



ONLINE AUCTION JUNE 8-10

8,320 SF FREESTANDING BUILDING RETAIL REPOSITIONING OPPORTUNITY

2913 S Dort Hwy, Flint, MI 48507

Marcus & Millichap

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Activity ID #ZAH1240055

±20,601
VPD

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THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

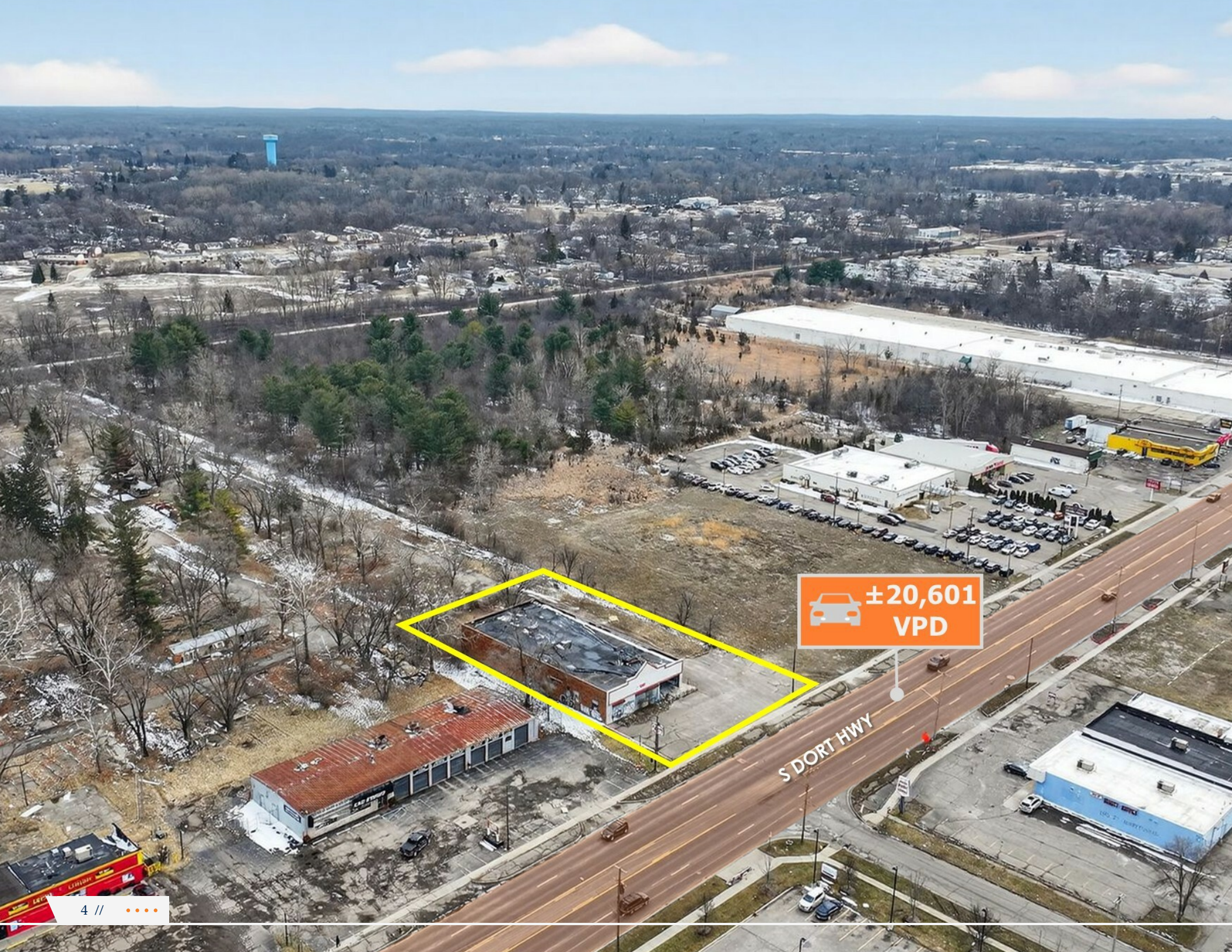
The Auction end date is set for June 8-10, 2026

ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



±20,601
VPD

S DORT HWY

2913 S DORT HWY

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2913 S DORT HWY

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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Zoning
Regional Map

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NORTH GATE

Auto Zone

Walgreens

FAMILY DOLLAR

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S DORT HWY

\$29.99

OFFERING SUMMARY

2913 S DORT HWY



Starting Bid
\$1



Auction Dates
June 8-10



Building Size
8,320 SF

AUCTION DETAILS

Starting Bid \$1

Auction Dates June 8-10, 2026

[CLICK HERE TO ACCESS DUE DILIGENCE DOCUMENTS](#)

OPERATIONAL

Gross SF 8,320 SF

Rentable SF 8,320 SF

of Suites 1

Lot Size 0.76 Acres (33,105 SF)

Occupancy 0%

Zoning CC, City Commercial

County Genesee

Parcel Number 41-21-301-036

Address 2913 S Dort Hwy - Flint, MI 48507

Taxes (2024) \$12,065.70





S DORT HWY

 ±20,601
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\$1 AUCTION - 8,320 SF FREESTANDING RETAIL | 20K VPD

2913 S Dort Hwy, Flint, MI 48507

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present a vacant, freestanding retail building located at 2913 S Dort Hwy in Flint, MI (the “Property”). The vacant property is being offered significantly below replacement cost, providing an excellent opportunity for owner/users or investors to acquire a highly visible and strategically positioned asset at a significant discount. **FIRST BID MEETS RESERVE!**

The Property consists of a single story, free-standing retail building containing approximately ±8,320 square feet on a ±0.76-acre parcel. The site benefits from highway access and visibility along S Dort Hwy with traffic counts of 20,601 vehicles per day. Zoned CC (City Corridor Commercial District), the site accommodates a wide range of retail, service, and commercial uses, providing significant operational flexibility for future tenants or an owner-user. Disclaimer: The Seller does not have a survey - building size, parcel size and outline obtained from City of Flint and CoStar.

The Property is located ±3.0 miles from Downtown Flint on the east side of S Dort Hwy and offers excellent accessibility and convenient access to major highways. The Property is located ±65 miles from Detroit’s CBD, is positioned 1.0-miles south of I-69 interchange at exit 138 and just minutes from the Flint Amtrak Station allowing for immediate access to the greater area. The Property is positioned near some of the area’s largest employers and just ±10 minutes from General Motors’ Flint Assembly. The Property is also located near economic generators including Mott Community College (±2.4-miles), College University of Michigan-Flint (±3-miles), and Hurley Medical Center (±10 minutes). Retail activity is further supported by strong nearby national and local retailers including Family Dollar, Walgreens, Auto Zone, O’Reilly Auto Parts, Taco Bell, McDonald’s, KFC, and many others. The Property is located within a commercial corridor and benefits from compelling demographic with ±145,483 individuals with an average annual household income of ±\$57,111 within a five-mile radius.

INVESTMENT HIGHLIGHTS

8,320 SF Retail Building Available at Substantial Discount Below Replacement Cost

