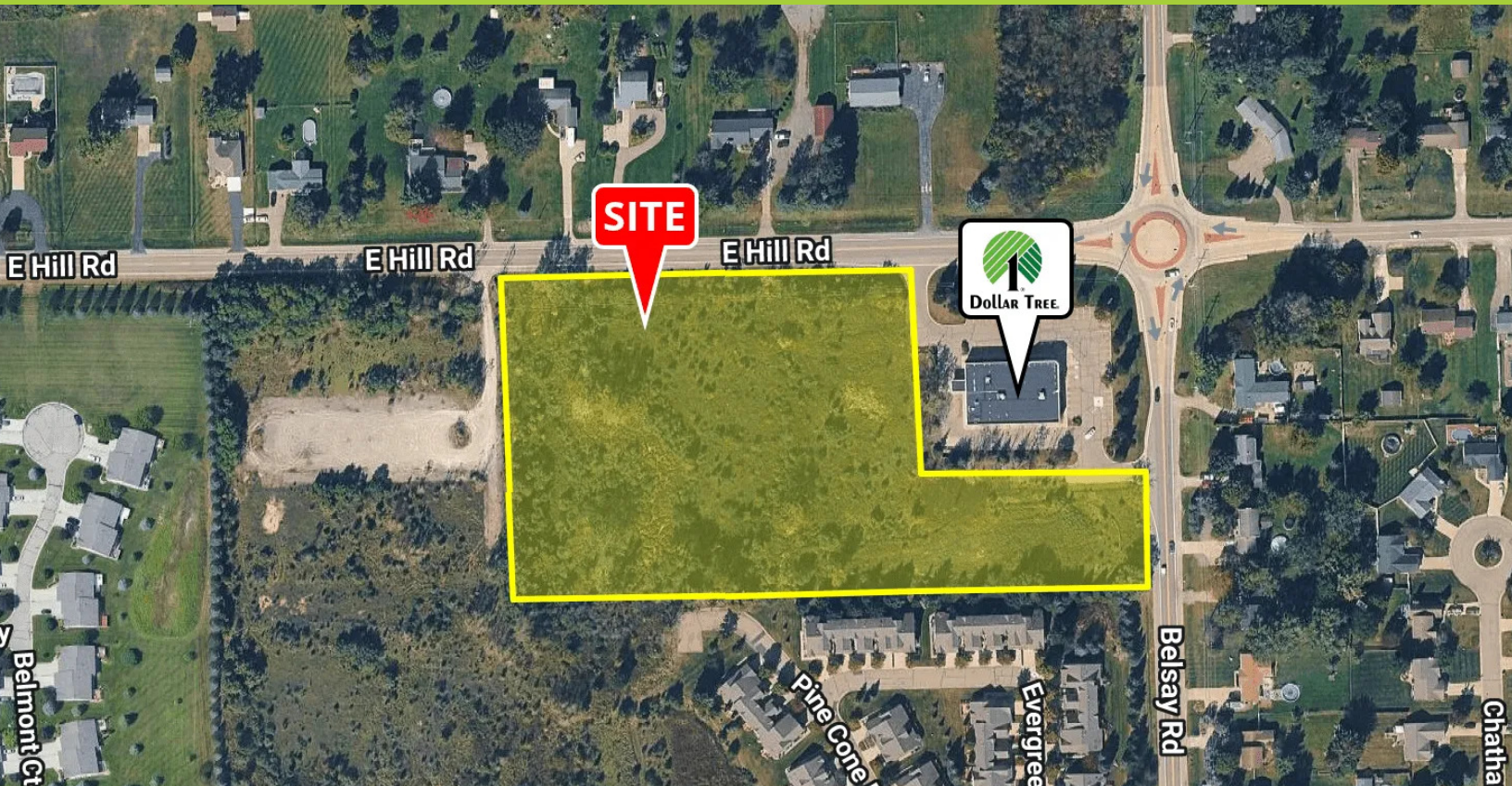


6.76 ACRES E. HILL ROAD

6.76 ACRES E. HILL ROAD | GRAND BLANC, MI 48439

For Lease/Build-to-Suit



PROPERTY HIGHLIGHTS

- 6.76 acres for lease/build-to-suit
- 589' frontage on E. Hill Road
- Cross-access provided; utilities stubbed to the vacant land
- Two entrances, one off E. Hill Road and one off Belsay Road
- Detention pond in place
- Zoned NC, Neighborhood Commercial
- Only commercially zoned property at this intersection



KEVIN JAPPAYA, CCIM

248.851.8900

kjappaya@kjcre.com

DAVID JAPPAYA

248.851.8900

djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



6.76 ACRES E. HILL ROAD

6.76 ACRES E. HILL ROAD | GRAND BLANC, MI 48439

For Lease/Build-to-Suit

OFFERING SUMMARY

Lease Rate:	Contact Broker
Parcel:	12-11-200-016
Zoning:	NC, Neighborhood Commercial
Land Size:	6.76 Acres

PROPERTY DESCRIPTION

This 6.76-acre site is available for lease or build-to-suit with 589 feet of frontage on E. Hill Road. The property features entrances from both E. Hill Road and Belsay Road, cross-access, utilities stubbed to the vacant land, and an existing detention pond. Zoned NC, Neighborhood Commercial, the site is the only commercially zoned property at the intersection.

LOCATION DESCRIPTION

Located on the south side of E. Hill Road, west of Belsay Road.

SURROUNDING BUSINESSES

Dollar Tree, Rocco's Pizza, Marathon, Grand Blanc Academy

TRAFFIC (VEHICLES PER DAY)

E. Hill Road	10,209
Belsay Road	8,284
(2WAY/ADT/CoStar 2026)	



KEVIN JAPPAYA, CCIM DAVID JAPPAYA
248.851.8900 248.851.8900
kjappaya@kjcre.com djappaya@kjcre.com

