

AVAILABLE

Former Kmart Redevelopment
4290 W Vienna Rd, Clio, MI 48420



DETAILS

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

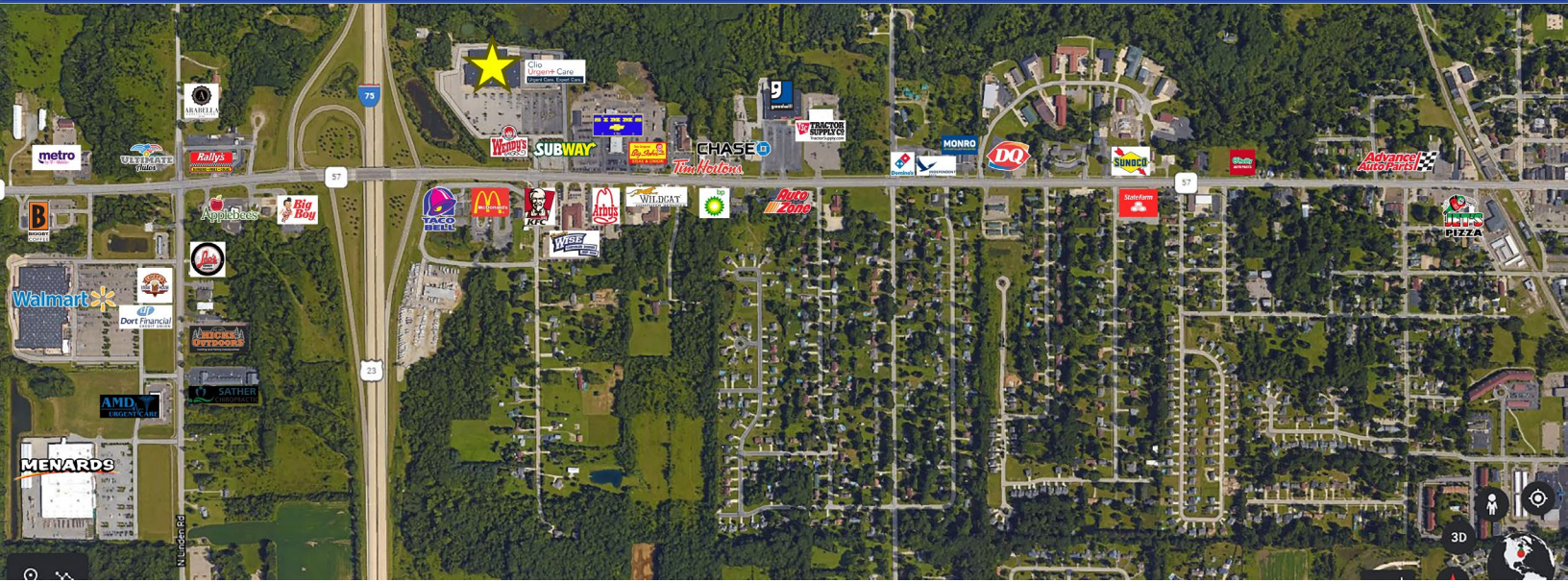


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SITE INFO

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 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.



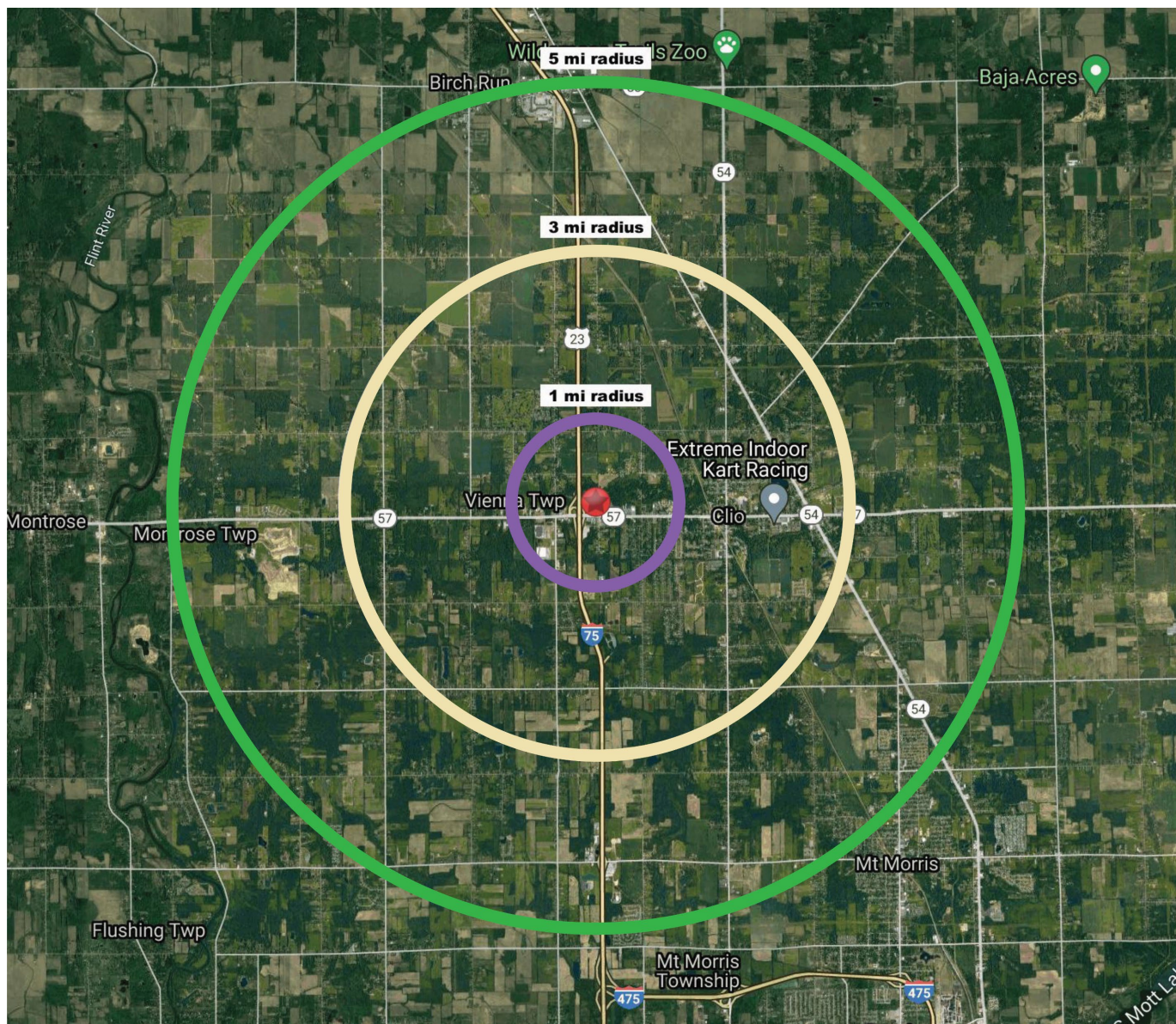
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DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2022)	1,469	13,456	25,615
Average HH Income	\$110,964	\$76,187	\$72,660
Households	572	5,626	10,357
Median Age	47.0	43.2	42.6