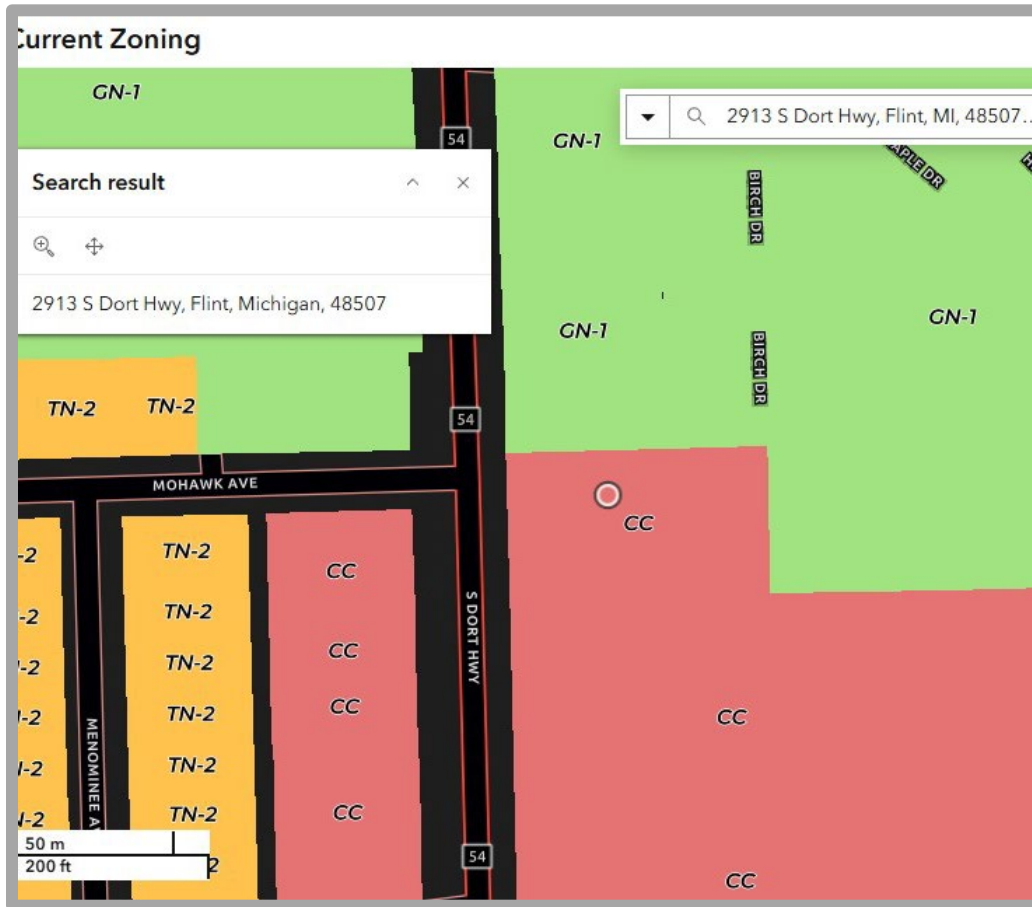
20,601 VPD Traffic Counts with Highway Frontage and Visibility on S Dort Highway in Strong Commercial Corridor | 1-Mi from I-69 (81K VPD)

Nearby National Retailers: Walgreens, Auto Zone, O’Reilly Auto Parts, Taco Bell, McDonald’s, KFC, Family Dollar

Dense Demographics with 3-Mile Population of 57,219 Individuals and 5-Mile Population of ±145,483 with Average Household Income of ±\$57K

Zoned CC, City Commercial District with a Variety of Flexible Permitted Uses

Absolute \$1 Auction - NO RESERVE



CC, City Commercial

Permitted Uses (excerpt)

- Retail
- Financial Services
- Professional Services
- Office
- Car Wash
- Restaurant
- Adult Day Care
- Self-Storage Facility

\$1 AUCTION - 8,320 SF FREESTANDING RETAIL | 20K VPD

REGIONAL MAP



Map data ©2020

SECTION 2

02

MARKET OVERVIEW

Market Overview
Demographics

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MARKET OVERVIEW

FLINT

Flint is well-known for its key role in the early age of automobile production, as well as for the city's financial and water quality issues. The Flint metro, approximately 66 miles northeast of Detroit, encompasses all of Genesee County. The market is home to 394,000 people and has an annual median household income of roughly \$66,400, well below the U.S. level. In recent years, the city of Flint has focused on redevelopment. This effort has garnered investments of more than \$2 billion in construction projects and manufacturer expansions in the area.

