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## 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

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

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

<b>Sale Price:</b>	\$1,325,000 (\$144.45/sqft)	<b>Cap Rate:</b>	7.63%
<b>Sale Terms:</b>	N/A	<b>Improvement Allowance:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Options:</b>	N/A	<b>Date Available:</b>	Immediately
<b>Taxes:</b>	\$15,965.16 (2024)		
<b>TD:</b>	N/A		
<b>Parcel #:</b>	11-10-200-035		

<b>Utilities</b>		<b>Electric:</b>	Yes
<b>Sanitary Sewer:</b>	Yes	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	Yes	<b>Water:</b>	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):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com  
Joe Stack, (248) 359-0615, jstack@signatureassociates.com