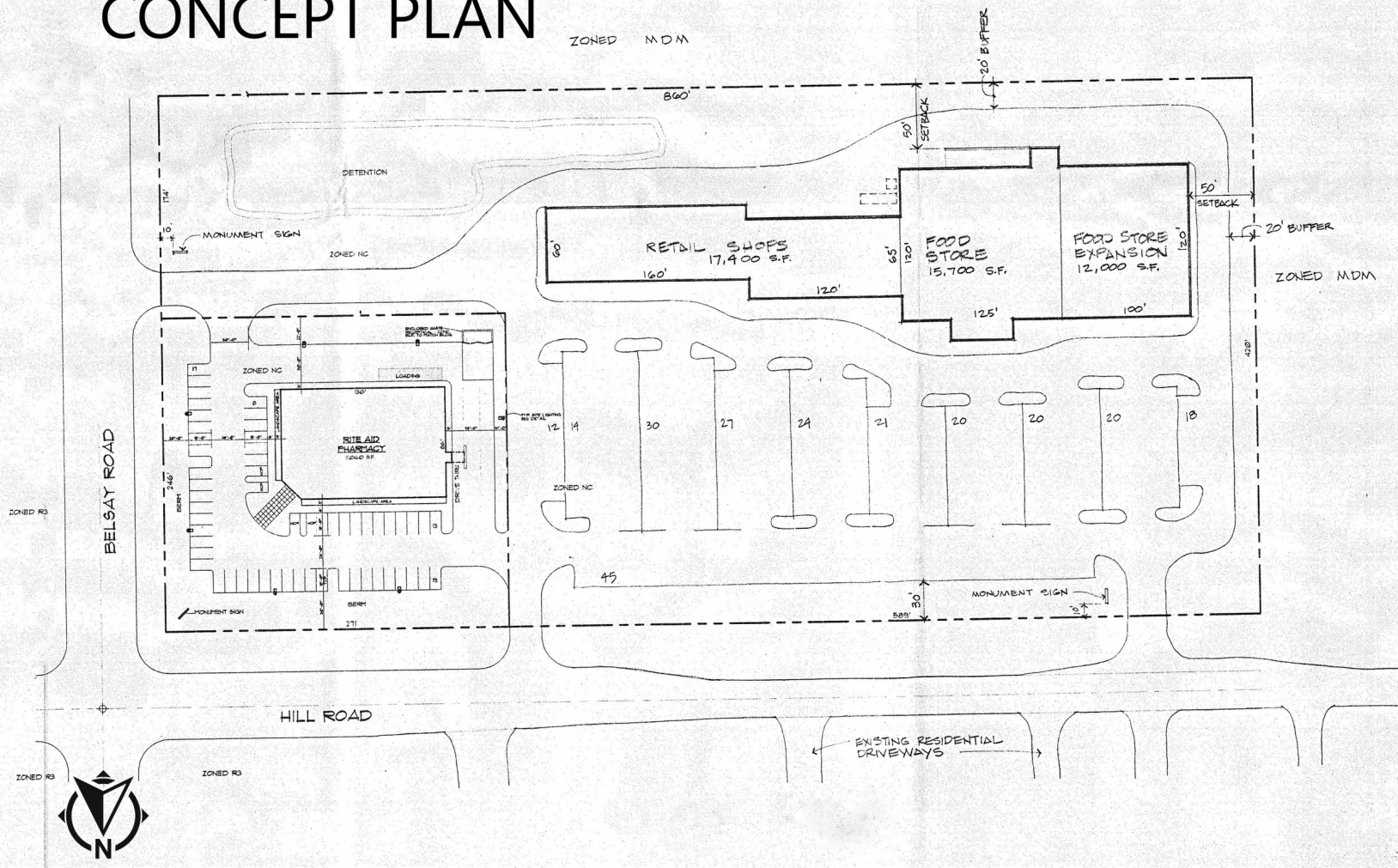


6.76 ACRES E. HILL ROAD

6.76 ACRES E. HILL ROAD | GRAND BLANC, MI 48439

For Lease/Build-to-Suit

CONCEPT PLAN



KEVIN JAPPAYA, CCIM 248.851.8900 kjappaya@kjcre.com
DAVID JAPPAYA 248.851.8900 djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

