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### PROPERTY INFORMATION

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Shopping Center Size	29,423 SF
Space Available	4,725 SF
Minimum Available	1,564 SF
Maximum Available	4,725 SF
Asking Rate	\$27.50 PSF
NNN Charge's	\$5.50 PSF
Parking	154 Spaces

### DEMOGRAPHICS

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Population	98,256 people
Households	40,268 homes
Average Household Income	\$59,683/annually
Employees	64,211 employees

### ADDRESS

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**1020 – 1058 EAST HILL ROAD  
GRAND BLANC, MICHIGAN 48439**

### PROPERTY HIGHLIGHTS

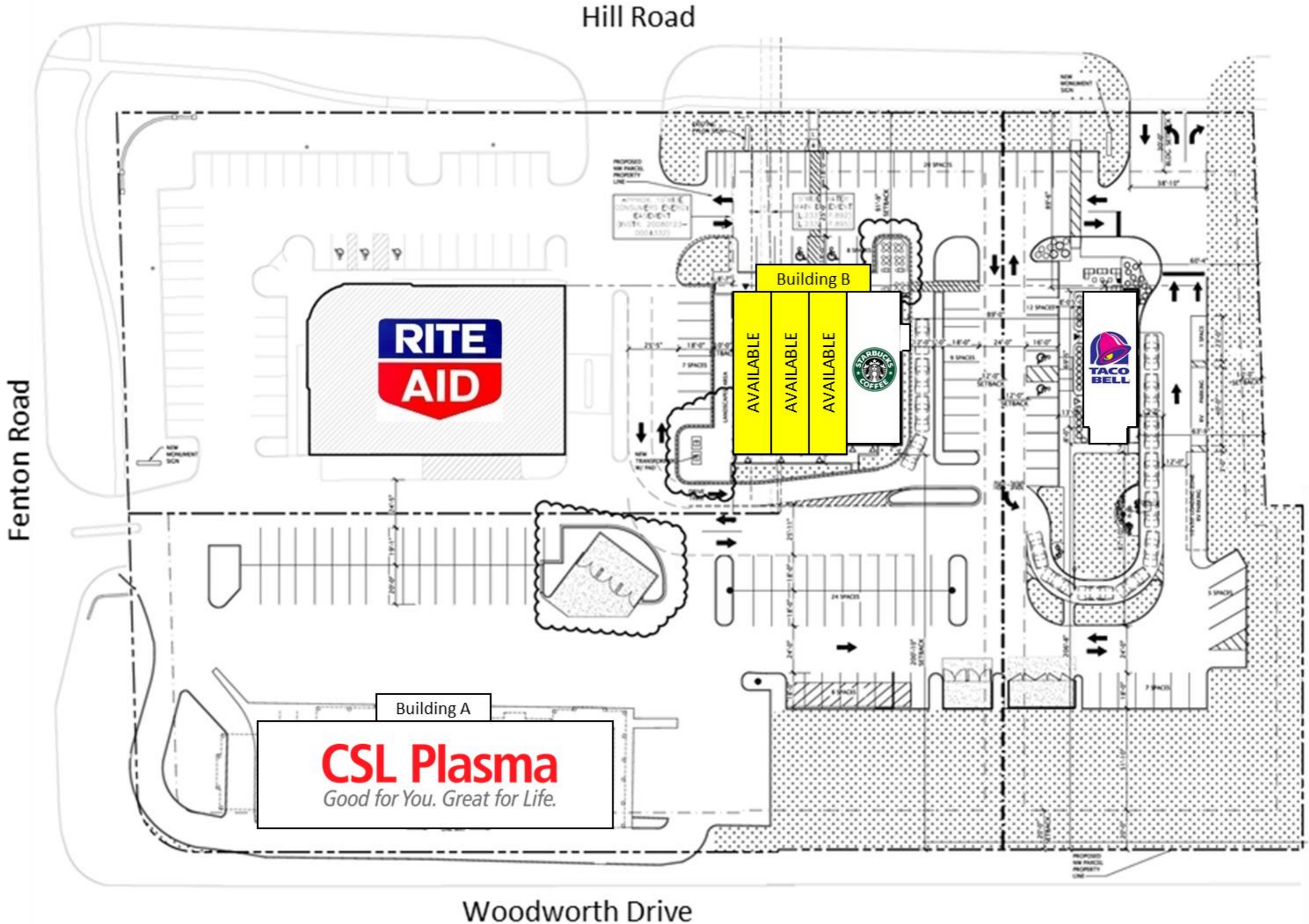
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Join Starbucks and Taco Bell at this new development at Fenton and Hill Roads.

