

FOR SALE

# Former VG FOOD CENTER, INC.

1520 Caro Rd, Caro, MI 48723

FOR  
SALE



**Edward C. Anderson**

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Phone: (810) 659-8900

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[www.CommercialRealtyInc.com](http://www.CommercialRealtyInc.com)



# FOR SALE

## PROPERTY DATA SHEET

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List Price: **\$\$2,400,000**

Year Built: **1981**

**Vacant space: 35,883 ft.<sup>2</sup>**

Building Size: : **39,633 SF**

**(35,883 Vacant, 3,750 Aspire  
healthcare)**

Roof: **VG- 15 years old, H&D-  
new 2021**

Parking Lot: **2021 Resurface**

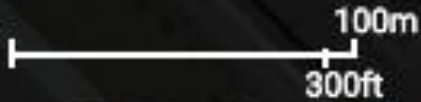


# SITE PLAN

1520 W. Caro Rd.  
CARO, MI



Not  
Included



M-81

Press Dr

**CARO, MI**



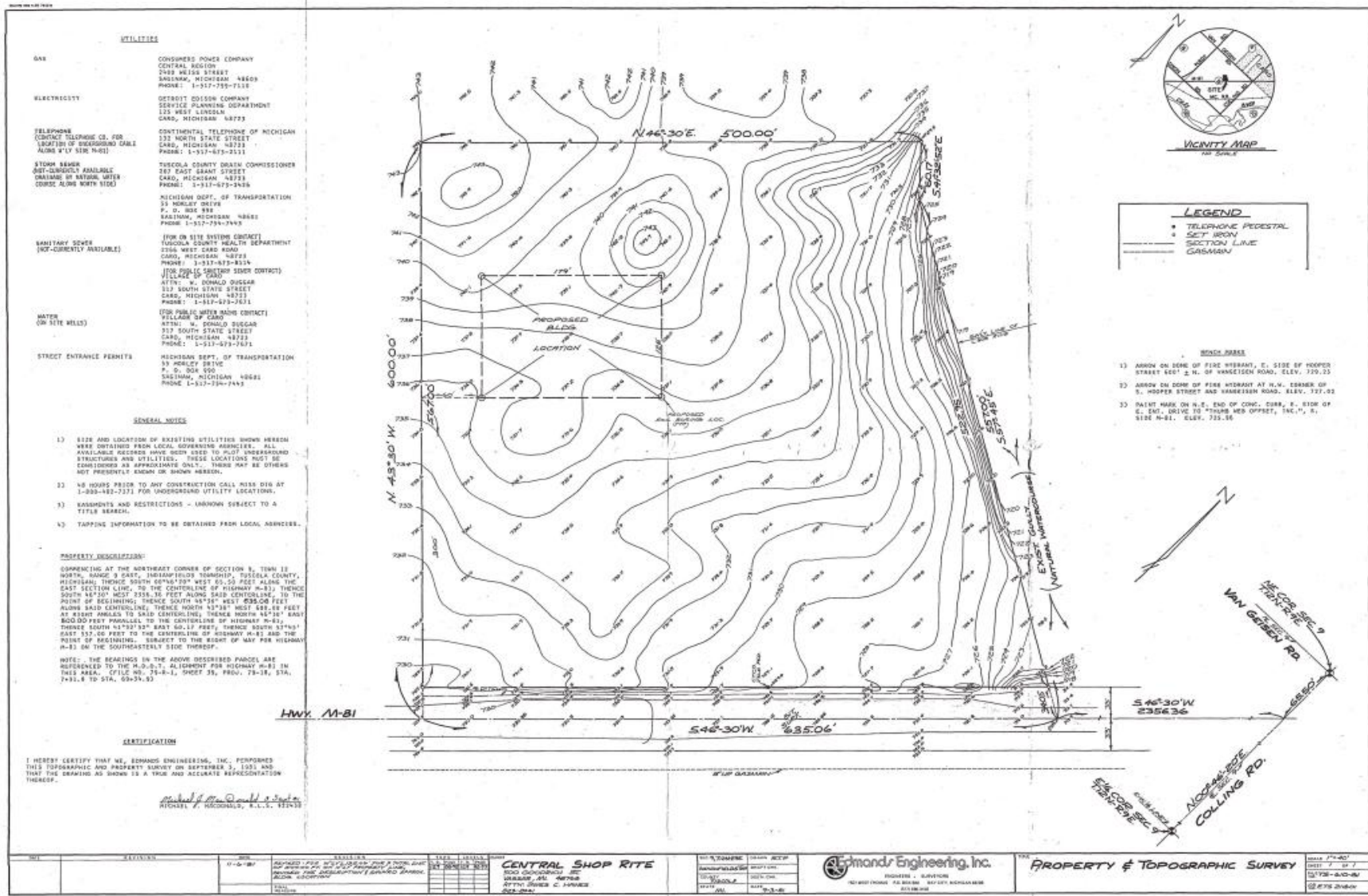
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# SITE PLAN



