

AVAILABLE

Kmart Redevelopment

4290 W Vienna Rd, Clio, MI 48420



DETAILS

- SPACE 1** Family Farm & Home
- SPACE 2** 29,439 SF
- SPACE 3** Pending Lease

AVAILABLE Immediate Occupancy

TOTAL PARKING 548 spaces

TRAFFIC COUNT (VPD) M-57 14,858
I-75 69,313



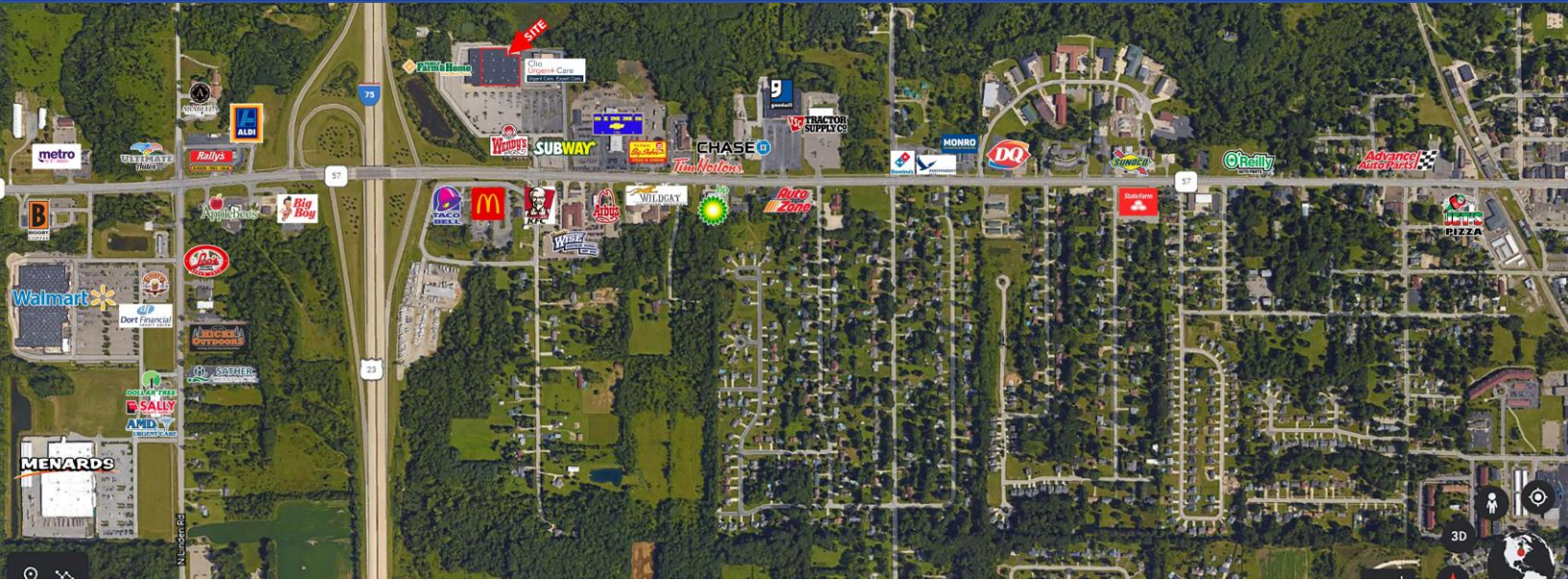
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SITE INFO

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 property is situated at the NEQ of Vienna and I-75. The property is somewhat visible from I-75.

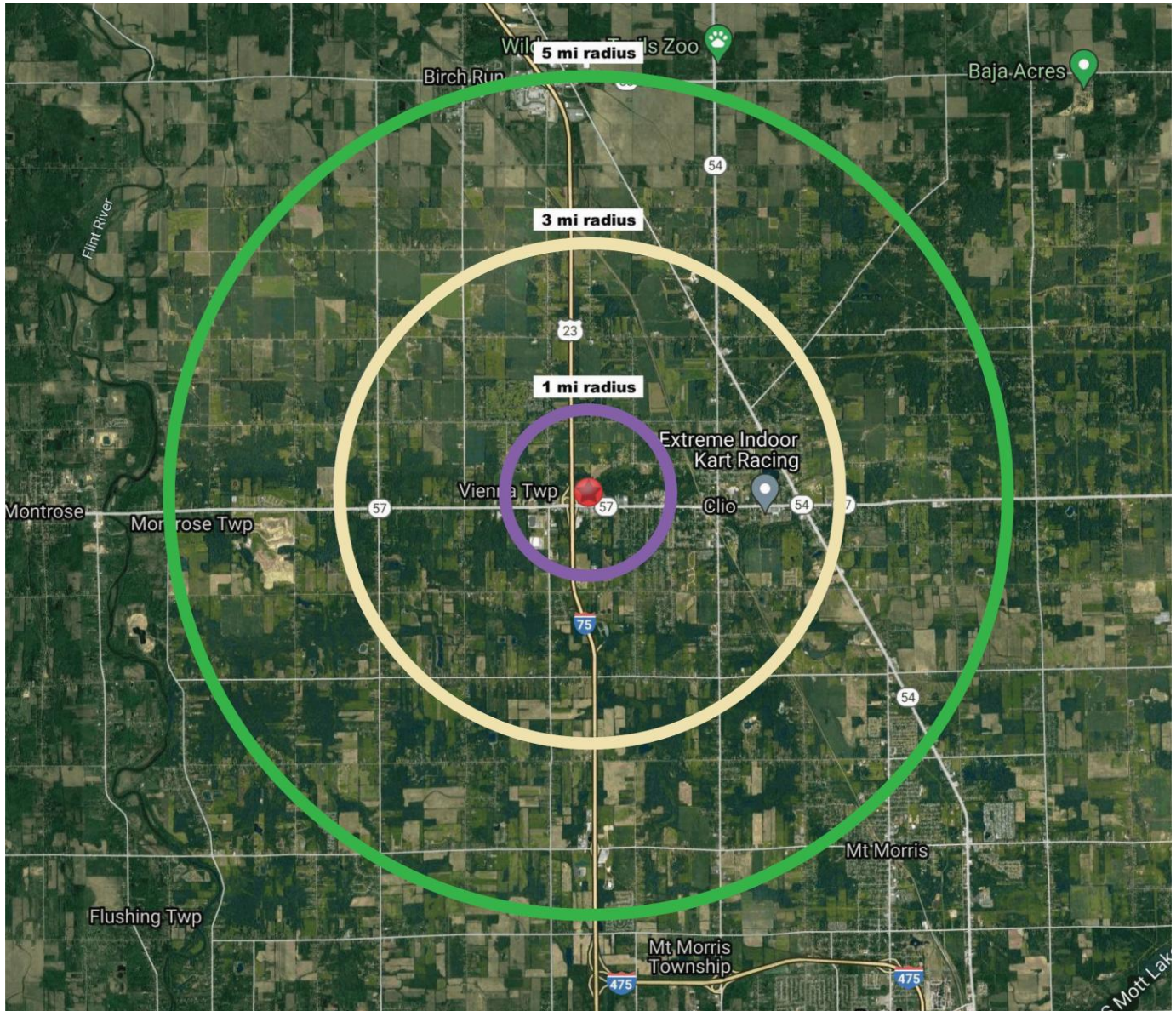


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DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2025)	1,346	13,098	25,432
Average HH Income	\$123,144	\$86,579	\$85,308
Households	526	5,553	10,460
Median Age	47.4	43.8	42.7

Area Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	121	385	700
Daytime Population	998	3,721	6,274