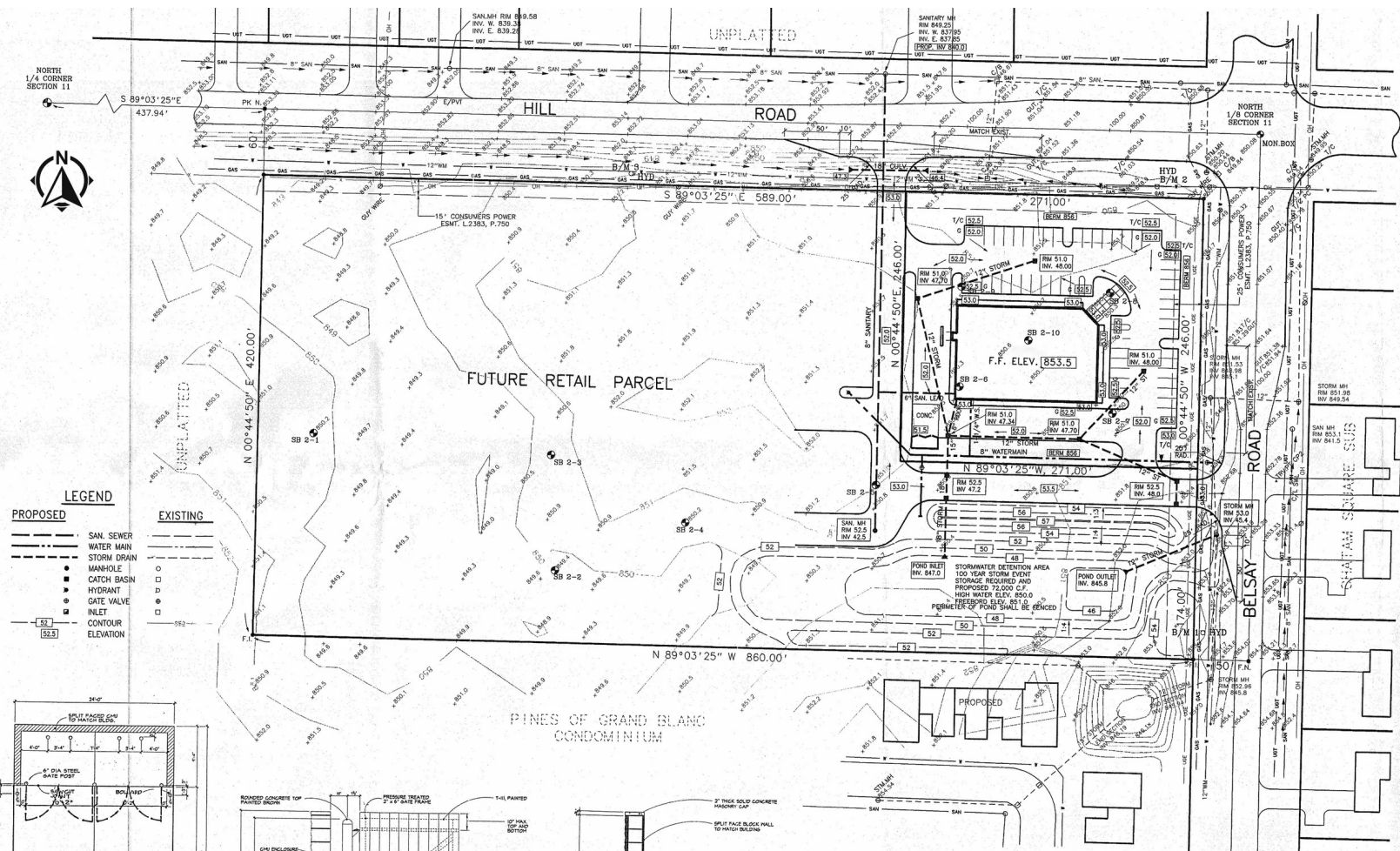
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