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	115	398	718
Daytime Population	1097	3,725	6,770

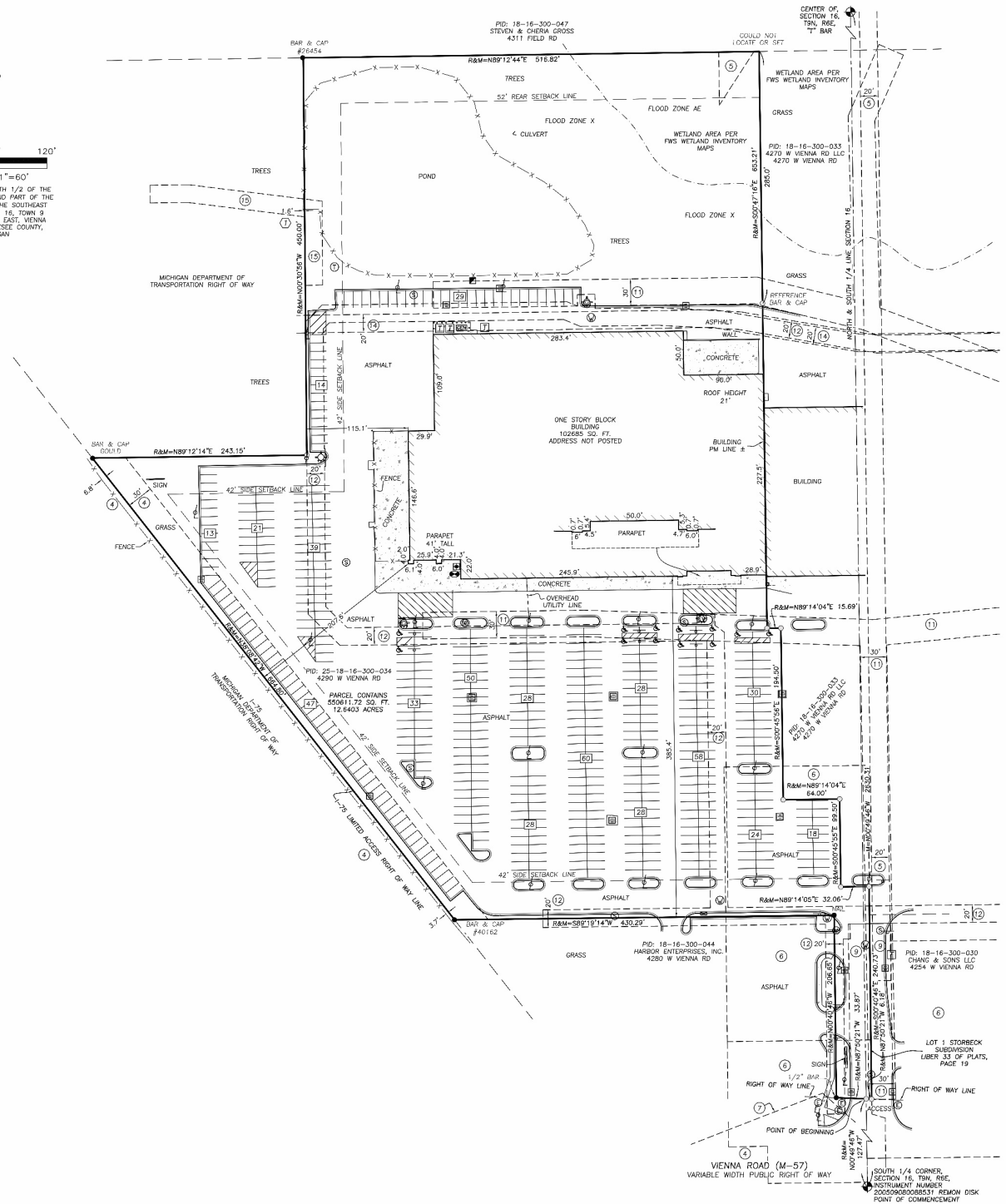
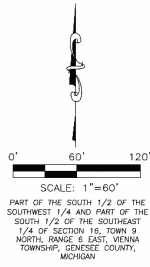
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SITE PLAN



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