Delivery to building B is ready for immediate occupancy.

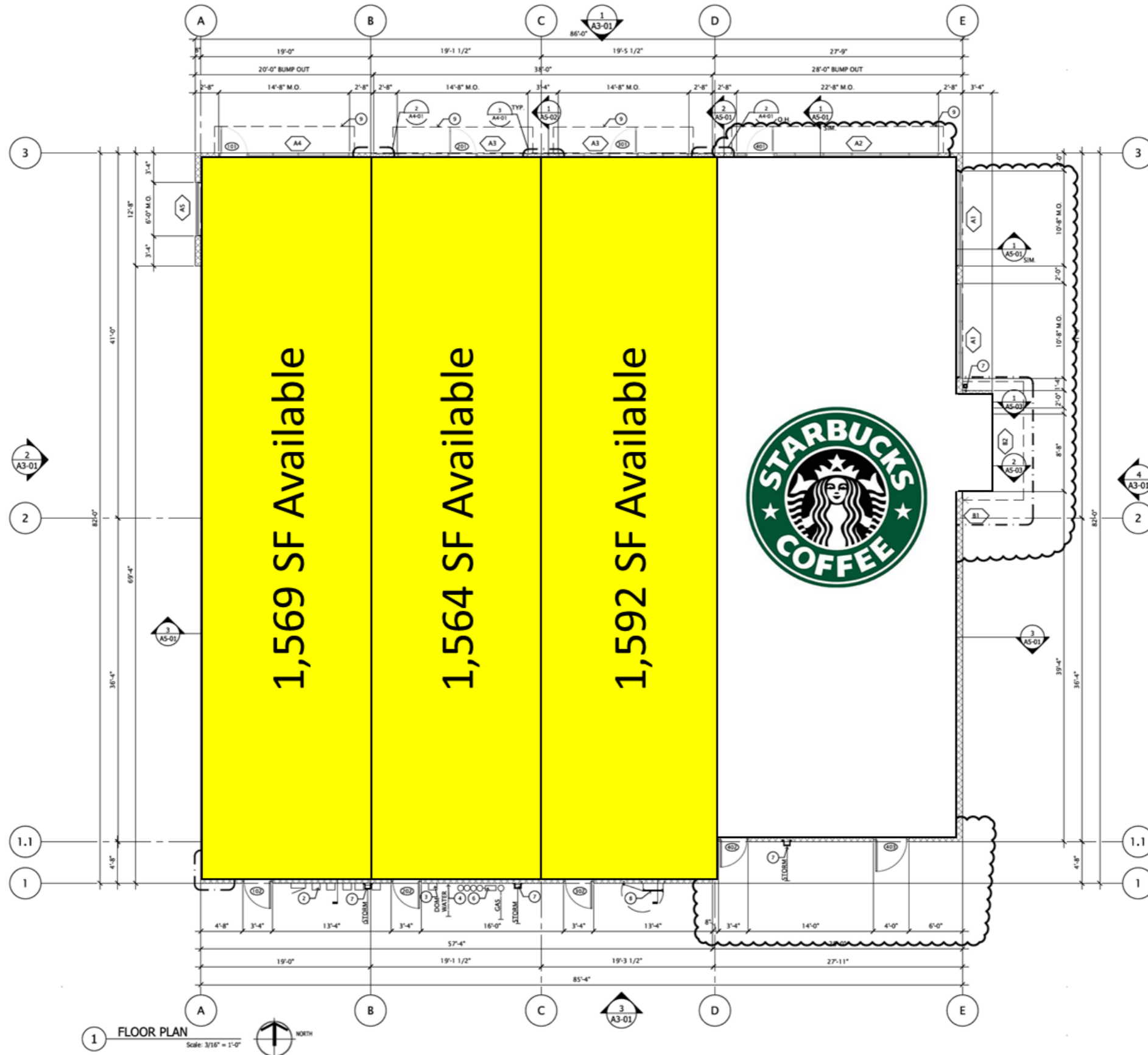
The site is directly off the I-475 ramp and within close proximity to both I-75 and US-23.

