

Swartz Creek Plaza

FOR SALE

9090-9136 Miller Rd, Swartz Creek, MI 48473

FORMER RITE AND STRIP CENTER



Edward C. Anderson

President/Associate Broker

Commercial Realty, Inc.

810-444-2204

Eander1031@gmail.com

Swartz Creek Shopping Center: Asking Price of \$3,250,000, (Excludes former Rite Aid)

Improvements General Discussion

General Building Details

Year Built – Reported as 1965 **Refurbished 2026,**

Gross Building Area – 64,352 square feet

Overall Property Condition – **Excellent**

Current tenants include: Family Dollar stores, Gordon food services, Sports bar, Vintage Resale shops.

Currently, two vacant units, 24,753 ft., and 3,161 ft.²

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Current vacant units:

Property Address

9110 MILLER RD

SWARTZ CREEK, MI, 48473



Property Address

9090 MILLER RD

SWARTZ CREEK, MI, 48473



Property Address

S SEYMOUR RD

SWARTZ CREEK, MI, 48473



Property Address

S SEYMOUR RD

SWARTZ CREEK, MI, 48473



Edward C. Anderson

President/Associate Broker

Commercial Realty, Inc.

PO Box 3236

Montrose, MI 48457

Office: 810-659-8900

Cell: 810-444-2204

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Seymour Rd

The Draft Sports
Bar & Grill

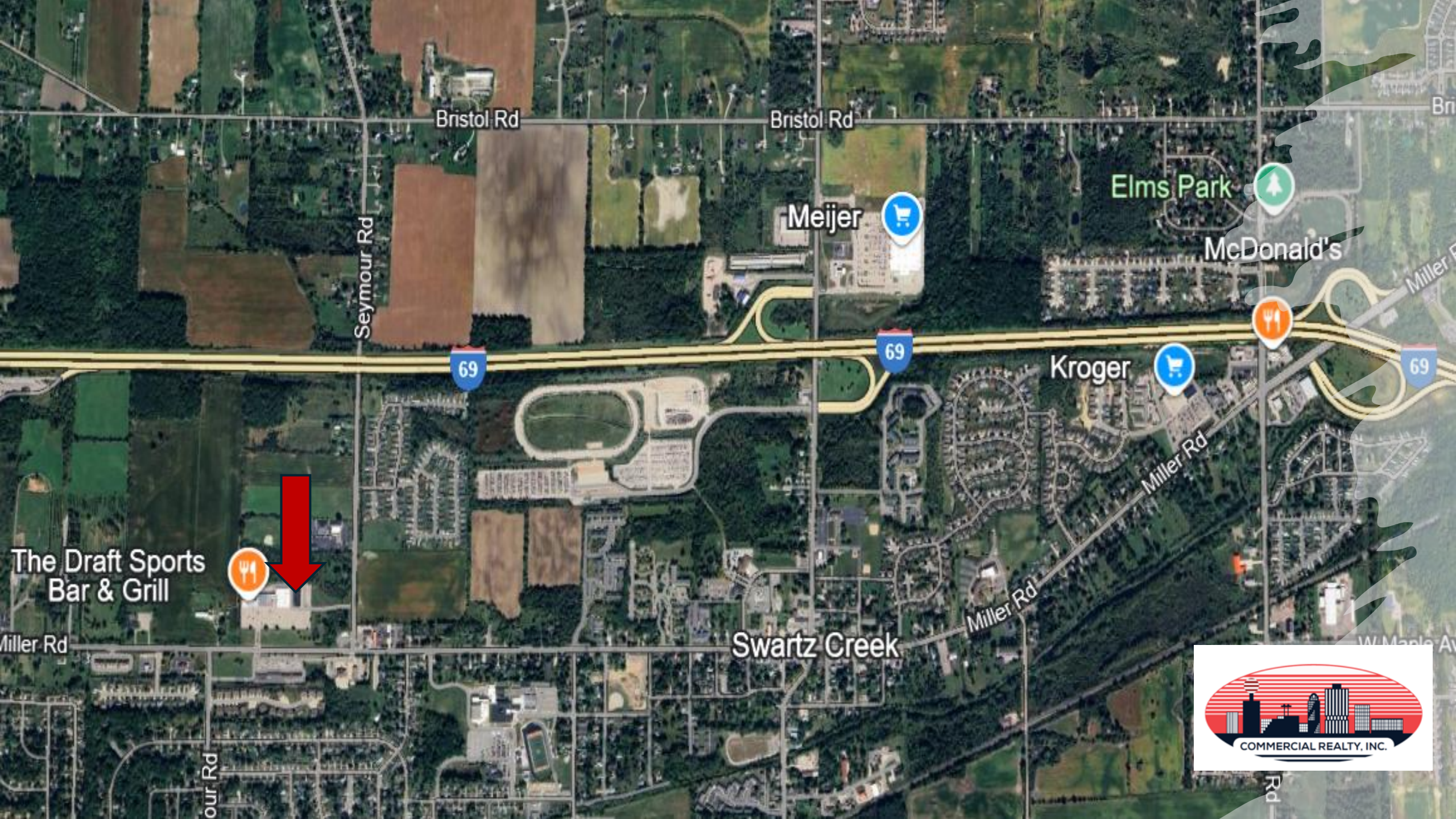
Family Dollar

Fast Eddie's Car
Wash and Oil Change

Miller Rd

Miller Rd

Gill-Roy's
Hardware / Stihl



Bristol Rd

Bristol Rd

Seymour Rd

Meijer

Elms Park

McDonald's

69

69

Kroger

69

Miller Rd

Miller Rd

Swartz Creek

The Draft Sports Bar & Grill

Miller Rd

our Rd



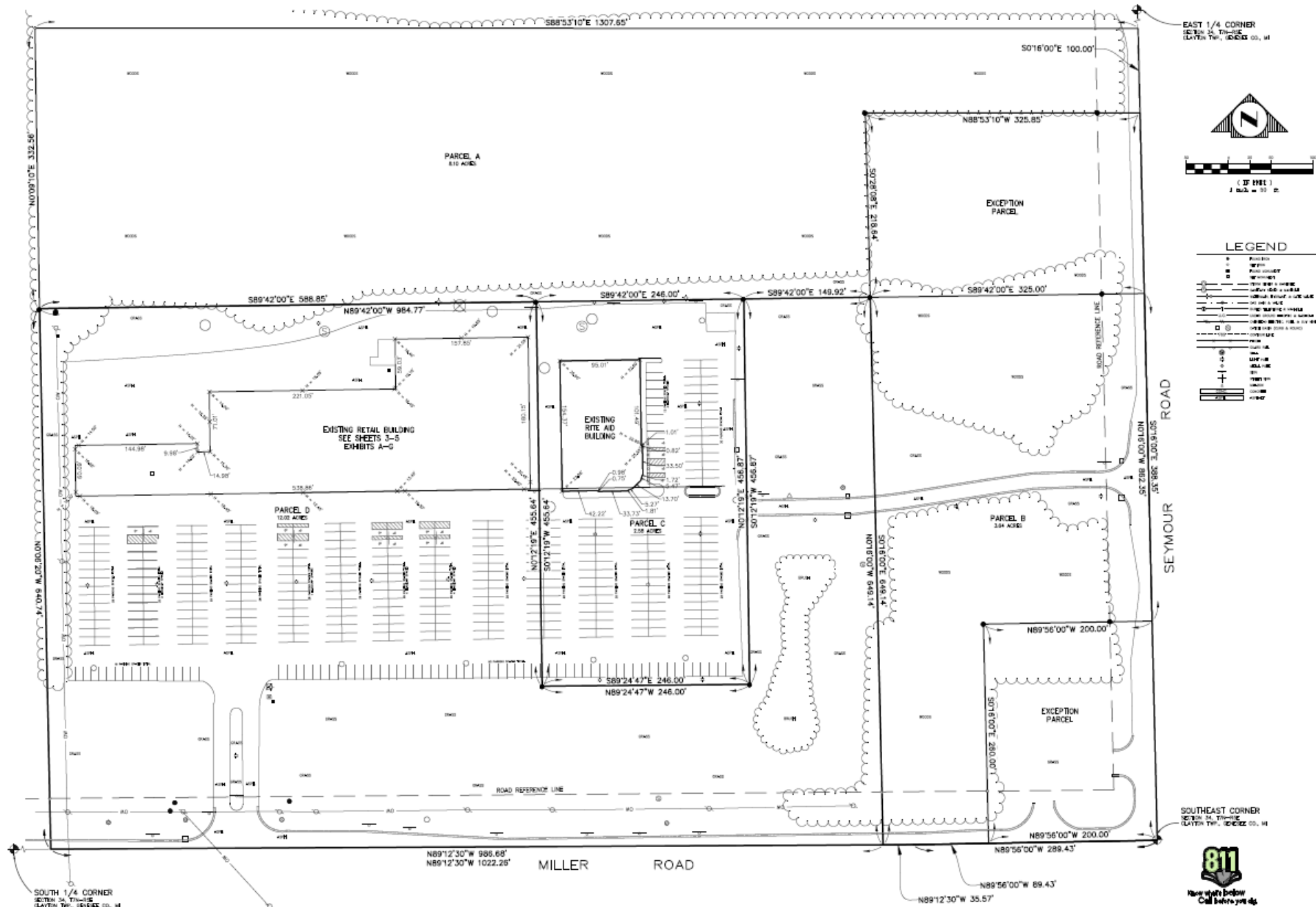












Project No.	
Client	

BOUNDARY SURVEY

BUCKINGHAM PROPERTIES
657 EAST MAIN STREET, SUITE 6
MOUNT KISCO, NY 10849
SECTION 34, CLAYTON TOWNSHIP
GENESSEE COUNTY, MICHIGAN

