

AVAILABLE

Kmart Redevelopment

4290 W Vienna Rd, Clio, MI 48420



DETAILS

SPACE 1 Family Farm & Home

SPACE 2 30,000 SF

SPACE 3 30,000 SF

AVAILABLE Immediate Occupancy

TOTAL PARKING 548 spaces

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



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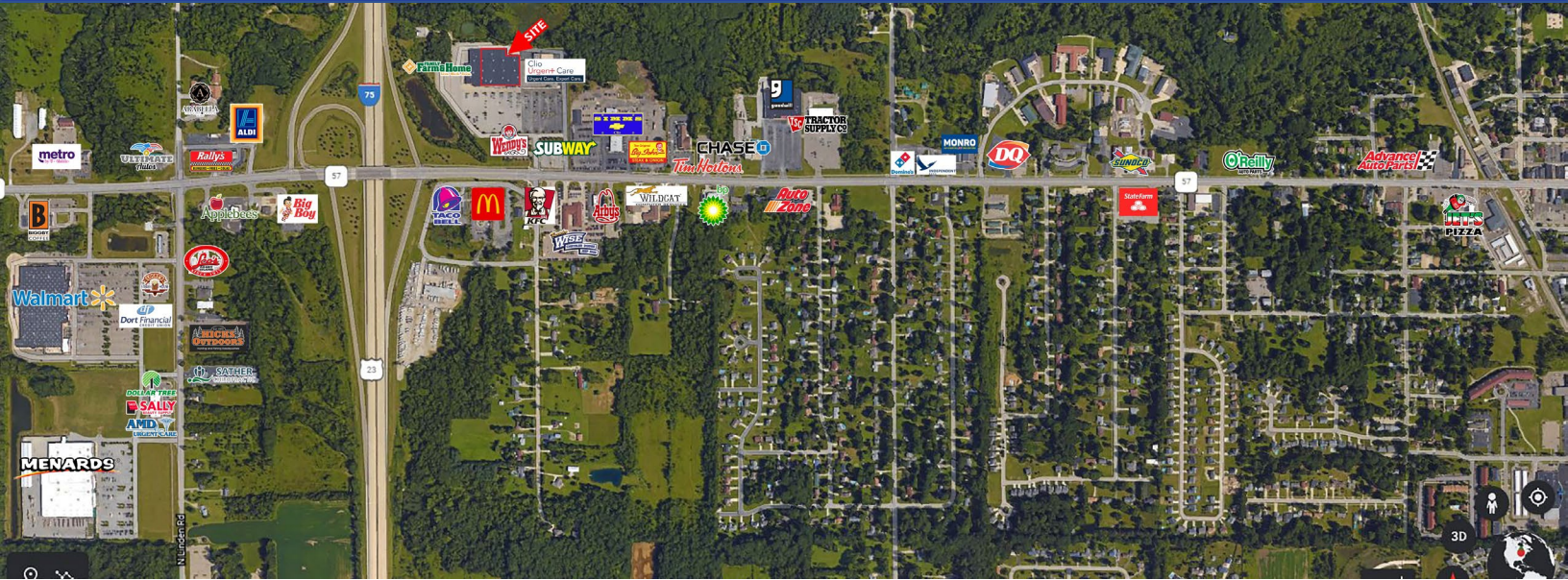
JIM BIERI 313.552.4001 jbieri@sbre1.com



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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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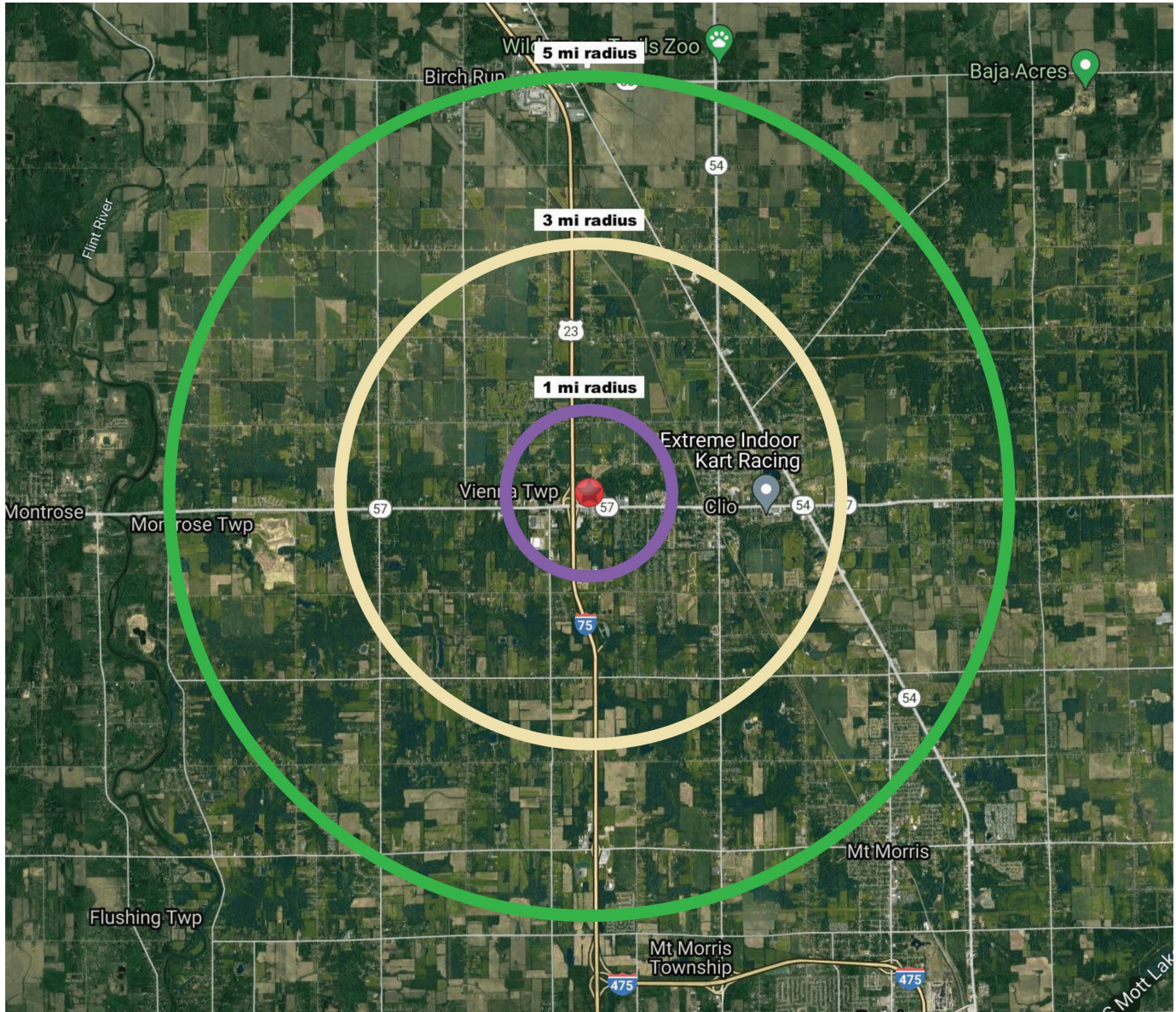