ECONOMY

- The metro is known as the birthplace of GM. The region's vast manufacturing base includes firms like Creative Foam Corporation, Magna, NorthGate and TMI Climate Solutions.
- The local economy is diversifying from its manufacturing roots, with government, education and services playing larger roles. Health care represents an expanding segment, with McLaren Health Care Corporation and Hurley Medical Center representing some of the metro's largest employers.
- The food industry also contributes to the local economy, with companies like Koegel Meats Inc. headquartered in the metro.

QUICK FACTS



POPULATION
394K
Growth 2024-2029*
-0.6%



HOUSEHOLDS
167K
Growth 2024-2029*
0.0%

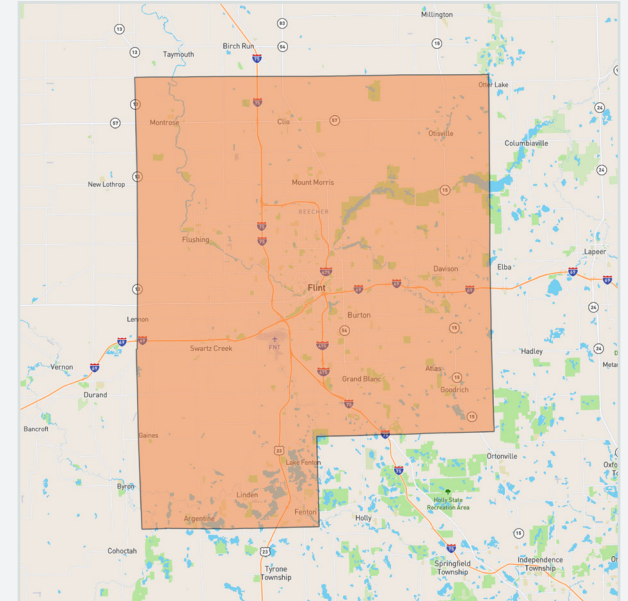


MEDIAN AGE
41.0
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME
\$66,400
U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



AUTOMOBILE INDUSTRY

Since 2023, General Motors (GM) has invested more than \$1.5 billion in its high-tech manufacturing facility, GM Flint Assembly, as well as Flint Metal Center and Flint Engine Operations.



MANUFACTURING HUB

Manufacturing remains a crucial component in the economy. The area is home to four GM plants and a large ecosystem of firms supporting the auto sector.



INTERNATIONAL TRADE ROUTE

The metro is located at the crossroads of Interstates 69 and 75. I-69 is a commercial corridor between the Midwest and Sarnia, Canada, while I-75 runs from South Florida to Sault Ste. Marie, Michigan.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

\$1 AUCTION - 8,320 SF FREESTANDING RETAIL | 20K VPD

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	8,243	53,984	132,962
2025 Estimate			
Total Population	8,220	54,091	133,456
2020 Census			
Total Population	8,662	56,798	139,269
2010 Census			
Total Population	9,164	62,041	155,742
Daytime Population			
2025 Estimate	6,831	61,823	124,512
HOUSEHOLDS			
2030 Projection			
Total Households	3,479	24,172	58,549
2025 Estimate			
Total Households	3,449	24,059	58,282
Average (Mean) Household Size	2.3	2.2	2.2
2010 Census			
Total Households	3,394	23,860	57,780
2010 Census			
Total Households	3,651	25,426	62,333
Occupied Units			
2030 Projection	4,310	27,904	66,237
2025 Estimate	4,267	27,767	65,898
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$150,000 or More	3.0%	4.7%	6.9%
\$100,000-\$149,999	9.1%	8.9%	12.5%
\$75,000-\$99,999	6.5%	9.8%	10.8%
\$50,000-\$74,999	19.3%	18.8%	18.8%
\$35,000-\$49,999	12.3%	13.9%	14.6%
Under \$35,000	49.8%	44.0%	36.5%
Average Household Income	\$48,035	\$55,519	\$66,825
Median Household Income	\$38,571	\$44,142	\$54,085
Per Capita Income	\$21,236	\$24,923	\$28,908