F.S.E.
Surveying & Engineering
Since 1957
1000 W. 10th St., Suite 100, P.O. Box 100
Hank, MI 48022-1000
Tel: (810) 224-1333 Fax: (810) 224-1344

Date:	2-01-23
Drawn by:	P.A.P.
Checked by:	K.R.C.
Sheet No.:	2 OF 5
Job No.:	26517

BOUNDARY SURVEY

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Montrose, MI 48457

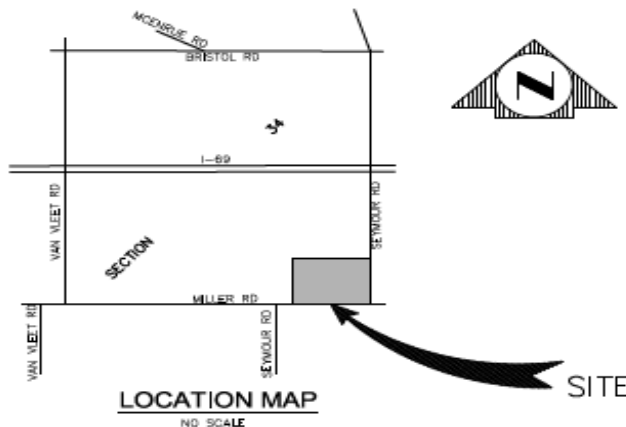
Office: 810-659-8900

Cell: 810-444-2204

eander1031@gmail.com

BOUNDARY SURVEY FOR 9090 & 9010 MILLER ROAD SWARTZ CREEK, MICHIGAN 48473

A RETAIL DEVELOPMENT BEING PART OF THE
NORTHEAST 1/4 OF SECTION 32, T7N-R5E,
TOWNSHIP OF CLAYTON, GENESEE COUNTY, MICHIGAN



PARCEL A DESCRIPTION AS SURVEYED:

FILE TAX ID NO. 04-34-000-000

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, T7N, R5E, CLAYTON TWP., GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 34, THAT IS N89°56'00"W, 862.35 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, THENCE N88°53'10"W, 325.85 FEET; THENCE S0°28'08"E, 218.64 FEET; THENCE N89°42'00"W, 984.77 FEET; THENCE N0°09'10"E, 332.56 FEET; THENCE S88°53'10"E, 1307.65 FEET; THENCE S0°16'00"E, 100.00 FEET TO THE POINT OF BEGINNING, RESERVING THEREFROM THAT PART USED, TAKEN OR DEED FOR SWARTZ CREEK ROAD, SO-CALLED, CONTAINING 8.10 ACRES MORE OR LESS.

PARCEL A DESCRIPTION AS PROVIDED:

FILE TAX ID NO. 04-34-000-000

VACANT LOT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, T7N-R5E, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 34, WHICH IS N 00°16' W, 862.35 FEET FROM THE SOUTHEAST CORNER OF SECTION 34; THENCE N 88°53'10" W, 325.85 FEET; THENCE S 00°28' 08" E, 218.64 FEET; THENCE N 89° 42' W, 984.77 FEET TO THE EAST 1/8 LINE 332.56 FEET; THENCE S 88° 53' 10" E, 1307.65 FEET TO THE SAID EAST LINE OF SECTION 34; THENCE S 00° 53' 10" E, 1307.65 FEET TO THE SAID EAST LINE OF SECTION 34; THENCE S 00° 16' E, 100.00 FEET TO THE POINT OF BEGINNING.

NOTE:

AS SURVEYED DESCRIPTIONS HAVE A BASIS OF BEARING ROTATED TO, NAD 83, MSP, SOUTH ZONE.

PARCEL B DESCRIPTION AS SURVEYED:

FILE TAX ID NO. 04-34-000-000

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, T7N, R5E, CLAYTON TWP., GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 34, THAT IS N89°56'00"W, 200.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, THENCE N89°56'00"W, 89.43 FEET; THENCE N89°12'30"W, 35.57 FEET; THENCE N0°16'00"W, 649.14 FEET; THENCE S89°42'00"E, 325.00 FEET; THENCE S0°16'00"E, 388.35 FEET; THENCE N89°56'00"W, 200.00 FEET; THENCE S0°16'00"E, 280.00 FEET TO THE POINT OF BEGINNING, RESERVING THEREFROM THAT PART USED, TAKEN OR DEED FOR MILLER ROAD, SO-CALLED, CONTAINING 3.64 ACRES MORE OR LESS.