The site offers great visibility and multiple access points off both Fenton & Hill Roads.



# GRAND BLANC SQUARE (RE-DEVELOPMENT)

FLOOR PLAN – BUILDING “B”





# GRAND BLANC SQUARE (RE-DEVELOPMENT)

AERIAL MAP (1)



# GRAND BLANC SQUARE (RE-DEVELOPMENT)

AERIAL MAP (2)



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Projection	3,696	39,728	96,598
2018 Estimate	3,775	40,223	98,256
2010 Census	4,060	41,548	103,765
Growth 2018-2023	-2.09%	-1.23%	-1.69%
Growth 2010-2018	-7.02%	-3.19%	-5.31%
2018 Population Hispanic Origin	168	1,494	3,603

### **2018 Population by Race:**

White	2,846	33,718	77,321
Black	733	4,345	15,639
Am. Indian & Alaskan	18	215	535
Asian	48	755	1,646
Hawaiian & Pacific Island	6	24	35
Other	123	1,168	3,079
U.S. Armed Forces:	0	0	21

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Projection	1,532	16,642	39,590
2018 Estimate	1,568	16,839	40,268
2010 Census	1,697	17,318	42,458
Growth 2018 - 2023	-2.30%	-1.17%	-1.68%
Growth 2010 - 2018	-7.60%	-2.77%	-5.16%
Owner Occupied	1,080	10,614	25,727
Renter Occupied	487	6,225	14,541
<b>2018 Avg Household Income</b>	<b>\$59,355</b>	<b>\$57,179</b>	<b>\$59,683</b>
<b>2018 Med Household Income</b>	<b>\$48,305</b>	<b>\$44,236</b>	<b>\$43,228</b>

### **2018 Households by Household Inc:**

<\$25,000	326	4,280	11,947
\$25,000 - \$50,000	489	5,458	11,395
\$50,000 - \$75,000	336	3,334	7,074
\$75,000 - \$100,000	129	1,470	3,650
\$100,000 - \$125,000	169	1,044	2,385
\$125,000 - \$150,000	64	456	1,190
\$150,000 - \$200,000	46	471	1,370
\$200,000+	10	328	1,256



# DAYTIME EMPLOYMENT

## NUMBER OF BUSINESSES

## NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
<b>Total Businesses</b>	<b>251</b>	<b>1,821</b>	<b>5,684</b>	<b>2,652</b>	<b>21,036</b>	<b>64,211</b>
Retail	31	236	703	350	4,042	10,900
Wholesale	2	51	135	4	2,128	3,220
Hospitality & Food Service	22	131	340	498	2,533	6,452
Real Estate, Renting, Leasing	18	92	252	183	623	1,500
Finance & Insurance	55	223	516	246	1,128	2,526
Information	5	33	112	130	471	1,165
Scientific & Technology Services	13	188	605	42	1,237	3,338
Management of Companies	0	0	3	0	0	8
Health Care & Social Assistance	47	293	1,417	626	1,857	14,419
Education Services	0	51	119	0	2,326	4,960
Public Administration & Sales	1	14	196	5	190	4,501
Arts, Entertainment, Recreation	1	20	66	1	252	780
Utilities	1	3	3	30	35	35
Admin Support & Waste Management	6	82	193	167	1,284	2,468
Construction	12	108	264	57	856	2,000
Manufacturing	5	61	145	79	795	2,072
Agriculture, Mining, Fishing	0	2	9	0	5	28
<b>Other Services</b>	<b>32</b>	<b>233</b>	<b>606</b>	<b>234</b>	<b>1,274</b>	<b>3,839</b>



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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