



FOR LEASE OR SALE - 11,154 SF - FORMER DRUG STORE AVAILABLE

**FOR SALE/LEASE  
FORMER DRUG STORE**

8360 S Saginaw St, Grand Blanc Township, MI 48439

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# FOR SALE/LEASE FORMER DRUG STORE

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	Determined by Market
Lease Price:	Determined by Market
Land Acreage:	2.48 Acres
Year Built:	2006
Zoning:	GC
Parking:	56 Spaces
Parcel ID:	12-23-100-041
Building Size:	11,154 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,711	11,804	25,201
Total Population	4,367	29,555	62,142
Average HH Income	\$139,195	\$123,937	\$107,782

### PROPERTY HIGHLIGHTS

- Spacious 11,154 Sf Free-standing Building
- Total Population within 5 miles is in excess of 117,703 people
- Constructed in 2006, Showcasing Modern Design
- Average Household Income exceeds \$51,842 within a mile
- High Visibility Location on Saginaw Street
- Versatile Layout for Retail or Commercial Use
- Ample Parking Space for Customer Convenience
- Prime Investment Opportunity in Grand Blanc Township
- Well-maintained Property With Attractive Curb Appeal
- Zoned for a Wide Range of Retail Ventures

### [CLICK HERE FOR A FINANCING QUOTE](#)

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## MARKET OVERVIEW



Welcome to the

*City of Grand Blanc*



### LOCATION OVERVIEW

The City of Grand Blanc is located in southeast Genesee County, 10 miles south of Flint and 60 miles north of Detroit. The city occupies an area of approximately four (4) square miles and the current population is just over 8,000 residents. It is an upscale, white collar suburb of Flint and an exurb of Detroit - its strategic location just a short drive from Flint, Detroit and the upscale Oakland County communities make it a very strong residential destination for residents who commute to these areas on a daily basis.

Today, residents of Grand Blanc are fortunate to have many services and programs available to them. Parks and Recreation activities, Senior Citizen services, McFarlen Public Library programs, and Community Education courses are available to satisfy many diverse interests. The Heritage Museum preserves the history of the area. The school system is one of the best in the State of Michigan. Opportunities for shopping and dining are available in the City, as well as medical and dental facilities. Churches of all denominations are present throughout the area. Bus, train and air transportation are easily accessible. The citizens of Grand Blanc are very well educated – over 42 percent of the population has a bachelor's degree or an advanced degree, which is double the US average of 22 percent. Additionally, Grand Blanc has unemployment rates and income rates that are all stronger than the US averages.

Lending to its upscale nature, The name "Grand Blanc" is synonymous with "Golf"! Located within the Grand Blanc community are many fine public and private golf courses. Warwick Hills Country Club, situated just south of the City limits, was host to the annual Buick Open Golf Tournament, the first corporate-sponsored PGA tour and the only PGA tour event held in the State of Michigan, for 50 years. Debuting in 1958, the Buick Open became one of the PGA Tour's most prestigious events. In 2009, Buick announced that it would no longer sponsor the Open. The final tournament was won by Tiger Woods. Grand Blanc, priding itself on its small town atmosphere and friendliness, is an excellent community in which to work and live.

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BUFFALO WILD WINGS  
BAGGER DAVE'S  
BURGER TAVERN  
NCG  
CINEMA

Brendel  
Elementary School

Gland Blanc  
High School

QDOBA Little Caesars  
SUBWAY

McDonald's

planet fitness  
FIREHOUSE SUBS  
Big Boy  
RITE AID  
Hungry Howies  
Starbucks  
Advance Auto Parts  
Wendy's Tim Hortons  
BURGER KING