6.76 ACRES E. HILL ROAD

6.76 ACRES E. HILL ROAD | GRAND BLANC, MI 48439

For Lease/Build-to-Suit



KEVIN JAPPAYA, CCIM

248.851.8900

kjappaya@kjcre.com

DAVID JAPPAYA

248.851.8900

djappaya@kjcre.com



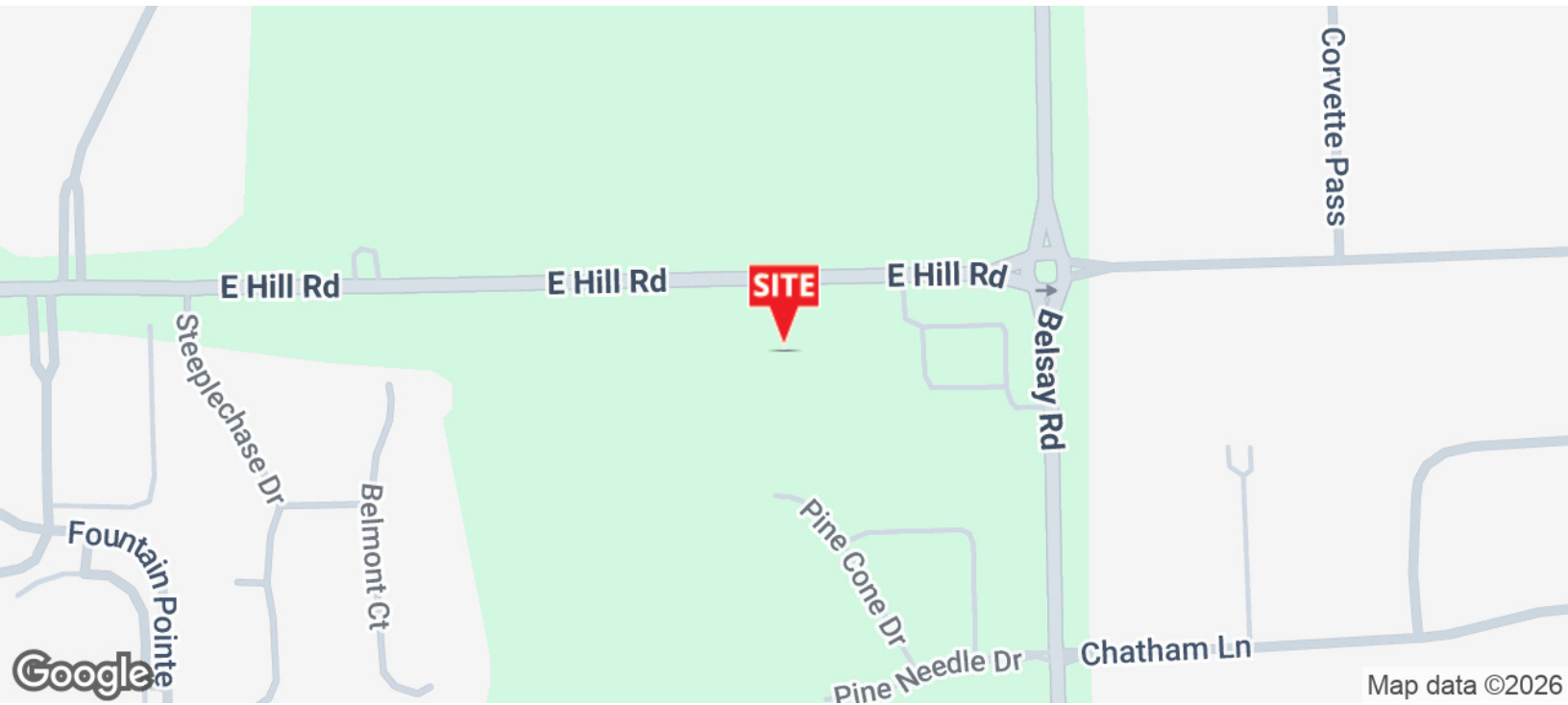
30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

