



Retail For Sale or Lease

Property Name: Pincanna Superstore
Location: 505 E. Pinconning Road
City, State: Pinconning, MI
Cross Streets: N. 7 Mile Road
County: Bay
Zoning:
Year Built: 2024

Total Building Sq. Ft.:	3,360	Property Type:	General Retail-Commercial
Available Sq. Ft.:	3,360	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,360	Total Acreage:	5.00
Max Cont. Sq. Ft.:	3,360	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	Ample
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:	Yes
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	Concrete
Condition:	Excellent	Delivery Area:	Yes

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 5,888	Pinconning Rd. E. of 7 Mile Rd. 2-Way
1 Mile: 76	1 Mile: \$66,899	Yr: 2025	Count: 3,778		Pinconning Rd. W. of 7 Mile Rd. 2-Way
3 Miles: 1,705	3 Miles: \$66,539	Yr: 2025	Count: 2,231		7 Mile Rd. N. of Pinconning Rd. 2-Way
5 Miles: 5,390	5 Miles: \$67,180	Yr: 2025	Count: 23,236		I-75 & Pinconning Rd. 2-Way
Current Tenant(s):	N/A	Major Tenants:	N/A		

Lease Rate:	Contact Broker	Improvement Allowance:	N/A
Lease Type:	Contact Broker	Options:	N/A
Monthly Rate:	Contact Broker	Taxes:	TBD
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	cpixtax
Sale Price:	\$850,000 (\$252.98/sqft)	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: The Pincanna Superstore is a well-constructed, new and modern building featuring high ceilings, wide entryways, and polished concrete floors.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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