PARCEL B DESCRIPTION AS PROVIDED:

FILE TAX ID NO. 04-34-000-000

PARCEL C-457: 3.64 ACRE OUTLOT PARCEL

A PARCEL OF LAND IN THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T7N-R5E, TOWNSHIP OF CLAYTON, GENESEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 34 WHICH N89°56'W, 200.00 FT FROM THE SOUTHEAST CORNER OF SECTION 34; THENCE CONTINUING N 89°56' W ALONG SAID SOUTH LINE OF SECTION 34 A DISTANCE OF 89.43 FEET TO THE N 1/8 OF SECTION 3, T7N-R5E, TOWNSHIP OF CLAYTON, GENESEE COUNTY, MICHIGAN; THENCE CONTINUING ALONG SAID SOUTH LINE N 89°42'E 325.00 FEET TO THE EAST LINE OF SECTION 34; THENCE S 0° 16' E ALONG SAID EAST LINE OF SECTION 34, 388.35 FEET; THENCE N 89° 56' W PARALLEL WITH SAID SOUTH LINE OF SECTION 34 A DISTANCE OF 200.00 FEET; THENCE S 0°16' E 280.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.64 ACRES OF GROSS LAND.

PARCEL C DESCRIPTION AS SURVEYED:

FILE TAX ID NO. 04-34-000-000

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, T7N, R5E, CLAYTON TWP., GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 34, THAT IS N89°56'00"W, 289.43 FEET; THENCE N89°12'30"W, 1022.26 FEET N0°06'20"W, 640.74 FEET & S89°42'00"E, 588.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, THENCE S89°42'00"E, 246.00 FEET; THENCE S0°12'19"W, 455.64 FEET; THENCE N89°24'47"W, 246.00 FEET; THENCE N0°12'19"E, 455.64 FEET TO THE POINT OF BEGINNING, RESERVING THEREFROM THAT PART USED, TAKEN OR DEED FOR MILLER ROAD, SO-CALLED, CONTAINING 2.57 ACRES MORE OR LESS.

PARCEL C DESCRIPTION AS PROVIDED:

FILE TAX ID NO. 04-34-000-000

RITE AID PARCEL

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, T7N-R5E, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS N 89°56'00" W, ALONG THE SOUTH LINE OF SECTION 34, 289.43 FEET TO THE NORTHEAST CORNER OF SECTION 3, T7N-R5E, THENCE FROM SAID NORTHEAST CORNER OF SECTION 3, N 89°12'30" W ALONG THE SOUTH LINE OF SECTION 34, 1022.26 FEET TO THE EAST 1/8 LINE OF SECTION 34; THENCE N 00°06'20" W ALONG SAID EAST LINE, 640.74 FEET; THENCE S 89°42' E, 588.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 34; THENCE FROM SAID POINT OF BEGINNING CONTINUING S 89°42'00"E, 246.00 FEET; THENCE S 00° 12' 19" W, 455.64 FEET; THENCE N 89° 24' 47" W, 246.00 FEET; THENCE N 00° 12' 19" E, 455.64 FEET.

PARCEL D DESCRIPTION AS SURVEYED:

FILE TAX ID NO. 04-34-000-000

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, T7N, R5E, CLAYTON TWP., GENESEE COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 34, THAT IS N89°56'00"W, 289.43 FEET & N89°12'30"W, 35.57 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, THENCE N89°12'30"W, 988.88 FEET; THENCE N0°06'20"W, 640.74 FEET; THENCE S89°42'00"E, 588.85 FEET; THENCE S0°12'19"W, 455.64 FEET; THENCE S89°24'47"E, 246.00 FEET; THENCE N0°12'19"E, 455.64 FEET; THENCE S89°42'00"E, 149.92 FEET; THENCE S0°16'00"E, 649.14 FEET TO THE POINT OF BEGINNING, RESERVING THEREFROM THAT PART USED, TAKEN OR DEED FOR MILLER ROAD, SO-CALLED, CONTAINING 12.02 ACRES MORE OR LESS.