6.76 ACRES E. HILL ROAD

6.76 ACRES E. HILL ROAD | GRAND BLANC, MI 48439

For Lease/Build-to-Suit



KEVIN JAPPAYA, CCIM
248.851.8900
kjappaya@kjcre.com

DAVID JAPPAYA
248.851.8900
djappaya@kjcre.com



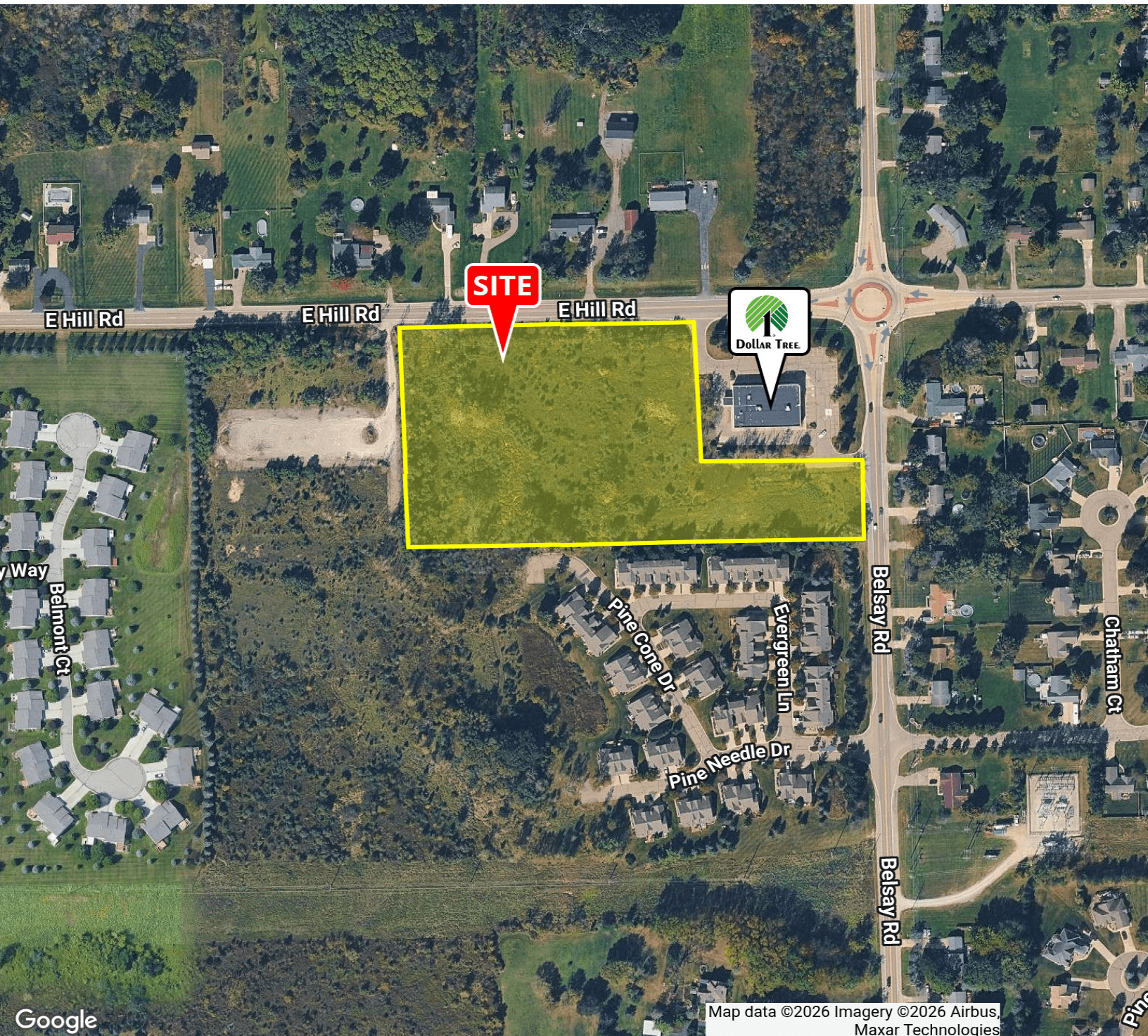
30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

