



Retail For Sale or Lease

Property Name:

Location: 6008-6010 Fenton Road
City, State: Flint, MI
Cross Streets: Hill Rd.
County: Genesee
Zoning: C-5
Year Built: 2006

Total Building Sq. Ft.:	6,000	Property Type:	Service / Gas Station
Available Sq. Ft.:	3,600	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	1,800	Total Acreage:	0.86
Max Cont. Sq. Ft.:	1,800	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	10
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	N/A
Basement:	No	Roof:	q
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2018	Count: 18,433	Fenton Rd. N. of Hill Rd. 2-Way
1 Mile: 9,343	1 Mile: \$29,846	Yr: 2018	Count: 12,763	Fenton Rd. S. of Hill Rd. 2-Way	
3 Miles: 72,731	3 Miles: \$36,289	Yr: 2018	Count: 19,614	Hill Rd. W. of Fenton Rd. 2-Way	
5 Miles: 144,208	5 Miles: \$38,963	Yr: 2018	Count: 21,806	Hill Rd. E. of Fenton Rd. 2-Way	

Current Tenant(s):	Mobil Gas Station	Major Tenants:	N/A
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Lease Rate:	\$30.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$15,489 (2018/19)
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	N/A	Parcel #:	15-12-532-038
Sale Price:	TBD	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities:	N/A
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Comments: Prime hard corner signalized intersection at Hill Road and Fenton Road. 1,800 sq. ft. endcap with drive-thru and another 1,800 sq. ft. endcap available for sale. Join Mobil service station with great exposure and access along these busy corridors. Excellent for retail/restaurant use.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com