

FLINT - RETAIL/RESTAURANT/GAS STATION REDEVELOPMENT OPPORTUNITY

3756 SOUTH DORT HIGHWAY | FLINT, MI 48507



FOR SALE

C3 CRE, LLC

Woodward Crossings - 36800 Woodward Avenue | Suite 301 | Bloomfield Hills, MI 48304 | 248.220.1110 | c3cre.com

One Harbour Place - 777 South Harbour Island Boulevard | Suite 250 | Tampa, FL 33602 | 813.212.9155 | info@c3cre.com



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PROPERTY HIGHLIGHTS

- Freestanding retail/restaurant building, with a drive-thru, available for sale.
- The site features strong visibility, premium pylon signage, and multiple points of ingress and egress, providing excellent accessibility and traffic flow.
- The property is zoned City Corridor, allowing for potential expansion of the existing building footprint, flexibility to accommodate a larger-format convenience store, and the opportunity to develop a gas station.
- The site is also within the designated cannabis Green Zone, allowing for an Adult-Use Retailer; the operator would need to apply for their own municipal and state licenses.
- Surrounded by a dense residential population and a mix of national retailers, creating strong synergy in the immediate marketplace.
- Well-suited for gas station operators, restaurant users, neighborhood service retailers, medical office users, and cannabis retailers.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,986	22,968	53,978
Total Population	7,460	54,450	127,800
Average HH Income	\$48,078	\$54,621	\$63,359

BUILDING SIZE

3,316 SF

LAND SIZE

0.83 Acres

ASKING PRICE

\$399,999 (Seller Financing Available)

AREA TENANTS



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SERVICES

Buyer and Seller Representation
Land Brokerage

Cannabis Acquisitions and Dispositions
Portfolio and Surplus Property Sales

Investment Sales
Site Selection and Location Strategy

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General:

C3 CRE, LLC is a licensed real estate brokerage, and our employees and contractors are not a substitute for qualified legal, tax or accounting advice. We do not provide such advice. We recommend obtaining the advice of qualified legal counsel and other professionals. Any assistance we may provide in reviewing legal documents is for guidance as a courtesy only. Our agents have no authority to contractually bind any client.

All property information is subject to the possibility of errors, omissions, change of price or other terms or conditions, prior sale, lease or financing, and withdrawal without notice. Delays, omissions and inaccuracies may arise due to a number of factors, including changes in laws.

We obtain information from sources we believe are reliable, but we provide no guaranty or warranty concerning its accuracy. Any projections, estimates, future plans, and forward-looking statements are based on assumptions, subject to uncertainty, and may vary from actual results. All information should be independently verified.

Affiliations:

We may have relationships with companies we recommend or with whom we conduct business, including lenders, real estate brokers, loan brokers, insurance agents and others. We never require use of any company as a condition of our services. You should review each provider's fees, rates, terms of service and other relevant information.

Real Estate Agency Relationships:

Seller's Agent - A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller. Individual services may be waived by the seller through execution of a limited service agreement.

Buyer's Agent - A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer. Individual services may be waived by the buyer through execution of a limited service agreement.

Dual Agents - A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the agent will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

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