6.76 ACRES E. HILL ROAD

6.76 ACRES E. HILL ROAD | GRAND BLANC, MI 48439

For Lease/Build-to-Suit



KEVIN JAPPAYA, CCIM

248.851.8900

kjappaya@kjcre.com

DAVID JAPPAYA

248.851.8900

djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



6.76 ACRES E. HILL ROAD

6.76 ACRES E. HILL ROAD | GRAND BLANC, MI 48439

For Lease/Build-to-Suit



KEVIN JAPPAYA, CCIM

248.851.8900

kjappaya@kjcre.com

DAVID JAPPAYA

248.851.8900

djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

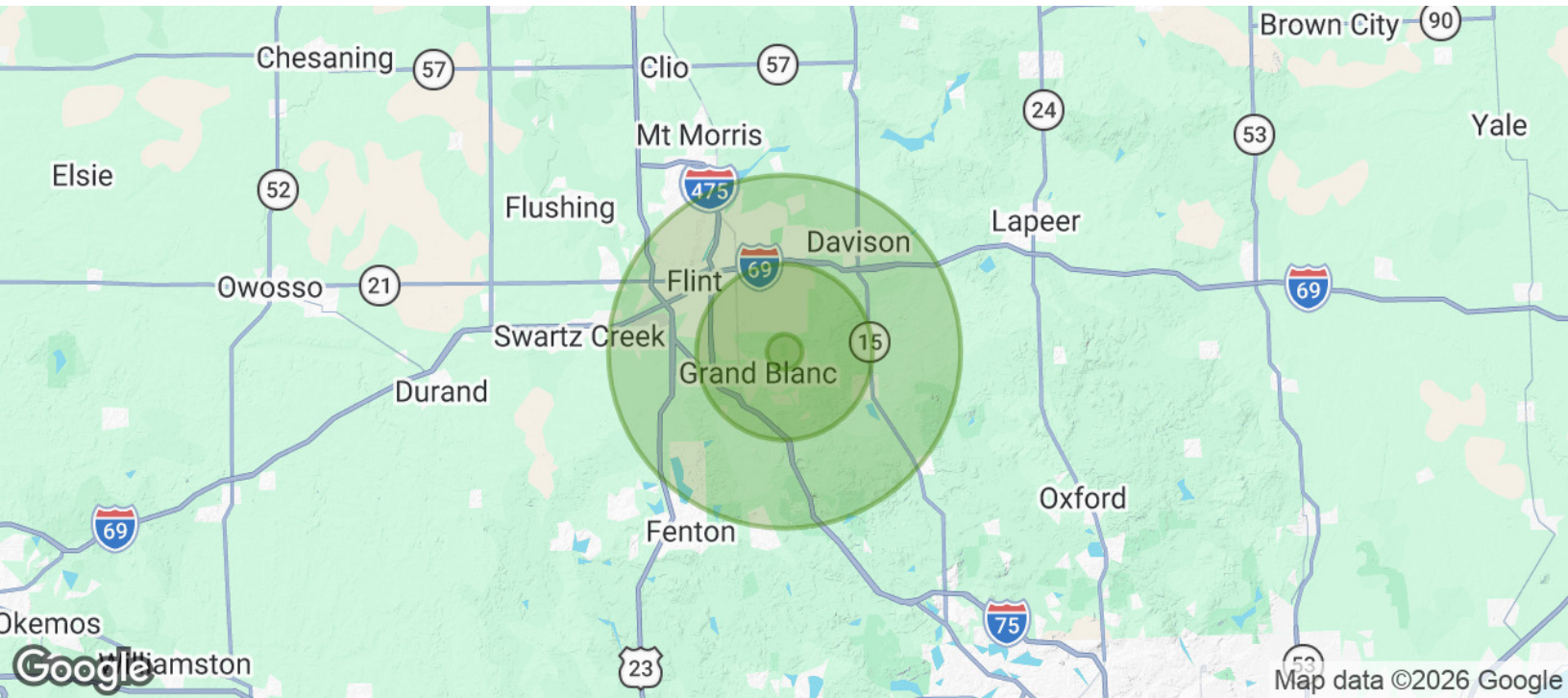
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



6.76 ACRES E. HILL ROAD

6.76 ACRES E. HILL ROAD | GRAND BLANC, MI 48439

For Lease/Build-to-Suit



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,339	85,920	251,802
Average Age	37.2	40.2	40.9
Average Age (Male)	35.5	38.3	39.1
Average Age (Female)	38.8	42.2	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,564	35,416	105,365
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$104,830	\$93,148	\$80,266
Average House Value	\$258,894	\$207,895	\$181,244

2023 American Community Survey (ACS)



KEVIN JAPPAYA, CCIM
248.851.8900
kjappaya@kjcre.com

DAVID JAPPAYA
248.851.8900
djappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

