



Investment Sale - Retail

Property Name: Family Dollar
Location: 7381 N. Genesee Road
City, State: Genesee, MI
Cross Streets: E. Mt. Morris Road
County: Genesee
Zoning: C-2, Hwy. Commercial
Year Built: 2014

Total Building Sq. Ft.:		9,173	Bldg. Dimensions:		N/A
Occupancy Rate:		100.00%	Total Acreage:		2.17
Property Type:		General Retail-Commercial	Land Dimensions:		N/A
Ceiling Height:		N/A	Parking:		32
Overhead Door(s) / Height:		0	Curb Cuts:		N/A
Exterior Construction:		Masonry	Power:		N/A
Structural System:		N/A	Restrooms:		Yes
Heating:		Yes	Sprinklers:		Yes
Air-Conditioning:		Yes	Signage:		Pylon & Building
Basement:		No	Roof:		N/A
Number of Stories:		1	Floors:		N/A
Condition:		Excellent	Delivery Area:		Yes
Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 5,714	Genesee Rd. N. of Mt. Morris Rd. 2-Way
1 Mile: 1,734	1 Mile: \$39,841		Yr: 2025	Count: 9,500	Genesee Rd. S. of Mt. Morris Rd. 2-Way
3 Miles: 11,870	3 Miles: \$58,239		Yr: 2025	Count: 3,891	Mt. Morris Rd. E. of Genesee Rd. 2-Way
5 Miles: 43,267	5 Miles: \$52,170		Yr: 2025	Count: 5,976	Mt. Morris Rd. W. of Genesee Rd. 2-Way

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

Sale Price:	\$1,065,000 (\$116.10/sqft)	Cap Rate:	9.50%
Sale Terms:	N/A	Improvement Allowance:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Options:	N/A	Date Available:	Immediately
Taxes:	\$15,965.16 (2024)		
TD:	N/A		
Parcel #:	11-10-200-035		

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

Tenant Responsibilities: N/A

Comments: Investment Opportunity! This Family Dollar consists of 9,173 square feet of building space situated on 2.17 acres of land. The property is subject to an Absolute (NNN) lease that expires on June 30th, 2029. The lease provides a base rent of \$101,200 annually. National Retailers in the area include: Chase, Subway, McDonald's, VG's Grocery, and Marathon Service Station. High Traffic Counts with Over 9,500 Vehicles Per Day on North Genesee Road.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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