PARCEL D DESCRIPTION AS PROVIDED:

FILE TAX ID NO. 04-34-000-000

MAIN PARCEL

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, T7N-R5E, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 34 WHICH IS N 89°56'00" W, 289.43 FEET AND N 89°12'30" W, 35.57 FEET FROM THE SE CORNER OF SECTION 34; THENCE CONTINUING N 89°12'30" W, ALONG SAID SOUTH LINE OF SECTION 34; THENCE N 00°06'20" W, ALONG SAID EAST LINE 640.74 FEET; THENCE S 89°42' E, 588.85 FEET; THENCE S 00° 12' 19" W, 455.64 FEET; THENCE S 89° 24' 47" E, 246.00 FEET; THENCE N 00° 12' 19" E, 455.64 FEET; THENCE S 89° 42' 00" E, 149.92 FEET; THENCE S 00° 16' 00" E, PARALLEL TO THE EAST LINE OF SECTION 34, A DISTANCE OF 349.14 FEET TO THE POINT OF BEGINNING.



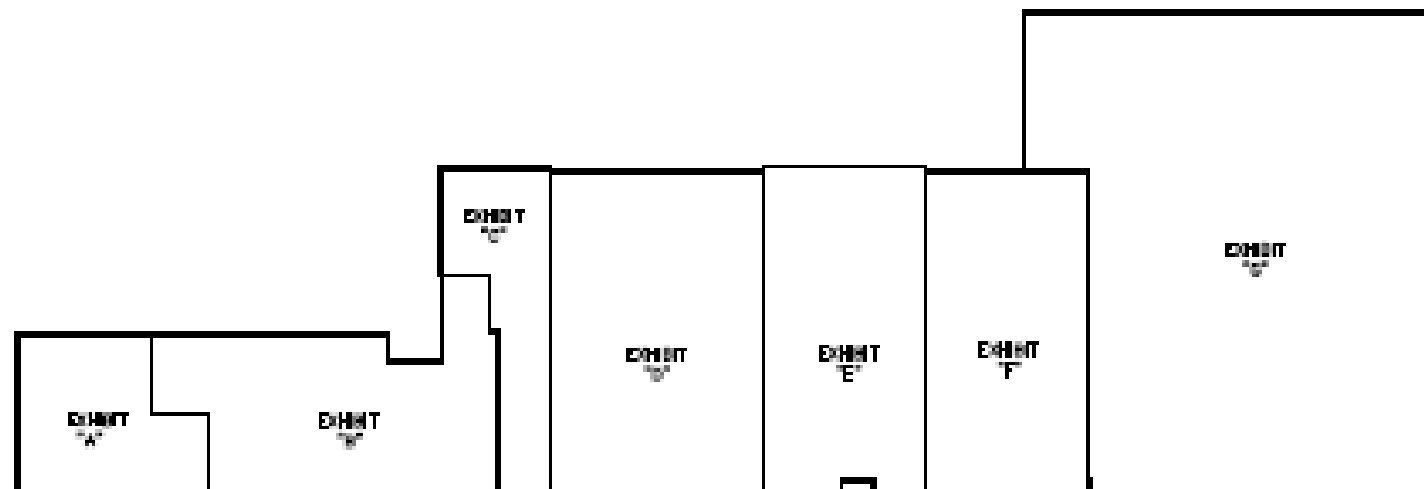
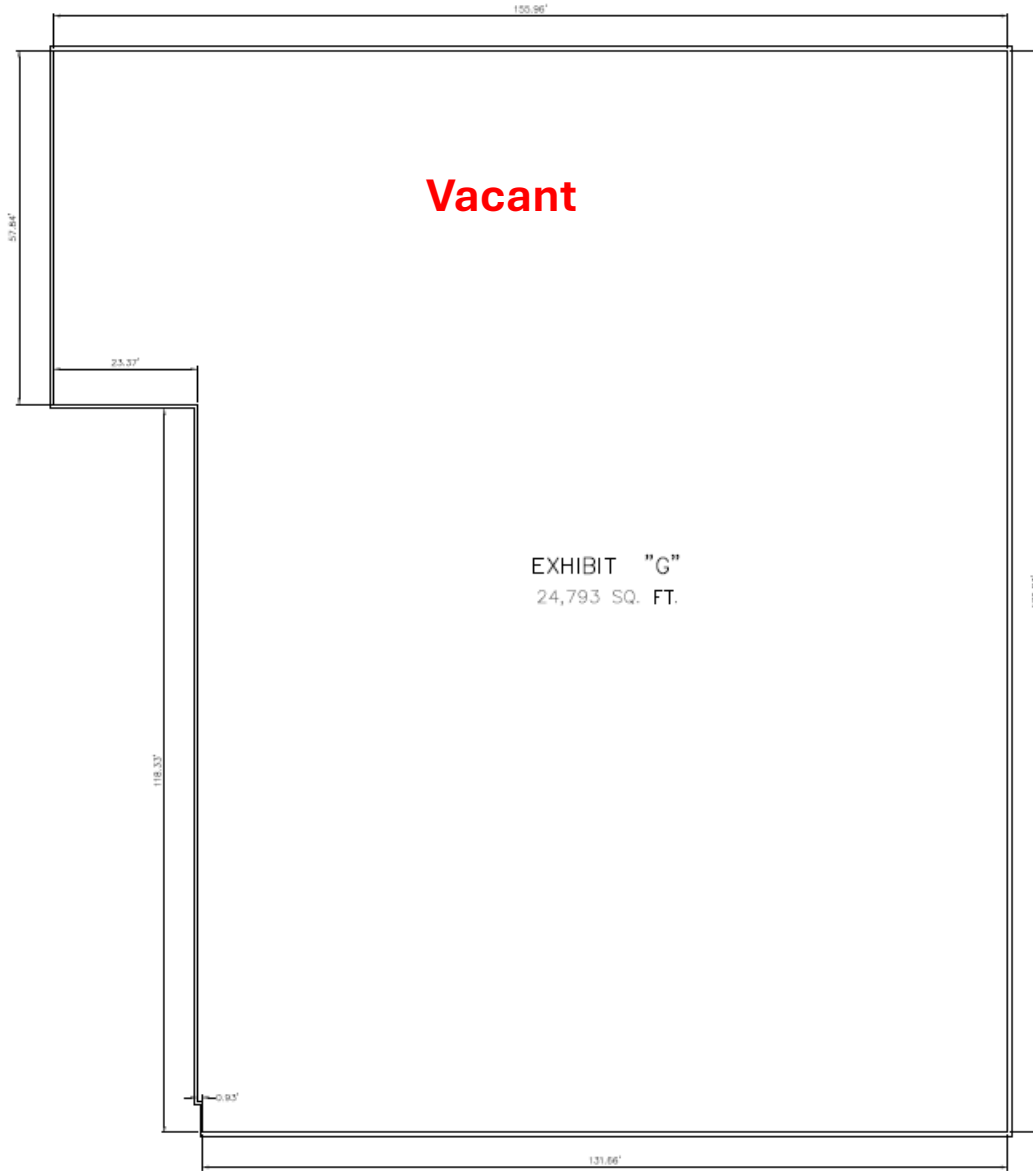