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DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2024)	1,272	13,001	25,518
Average HH Income	\$114,256	\$83,988	\$84,477
Households	503	5,541	10,527
Median Age	46.4	44.2	42.8

Area Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	110	380	696
Daytime Population	1,030	3,775	6,505

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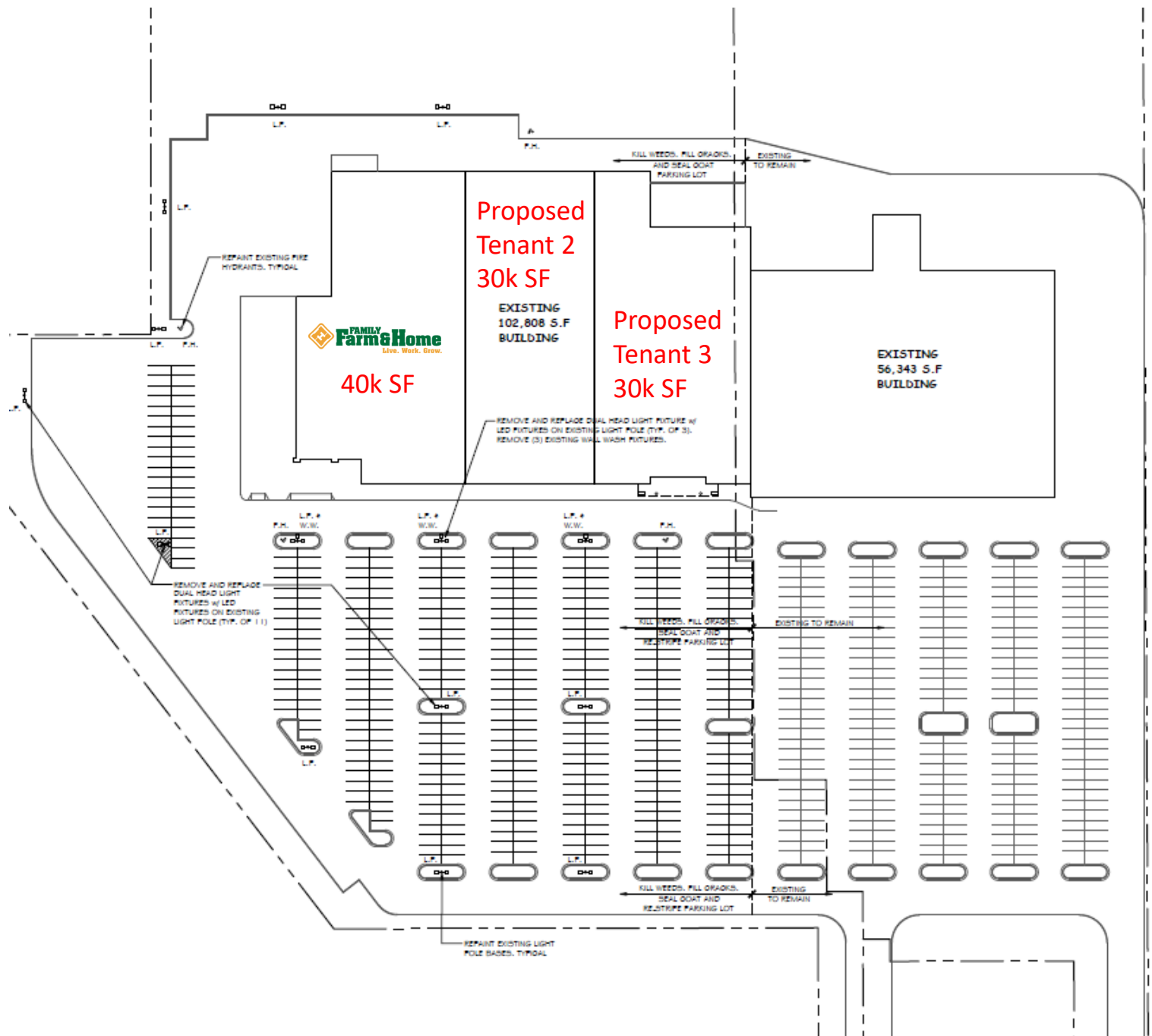


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SITE PLAN



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