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$48,349	\$53,054	\$59,965
Consumer Expenditure Top 10 Categories			
Housing	\$16,533	\$18,093	\$20,356
Transportation	\$9,568	\$10,367	\$11,708
Food	\$7,216	\$7,843	\$8,656
Personal Insurance and Pensions	\$6,544	\$7,371	\$8,655
Entertainment	\$2,637	\$2,885	\$3,262
Apparel	\$1,393	\$1,529	\$1,674
Cash Contributions	\$1,179	\$1,370	\$1,627
Education	\$925	\$988	\$1,106
Personal Care Products and Services	\$637	\$699	\$793
Alcoholic Beverages	\$429	\$475	\$530
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	8,220	54,091	133,456
Under 20	30.8%	25.7%	25.8%
20 to 34 Years	22.1%	22.0%	20.9%
35 to 39 Years	5.8%	6.2%	6.1%
40 to 49 Years	10.2%	11.5%	11.7%
50 to 64 Years	16.2%	19.4%	19.4%
Age 65+	15.0%	15.1%	16.1%
Median Age	34.0	37.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	5,124	36,680	90,559
Elementary (0-8)	3.8%	3.2%	2.9%
Some High School (9-11)	16.4%	10.8%	9.0%
High School Graduate (12)	36.2%	38.0%	33.7%
Some College (13-15)	25.5%	24.7%	26.1%
Associate Degree Only	8.6%	8.4%	10.1%
Bachelor's Degree Only	5.6%	9.9%	12.1%
Graduate Degree	4.0%	5.0%	6.2%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 133,456. The population has changed by -14.31 percent since 2010. It is estimated that the population in your area will be 132,962 five years from now, which represents a change of -0.4 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,696 people per square mile.



HOUSEHOLDS

There are currently 58,282 households in your selected geography. The number of households has changed by -6.50 percent since 2010. It is estimated that the number of households in your area will be 58,549 five years from now, which represents a change of 0.5 percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2025, the median household income for your selected geography is \$54,085, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 52.13 percent since 2010. It is estimated that the median household income in your area will be \$64,797 five years from now, which represents a change of 19.8 percent from the current year.

The current year per capita income in your area is \$28,908, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$66,825, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 55,122 people in your selected area were employed. The 2010 Census revealed that 55.9 percent of employees are in white-collar occupations in this geography, and 24.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$117,892 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 38,774.00 owner-occupied housing units and 23,558.00 renter-occupied housing units in your area.