4,751+

17,809+



CHASE

Kroger ATI  
PHYSICAL THERAPY  
Orangetheory  
FITNESS  
ups  
H&R BLOCK

McCandlish Road

Saginaw Road

**SUBJECT  
PROPERTY**

McCandlish Road

Saginaw Road

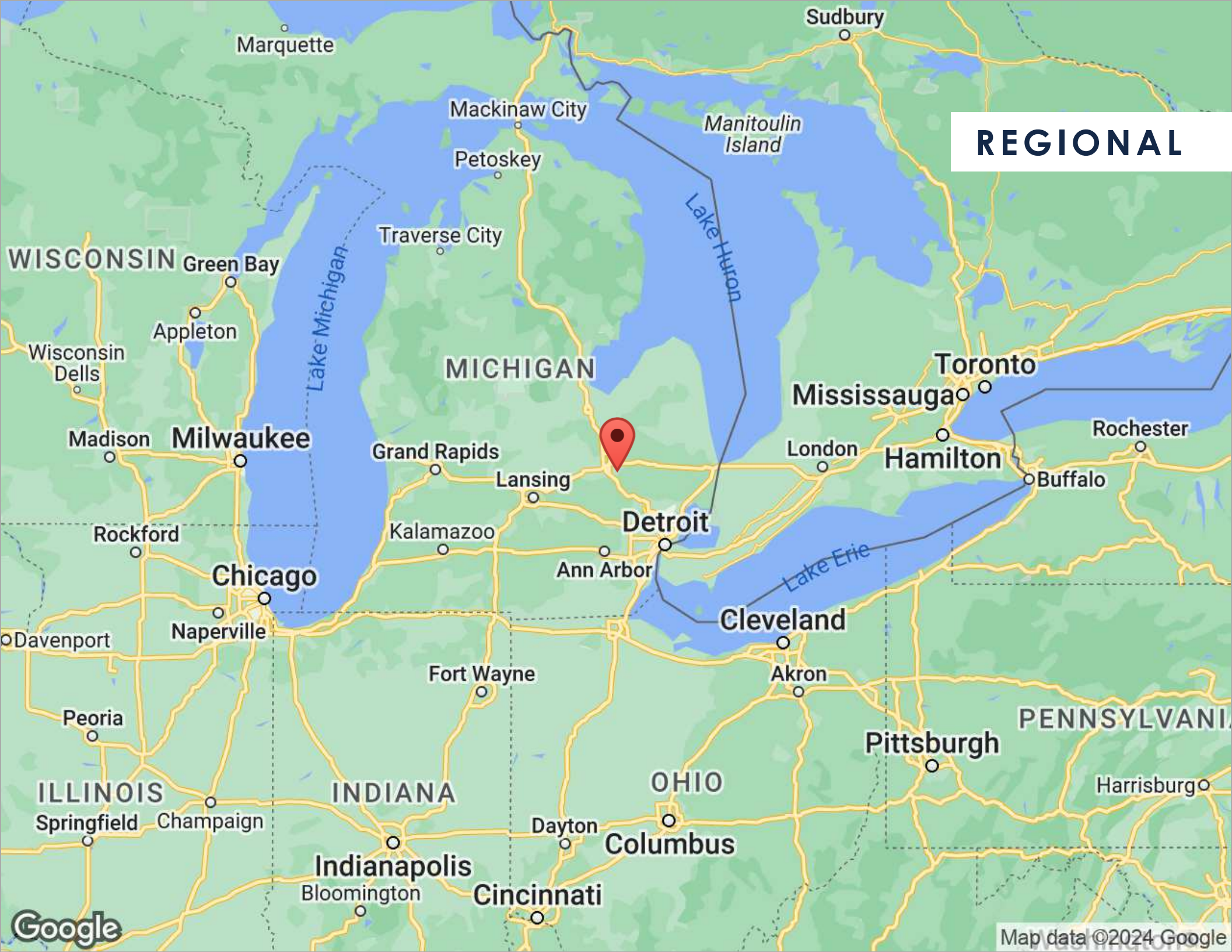
4,751+

17,809+

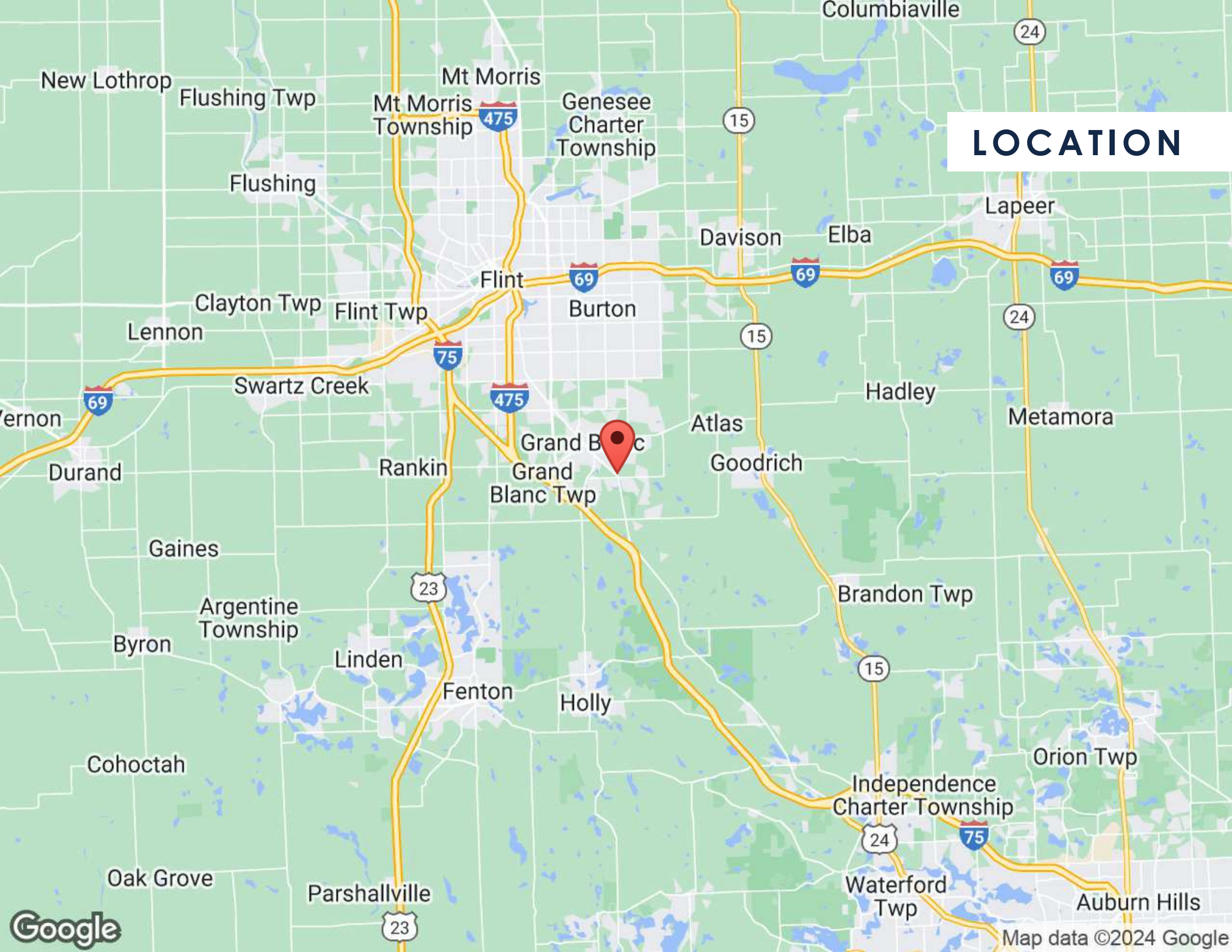
CHASE



