

# SCHEDULED CREXI AUCTION – MAY 6-8

Former Kmart Redevelopment

4290 W Vienna Rd, Clio, MI 48420



## DETAILS

<b>SPACE</b>	102,685 SF 1-story
<b>AVAILABLE</b>	Immediate Occupancy
<b>TOTAL PARKING</b>	548 spaces
<b>TRAFFIC COUNT (VPD)</b>	M-57 14,858 I-75 69,313



## CREXI AUCTION

<https://www.crexi.com/properties/1418358/michigan-102k-sf-former-kmart-excellent-redevelopment-opportunity-i-75-access>

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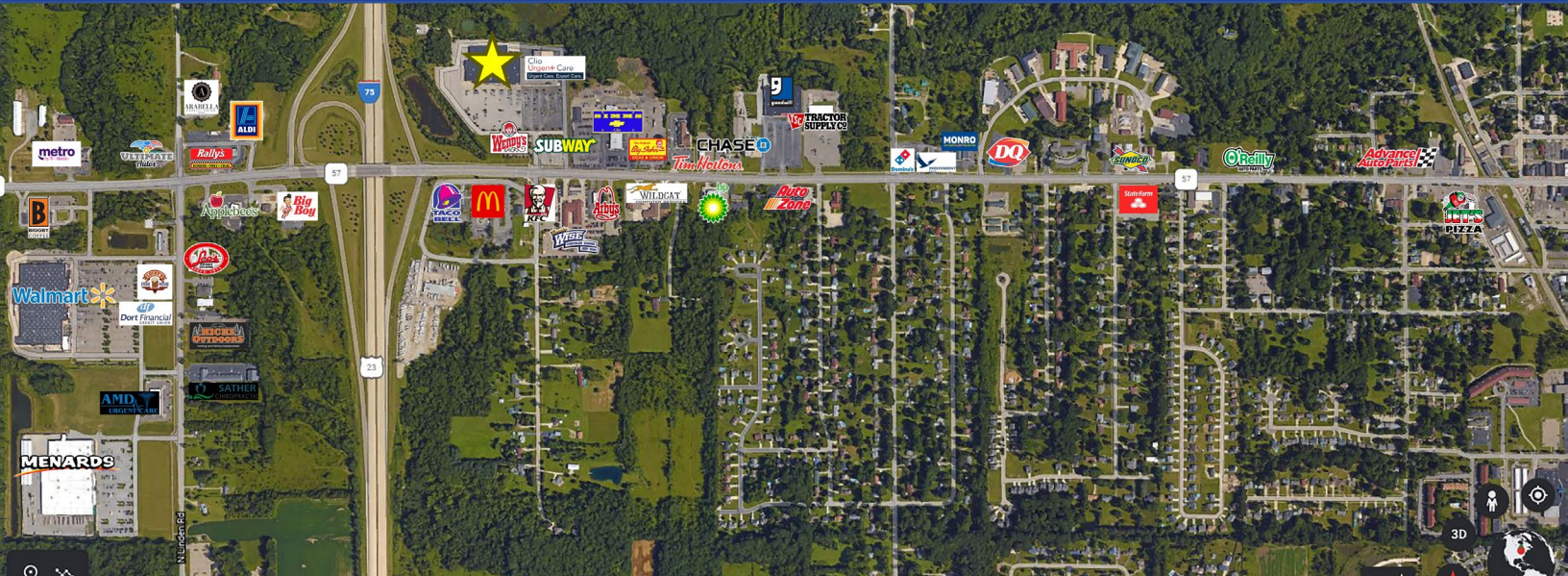




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## SITE INFO

Clio is located roughly 10 miles North of Flint and 20 miles south of Saginaw. The main road and I-75 exit to Clio is Vienna Road. The trade area includes a Walmart and Menards as well as Tractor Supply. There are other small restaurant and shops and the total gross leasable retail area in the market is almost 1 million square feet. This former Kmart is situated at the NEQ of Vienna and I-75. The property is somewhat visible from I-75 and includes a large pylon sign. The location could be leased to one single user or split into 2, 3 or 4 total spaces.