EDUCATION

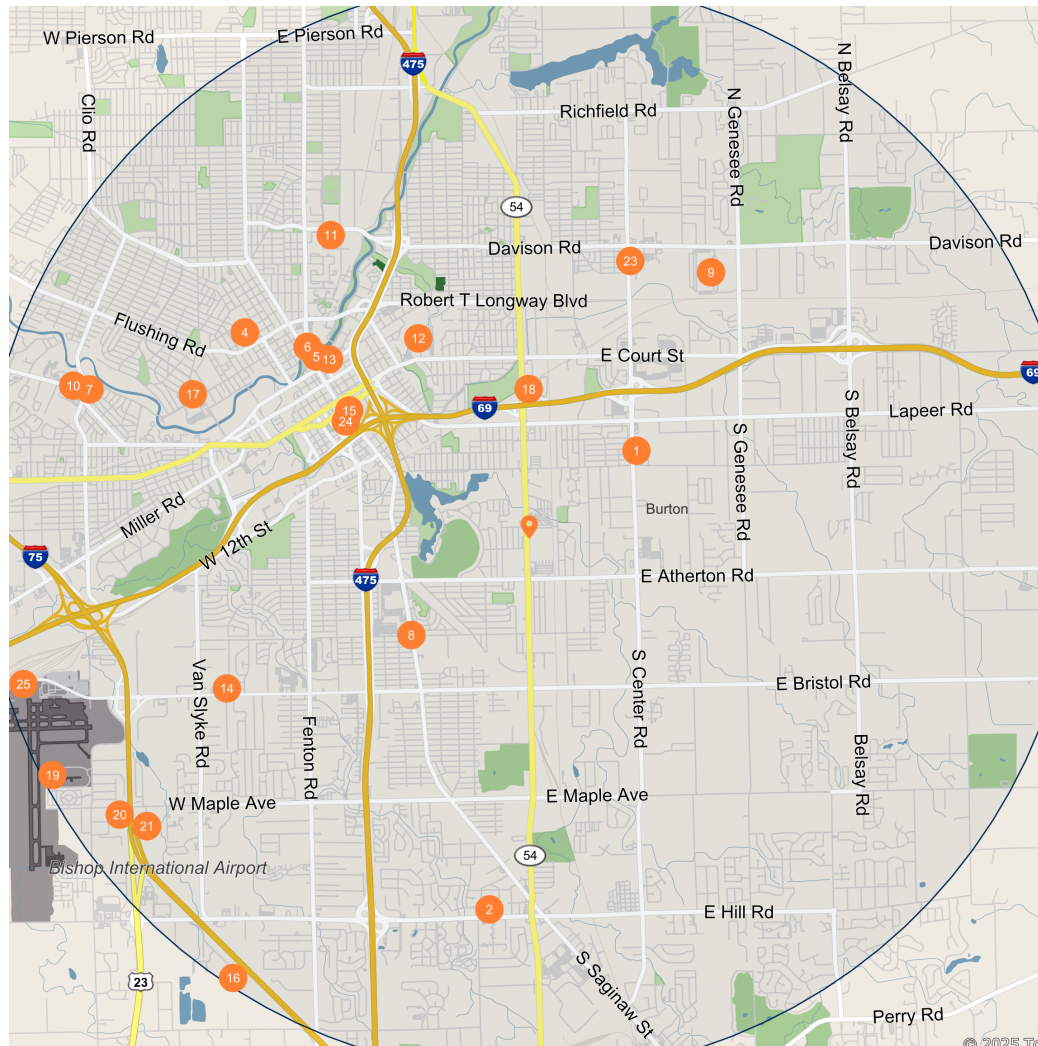
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 17.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 18.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 41.7 percent in the selected area compared with the 19.6 percent in the U.S.