EXHIBIT KEY
N.T.S.



REVISIONS

EXISTING BUILDING
INTERIOR AREAS

BUCKINGHAM PROPERTIES
657 EAST MAIN STREET, SUITE 6
MOUNT KISCO, NY 10549
SECTION 34, CLAYTON TOWNSHIP
GENESEE COUNTY, MICHIGAN

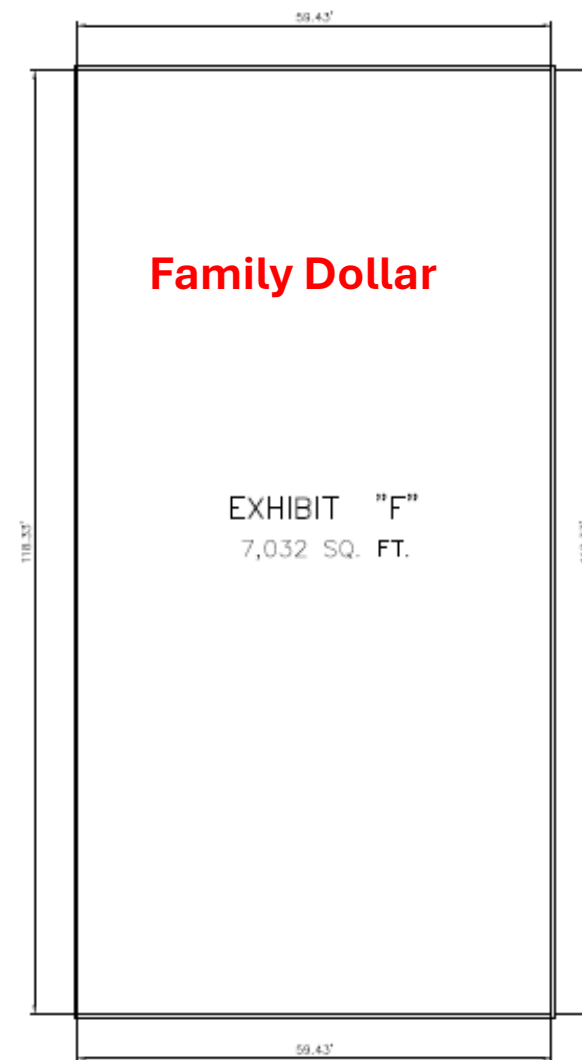
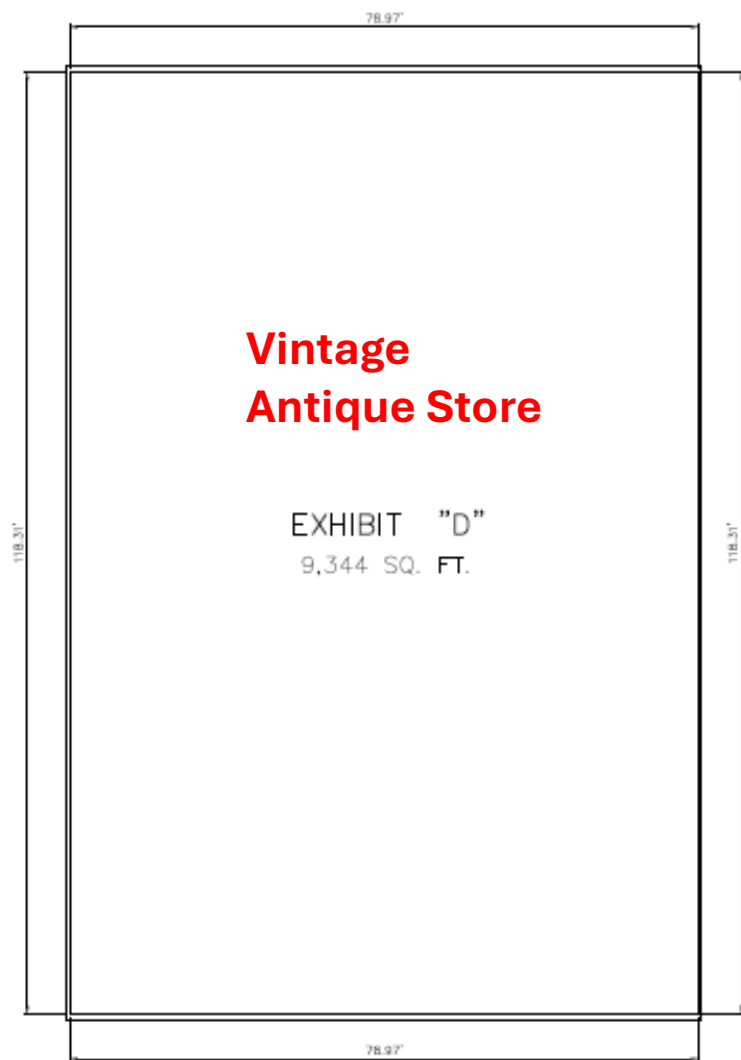
F.S.E.
Surveying & Engineering
Since 1950
