



## Retail For Lease

**Property Name:**  
**Location:** 2010 N. Saint Helen Road  
**City, State:** Saint Helen, MI  
**Cross Streets:** Airport Road  
**County:** Roscommon  
**Zoning:** C-1  
**Year Built:** 1994

<b>Total Building Sq. Ft.:</b>	9,150	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	9,150	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	9,150	<b>Total Acreage:</b>	0.71
<b>Max Cont. Sq. Ft.:</b>	9,150	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	14'	<b>Parking:</b>	28
<b>Overhead Door(s) / Height:</b>	1	<b>Curb Cuts:</b>	2
<b>Exterior Construction:</b>	Masonry	<b>Power:</b>	Ample
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	Yes
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Monument
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	Yes

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2025	<b>Count:</b> 2,886	Saint Helen Rd. N. of Airport Rd. 2-Way
<b>1 Mile:</b> 1,843	<b>1 Mile:</b> \$43,035		<b>Yr:</b> 2025	<b>Count:</b> 3,597	Saint Helen Rd. S. of Airport Rd. 2-Way
<b>3 Miles:</b> 2,913	<b>3 Miles:</b> \$43,446		<b>Yr:</b> 2025	<b>Count:</b> 558	Airport Rd. E. of Saint Helen Rd. 2-Way
<b>5 Miles:</b> 3,549	<b>5 Miles:</b> \$44,334		<b>Yr:</b> 2025	<b>Count:</b> 1,385	Airport Rd. W. of Saint Helen Rd. 2-Way

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	\$10.00	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	\$11,663.26 (2025)
<b>Lease Term:</b>	N/A	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	010-323-011-0170	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> No	<b>Gas:</b> Yes
<b>Storm Sewer:</b> No	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Turn-key retail opportunity. This former Rite Aid building presents an exceptional opportunity for retail, medical, restaurant, or financial users. The property features a drive-thru, ample on-site parking, and excellent visibility with strong daytime population and convenient ingress/egress. Ideally situated in a prime downtown Saint Helen location, the site is minutes from I-75 and easily walkable to the surrounding community, and desirable destination for a wide range of users.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
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