



Retail For Sale

Property Name:

Location: 5378 & 5382 Fenton Road
City, State: Flint, MI
Cross Streets: Hill Road
County: Genesee
Zoning: C-3
Year Built: 1985

Total Building Sq. Ft.:	29,000	Property Type:	Retail Pad
Available Sq. Ft.:	29,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	29,000	Total Acreage:	5.00
Max Cont. Sq. Ft.:	29,000	Land Dimensions:	N/A
Ceiling Height:	15' - 20'	Parking:	50
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Masonry/Wood Frame	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	N/A
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 39,022	E. Hill Rd. E. of Fenton Rd. 2-Way
1 Mile: 5,290	1 Mile: \$66,400		Yr: 2024	Count: 34,854	E. Hill Rd. W. of Fenton Rd. 2-Way
3 Miles: 43,476	3 Miles: \$55,593		Yr: 2024	Count: 18,190	Fenton Rd. N. of E. Hill Rd. 2-Way
5 Miles: 108,653	5 Miles: \$59,899		Yr: 2024	Count: 18,861	Fenton Rd. S. of E. Hill Rd. 2-Way
Current Tenant(s): N/A		Major Tenants: N/A			

Sale Price:	Contact Broker	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	TBD		
TD:	N/A		
Parcel #:	15-01-400-004		

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

Tenant Responsibilities: N/A

Comments: Two buildings consisting of 8,000 sq. ft. of retail space and a 21,000 sq. ft. industrial warehouse, situated on 5.00 acres with favorable zoning that allows for a variety of uses. Located on Fenton Road, the property offers high visibility in a growing mixed-use area with increasing commercial and residential activity. Sold as a 2-building package, not available separately.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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