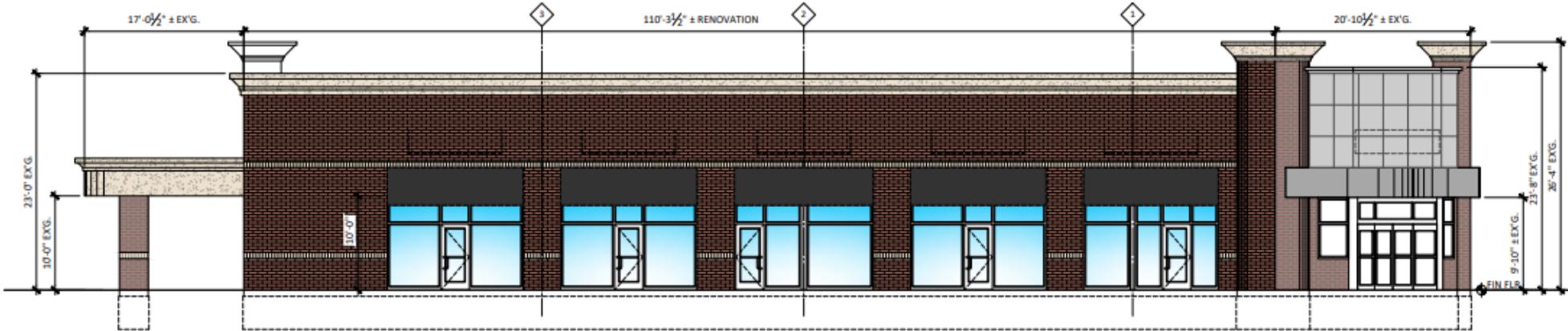
④ EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



③ EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



② EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

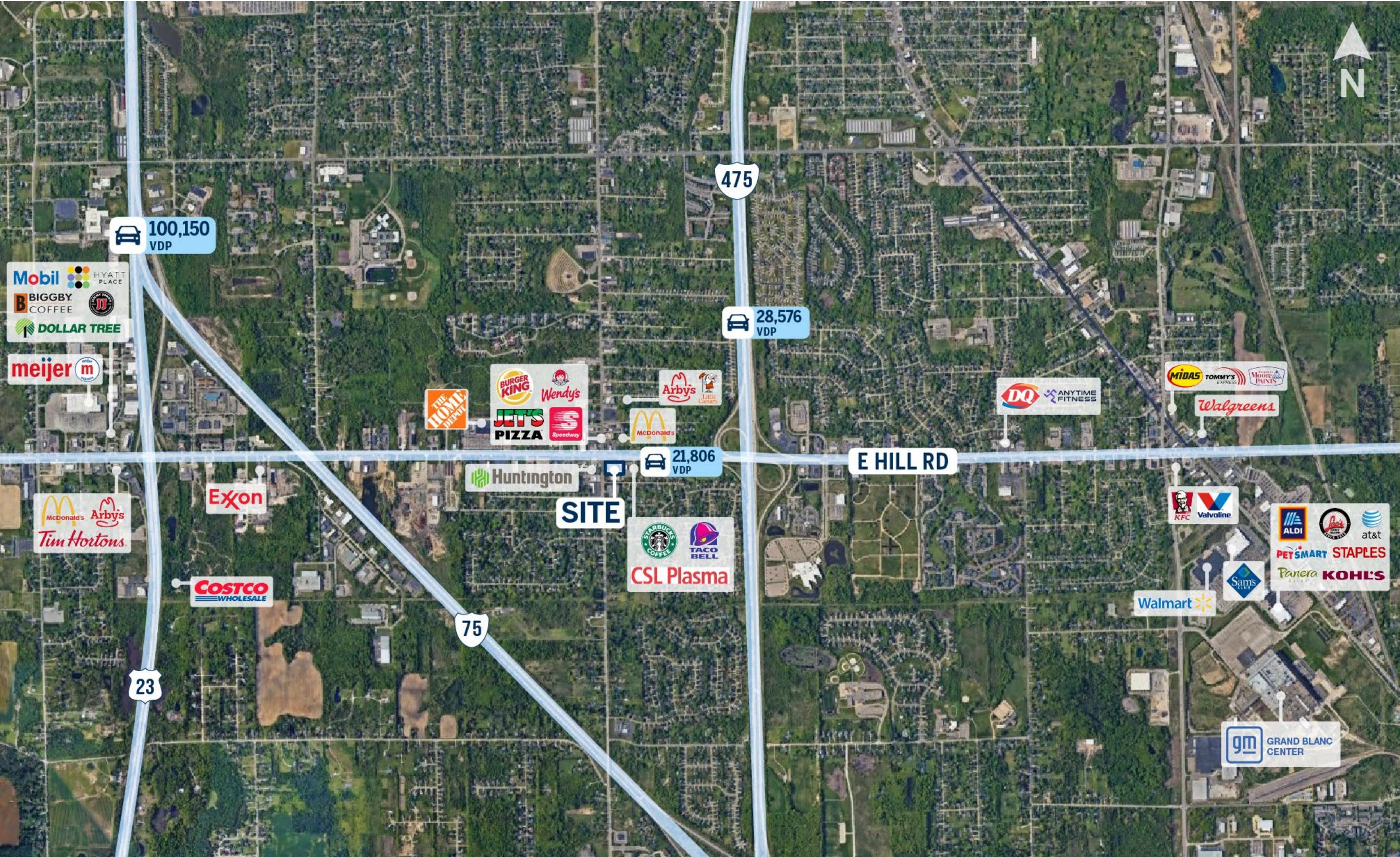


① PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	4,098	40,904	101,001
2024 Population	3,670	38,290	97,305
2029 Population Projection	3,551	37,396	95,608
Annual Growth 2020-2024	-2.6%	-1.6%	-0.9%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.3%
HOUSEHOLDS			
2020 Households	1,767	17,603	42,250
2024 Households	1,576	16,390	40,593
2029 Household Projection	1,523	15,988	39,856
Annual Growth 2020-2024	-1.7%	-1.0%	-0.5%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.4%
Avg Household Size	2.30	2.30	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$76,668	\$65,354	\$68,187
Median Household Income	\$59,338	\$50,255	\$49,697

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$177,836	\$136,397	\$142,599
Median Year Built	1971	1968	1967
Owner Occupied Households	1,009	9,696	24,055
Renter Occupied Households	514	6,292	15,801
HOUSING COMPOSITION			
1-Person Households	546	5,715	14,036
2-Person Households	541	5,316	12,673
3-Person Households	224	2,460	6,169
4-Person Households	148	1,727	4,477
5-Person Households	76	747	2,049
6-Person Households	28	289	786
7-Person Households	14	137	403
EMPLOYMENT			
Civilian Employed	1,775	17,491	42,711
Civilian Unemployed	54	825	2,395
Civilian Non-Labor Force	1,172	12,693	32,908

FOR LEASE | Former Rite Aid



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