2001 Main Street, Suite 100 • Mount Kisco, NY 10549
Phone: (914) 232-1333 Fax: (914) 232-1344

Scale:
2-01-23

Drawn by:
P.A.P.

Designed by:
K.R.C.

Sheet No.
5 OF 5



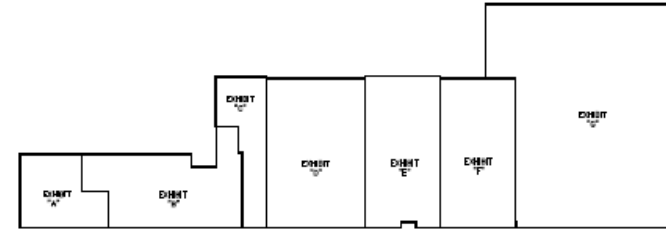
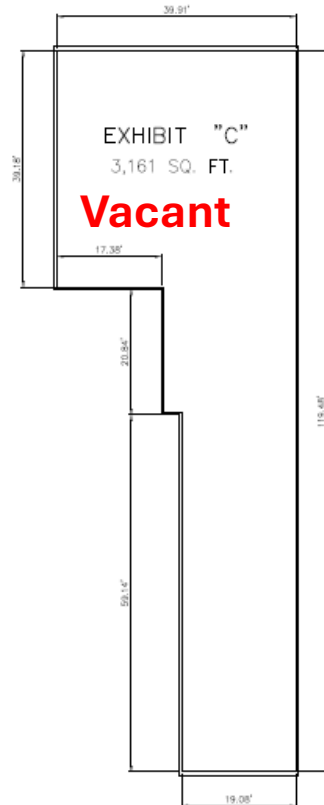
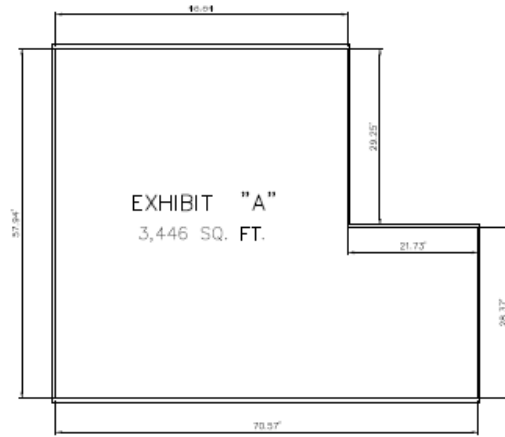
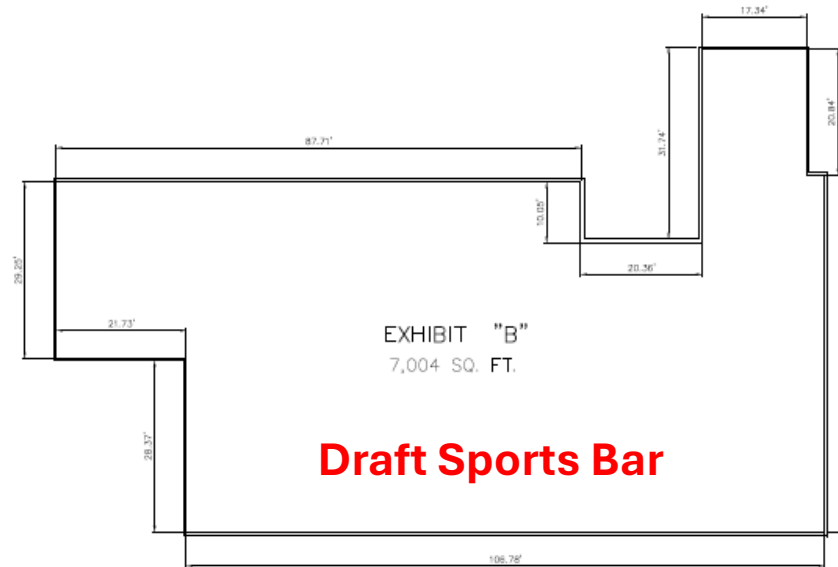


