

22,330 SF RETAIL CENTER/GAS STATION



FOR SALE



4501 E Hill Rd

Grand Blanc, Michigan 48439

Property Highlights

- Rare Opportunity to Purchase Gas Station, Market and 22,519 SF Retail Center
- Successful Gas Station and Market (Business Included in Sale)
- 100% Occupied Center
- Abundant Parking with Smooth Ingress/Egress
- Ample Frontage on E Hill Rd Provides for Fantastic Commercial Exposure



NAI Farbman

Commercial Real Estate Services, Worldwide.

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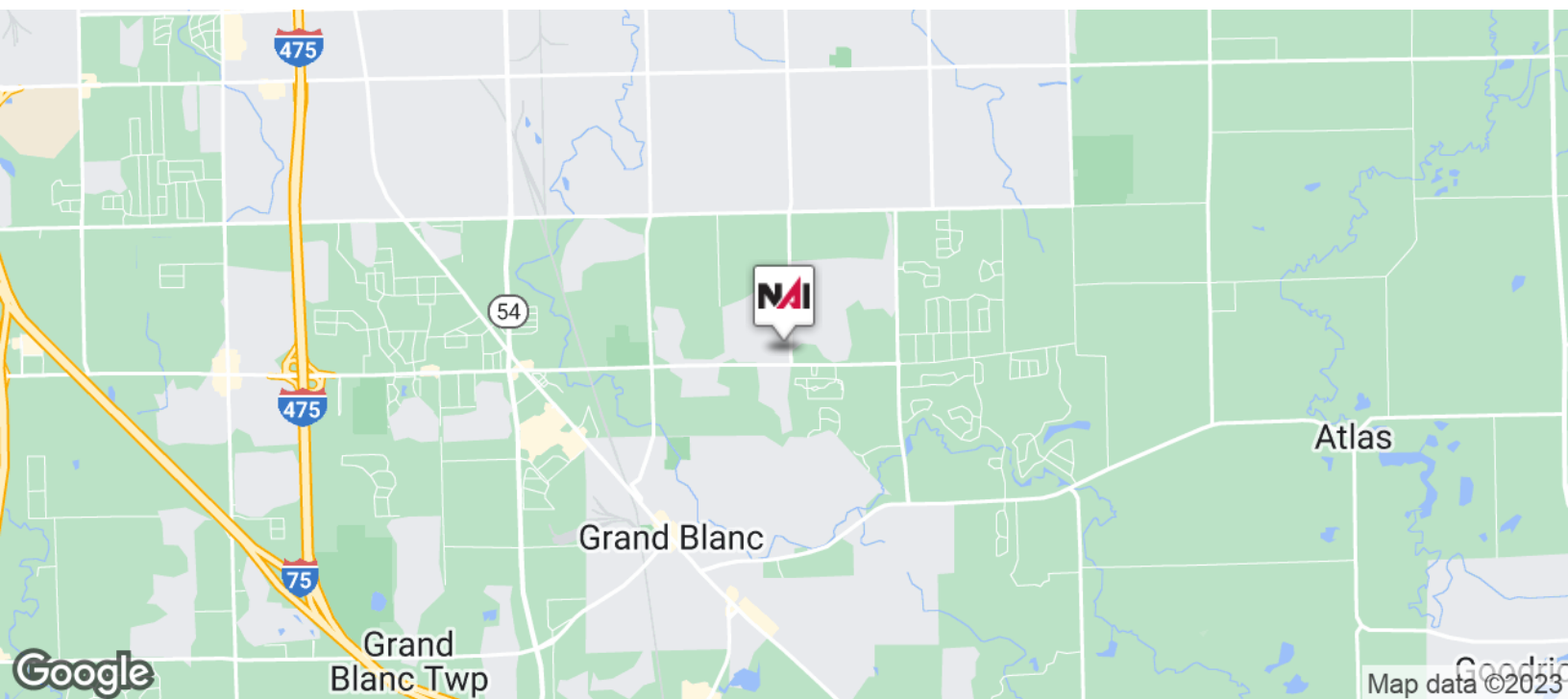
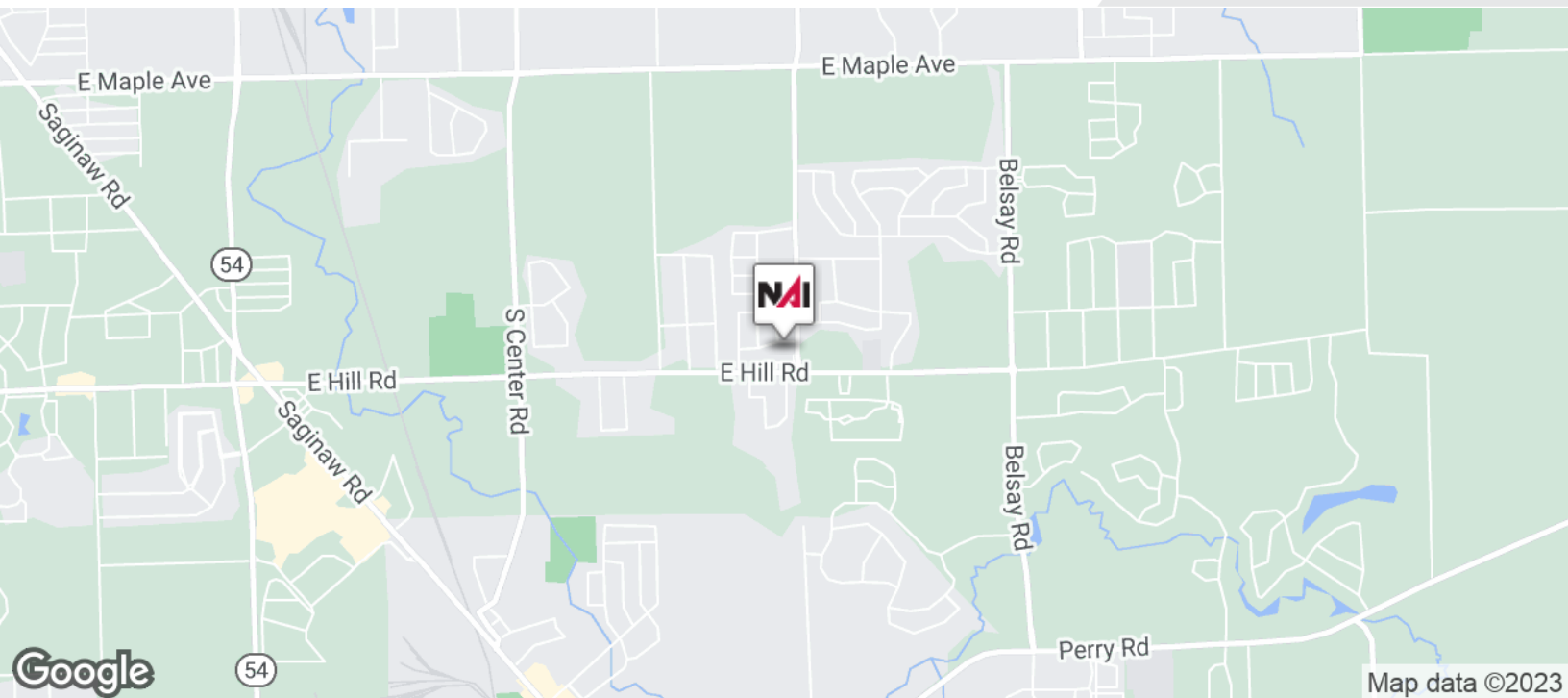
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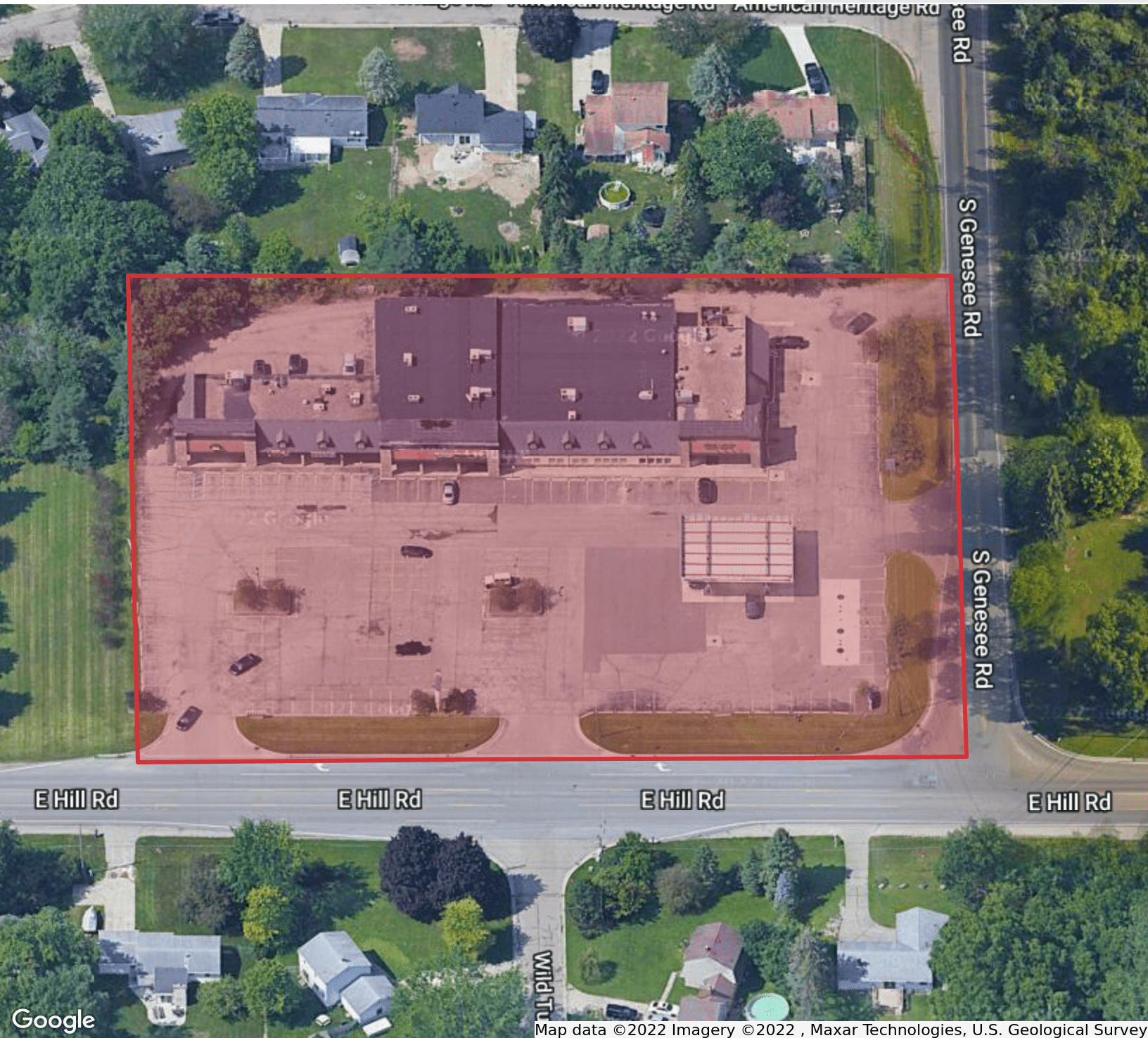
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Google