# REGIONAL

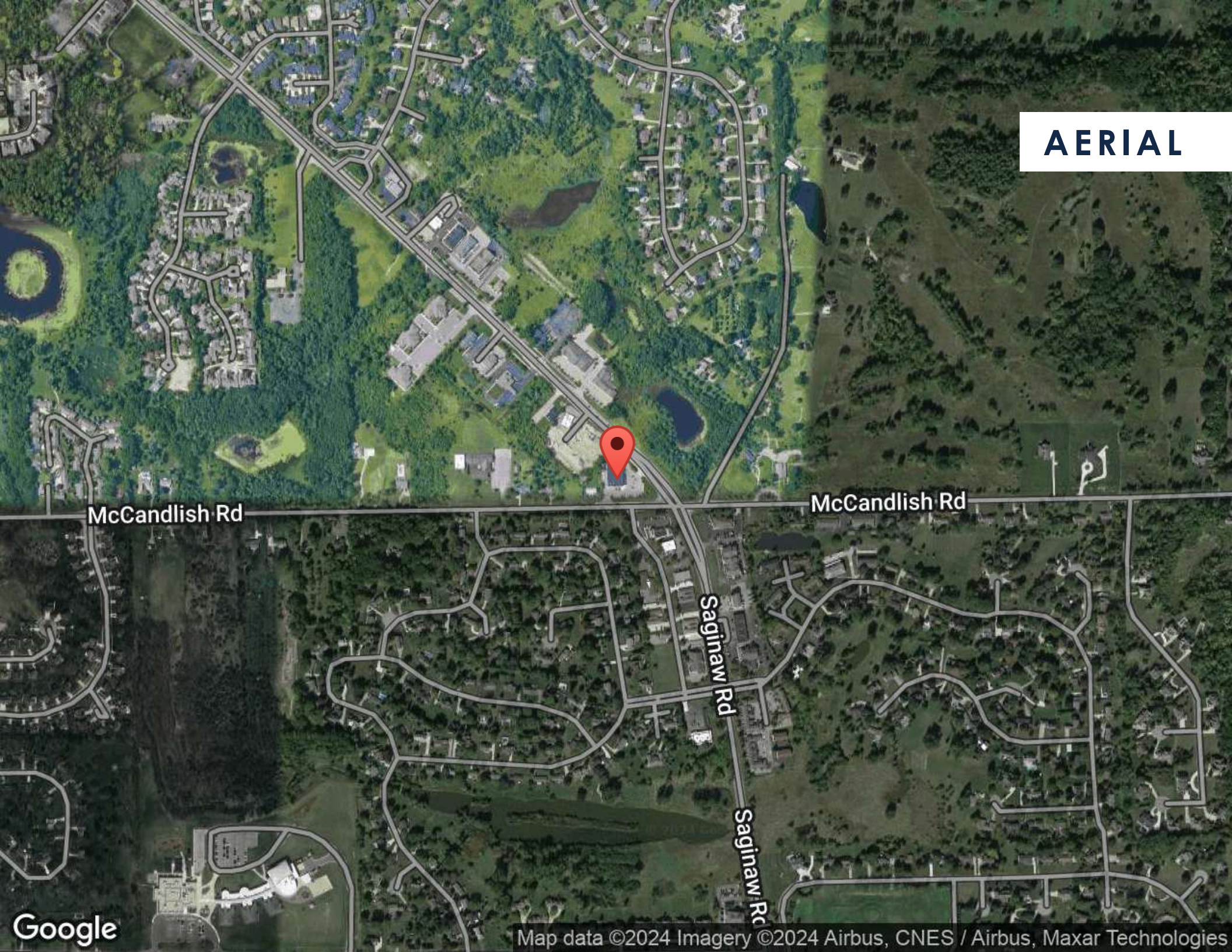


# LOCATION





**AERIAL**



McCandlish Rd

McCandlish Rd

Saginaw Rd

Saginaw Rd

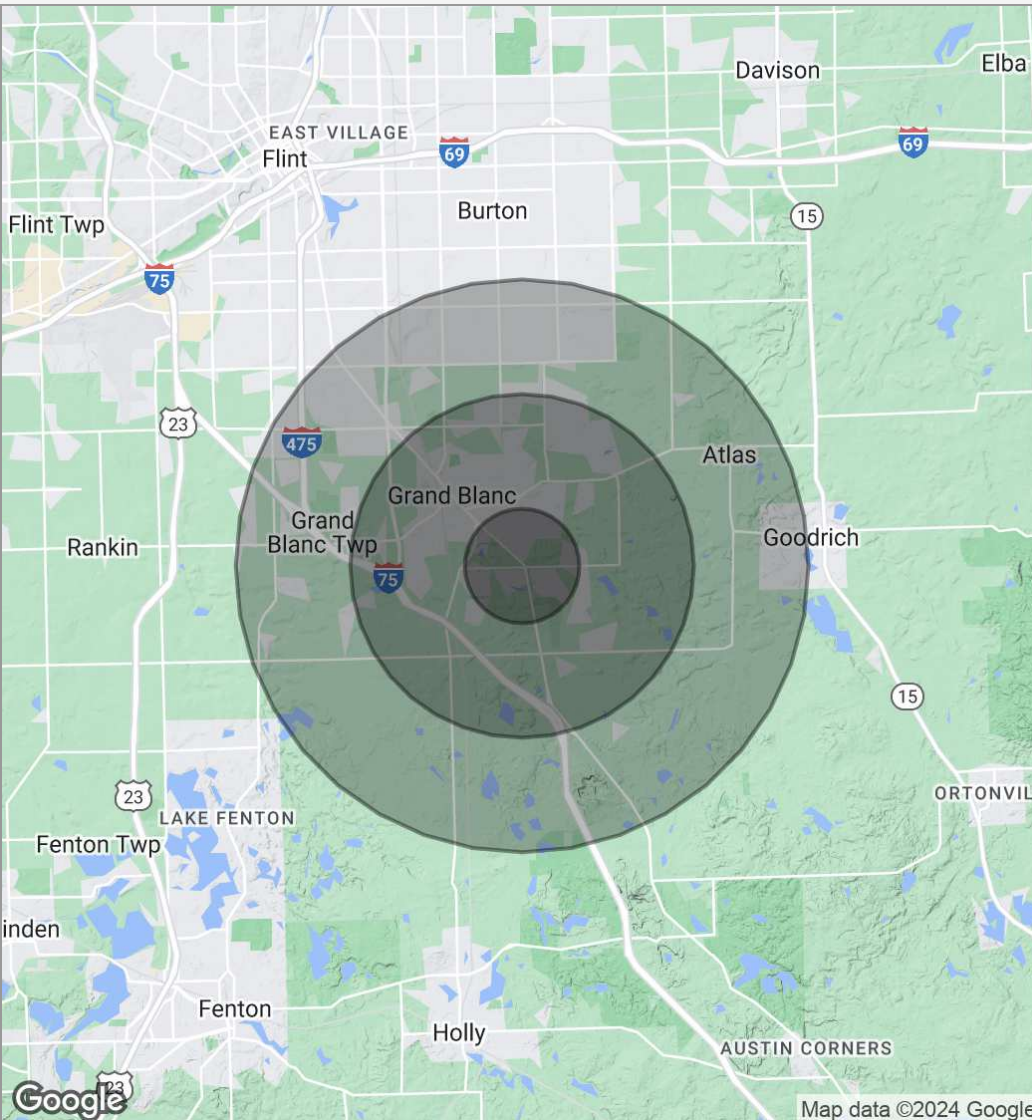
Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,367	29,555	62,142
Median age	45	42	41
Median age (Male)	43	41	40
Median age (Female)	46	44	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,711	11,804	25,201
# of persons per HH	2.6	2.5	2.5
Average HH income	\$139,195	\$123,937	\$107,782
Average house value	\$360,058	\$340,801	\$287,333
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	4.1%	4.5%	4.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	78.2%	76.6%	77.8%
Black	10.0%	10.6%	10.5%
Asian	4.8%	4.3%	3.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.3%	0.3%	0.3%
Other	0.6%	1.1%	1.2%

\* Demographic data derived from 2020 ACS - US Census

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