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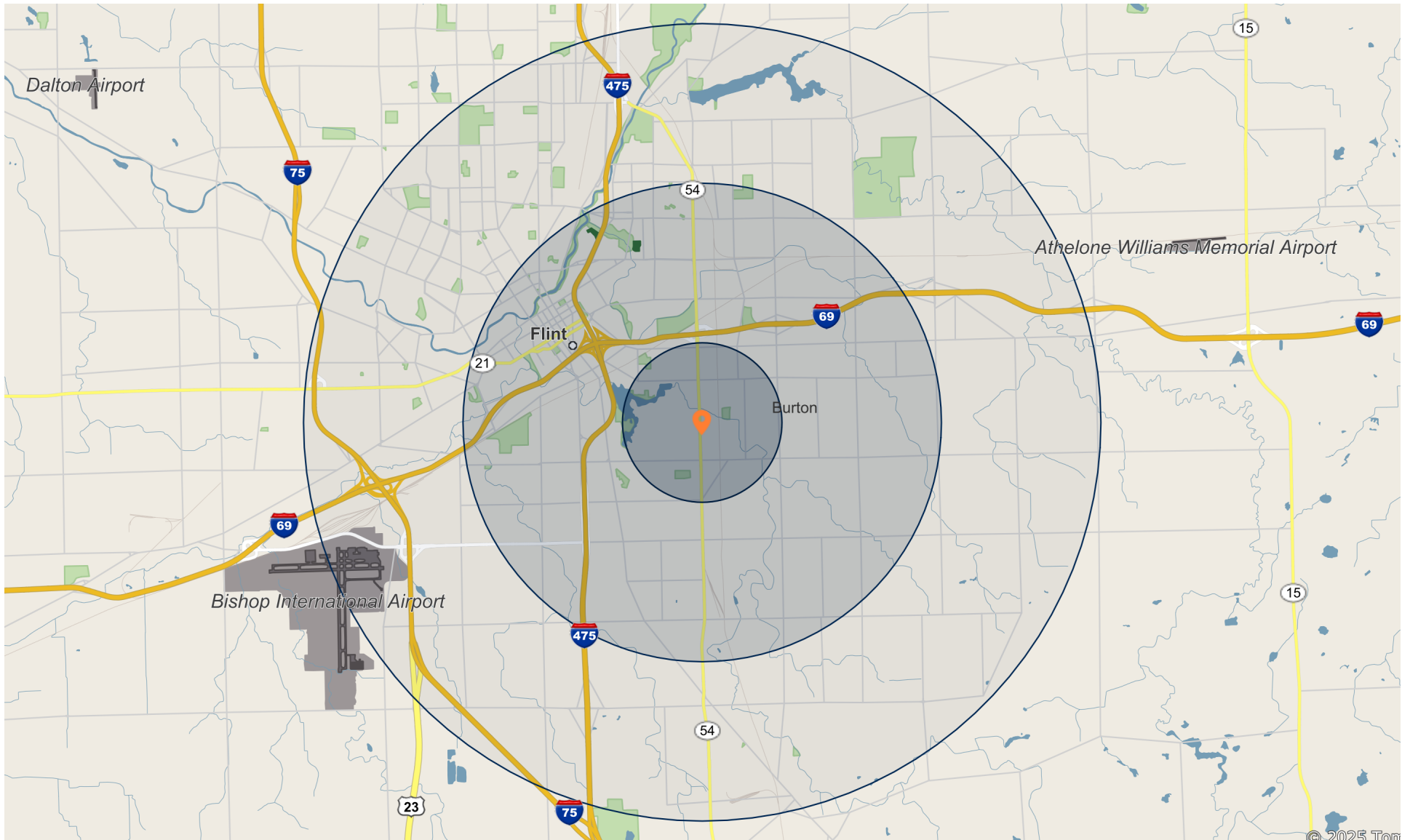
DEMOGRAPHICS



Major Employers		Employees
1	McLaren Health Care Corp-Mc Laren Occptnl Urgent Care	3,401
2	McLaren Health Care Corp-McLaen Flint - Grnd Blanc Cmnt	2,916
3	National Amusements Inc-Showcase Cinemas	2,754
4	Hurley Medical Center-Geriatric Otrach Clncl/Care MGT	2,650
5	State of Michigan-	2,221
6	United States Dept Treasury-	2,067
7	Flint McLaren-	2,000
8	Insight Research Institute-Insight Hlth Systems Foundation	1,850
9	General Motors LLC-General Motors	1,500
10	Mc Laren Cancer Institute-	1,189
11	Lear Corporation-	700
12	Charles Stewart Mott Cmnty Cile-MOTT COMMUNITY COLLEGE	699
13	Regents of The University Mich-University of Michigan-Flint	687
14	Auto Club Life Insurance Co-AAA Bristol General Agency	558
15	City of Flint-	500
16	Wgs Global Services LC-	456
17	Kettering University-	425
18	Mass Transportation Authority-M T A	365
19	Chieftain Contract Svcs LLC-Help Expedite	353
20	Genesee Intermediate Schl Dst-	350
21	Genesee Intermediate Schl Dst-	350
22	Genesee Intermediate Schl Dst-Special Edcatn Svcs Cntr-South	350
23	Henry Ford Health Genesys Hosp-Genesys Occupational Health	306
24	County of Genesee-Genesee Road Commission	295
25	Allegiant Air LLC-	291

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DEMOGRAPHICS



2913 S DORT HWY

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