EXHIBIT KEY
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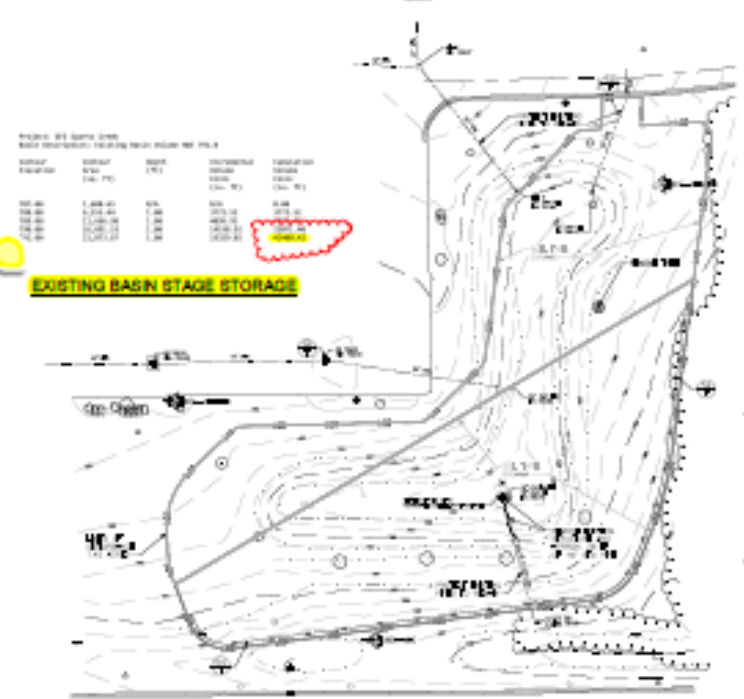
SITE SURVEY AND DEMOLITION PLAN

SOLD FOR RESEARCH AND REPRESENTATION PURPOSES. PLEASE READ		
REF	DETAIL	CHARACTERISTICS
54		ALUMINUM
56		STAINLESS STEEL

Recent retention pond and parking lot improvements



SITE LOCATION KEY



EXISTING BASIN SURVEY AND DEMOLITION PLAN

1. **Identify the main idea of the passage.**
 2. **Identify the supporting details.**
 3. **Identify the author's purpose.**
 4. **Identify the author's tone.**
 5. **Identify the author's point of view.**
 6. **Identify the author's bias.**
 7. **Identify the author's audience.**
 8. **Identify the author's style.**
 9. **Identify the author's structure.**
 10. **Identify the author's language.**

☐ **ALIVE** (0000000000000000)
☐ **DEAD** (0000000000000000)

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1. [The Role of the Teacher](#)
2. [The Role of the Student](#)
3. [The Role of the Parent](#)

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fishbeck

Pinnacle Realty Services
Saratoga Creek, NJ 08453
GPS - Saratoga Creek Plaza

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CONSTRUCTION

C101