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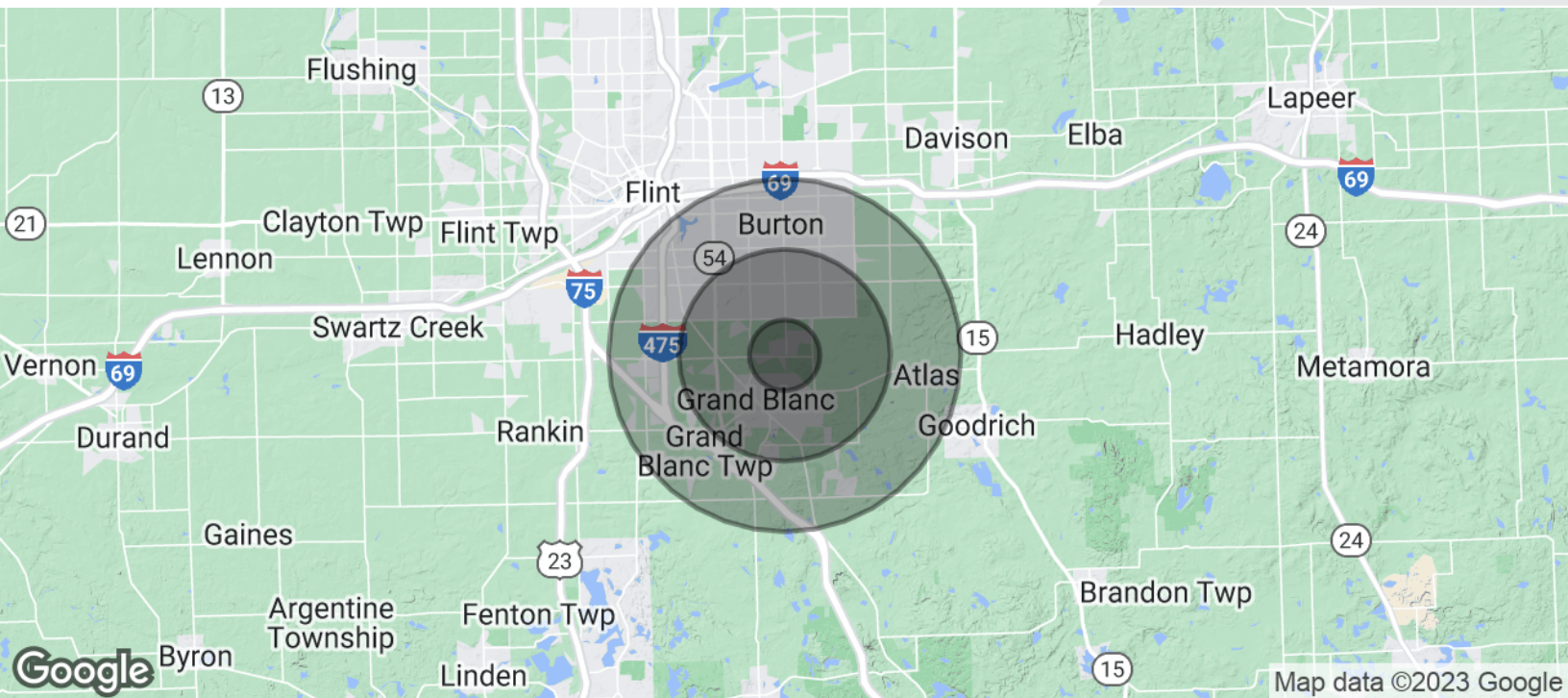
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,705	39,456	94,743
Average Age	35.6	35.9	35.8
Average Age (Male)	35.3	35.0	34.2
Average Age (Female)	36.0	37.4	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,764	15,154	36,247
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$79,271	\$72,803	\$65,359
Average House Value	\$264,972	\$205,432	\$179,668

* Demographic data derived from 2020 ACS - US Census



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