

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

REDUCED PRICE!



AGENT CONTACT INFO

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PILOT

PROPERTY GROUP

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All properties are subject to change, or withdraw without notice.

PROPERTY SUMMARY

PRIME VISIBILITY!

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

- Fully Leased Plaza
- 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
Bada Bing Pizza	1,500	\$12.00	Gross	October-26	September-29	\$1,500.00	\$18,000.00
	16,043					\$15,454.20	\$185,450.40

	Monthly	Annually	
Total Current Gross Income	\$15,454.20	\$185,450.40	
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
Total Expenses	(\$4,087.06)	(\$49,044.76)	\$3.06
NOI	\$11,367.14	\$136,405.64	

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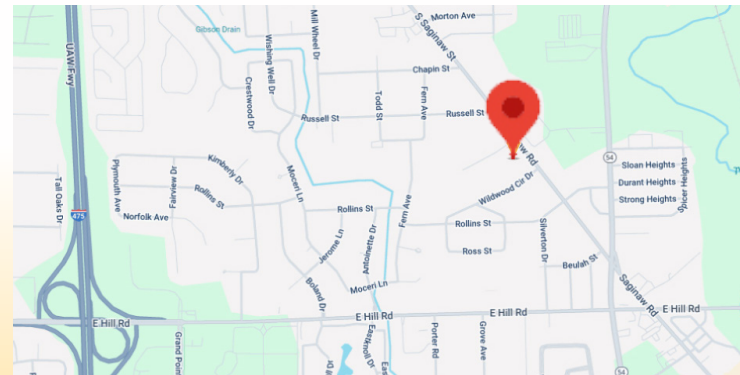
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AREA & DEMOGRAPHICS



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



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