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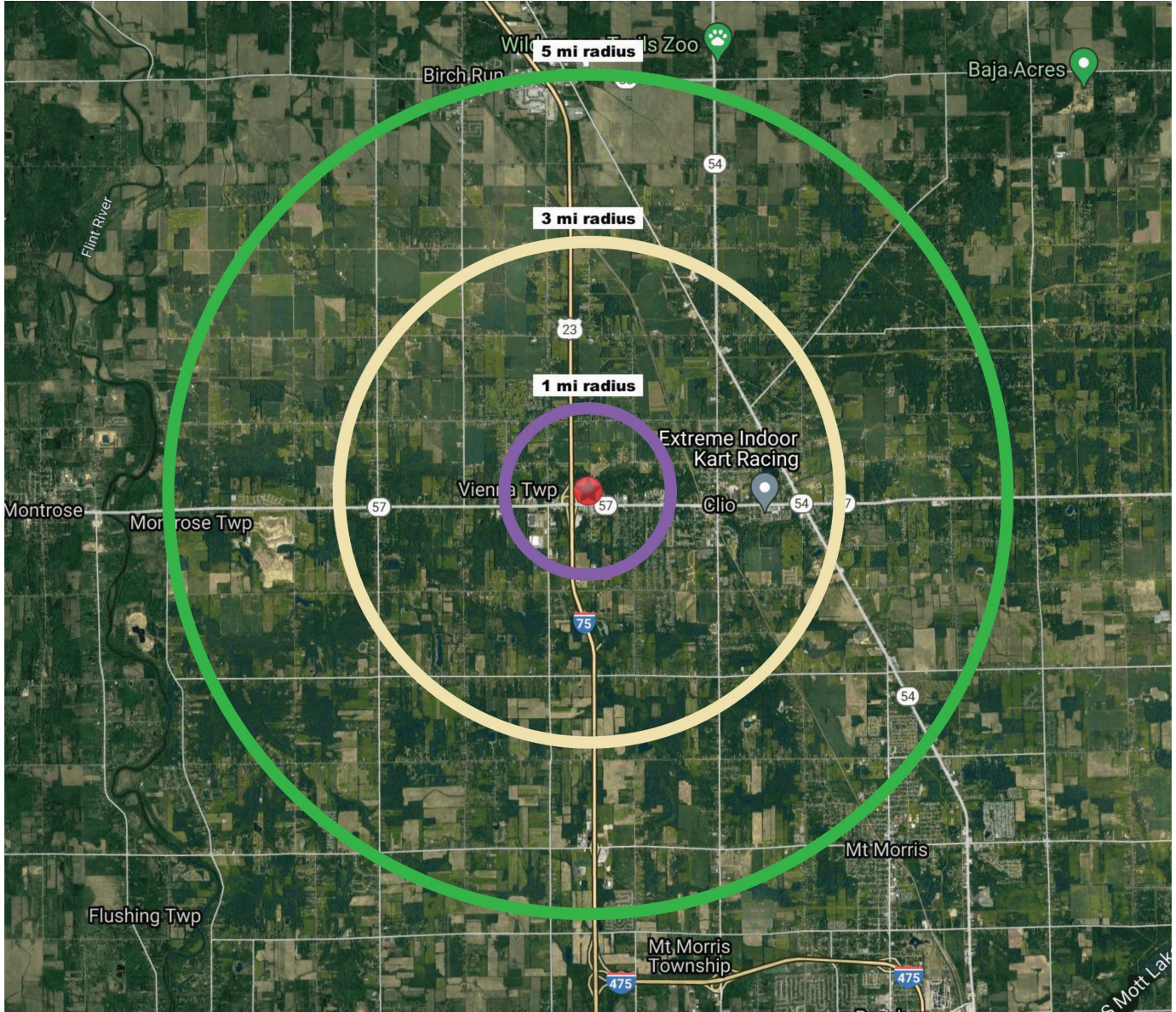




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## DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2023)	1,469	13,406	25,861
Average HH Income	\$131,304	\$91,573	\$85,673
Households	580	5,634	10,692
Median Age	47.0	43.3	42.8

Area Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	109	382	688
Daytime Population	1,024	3,787	6,454

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