# SURVEY

LAND AREA: 7.7 ACRES



# PROPERTY PHOTOS



# PROPERTY PHOTOS



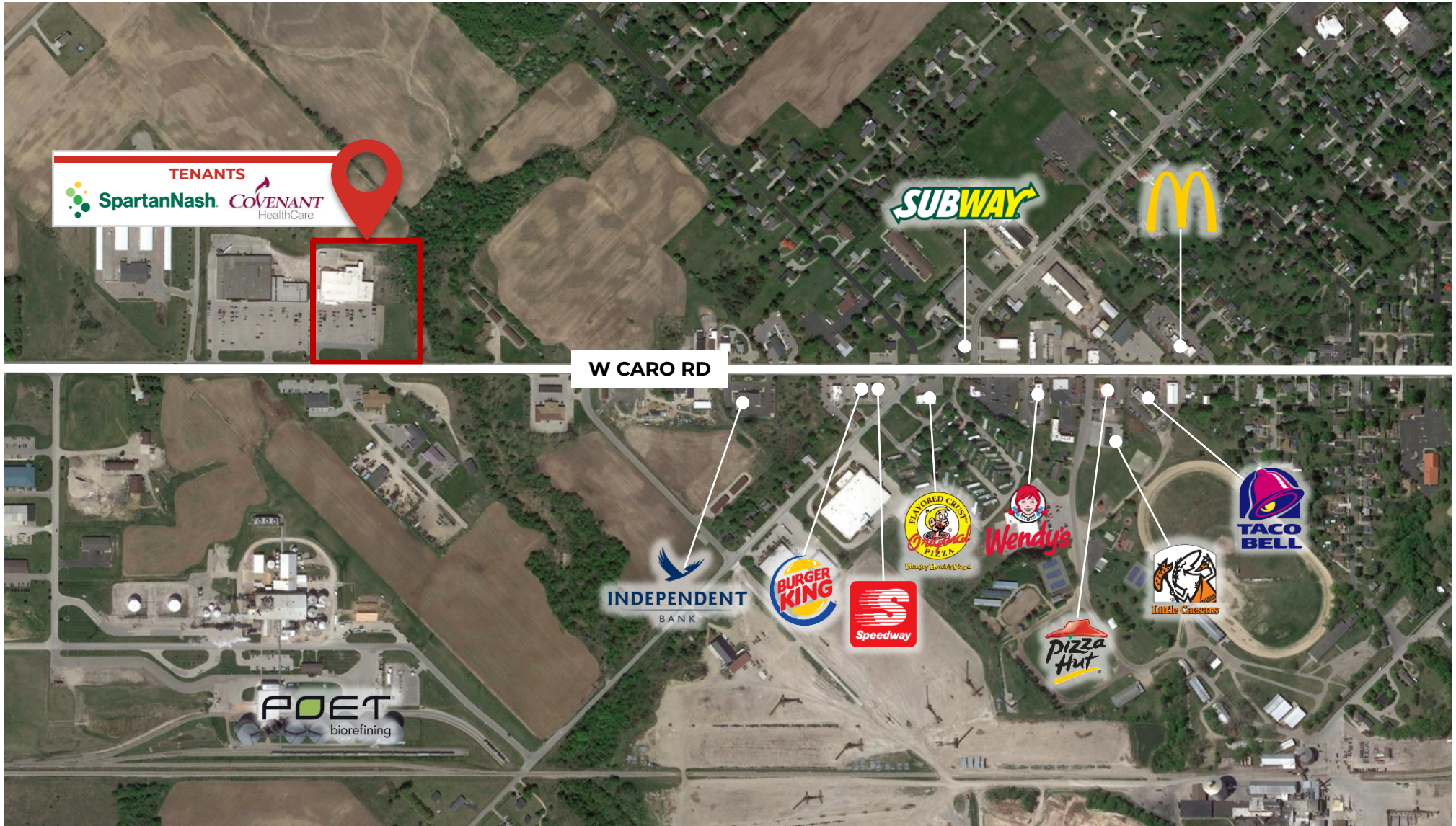
**CARO, MI**

7



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# AERIAL



CARO, MI

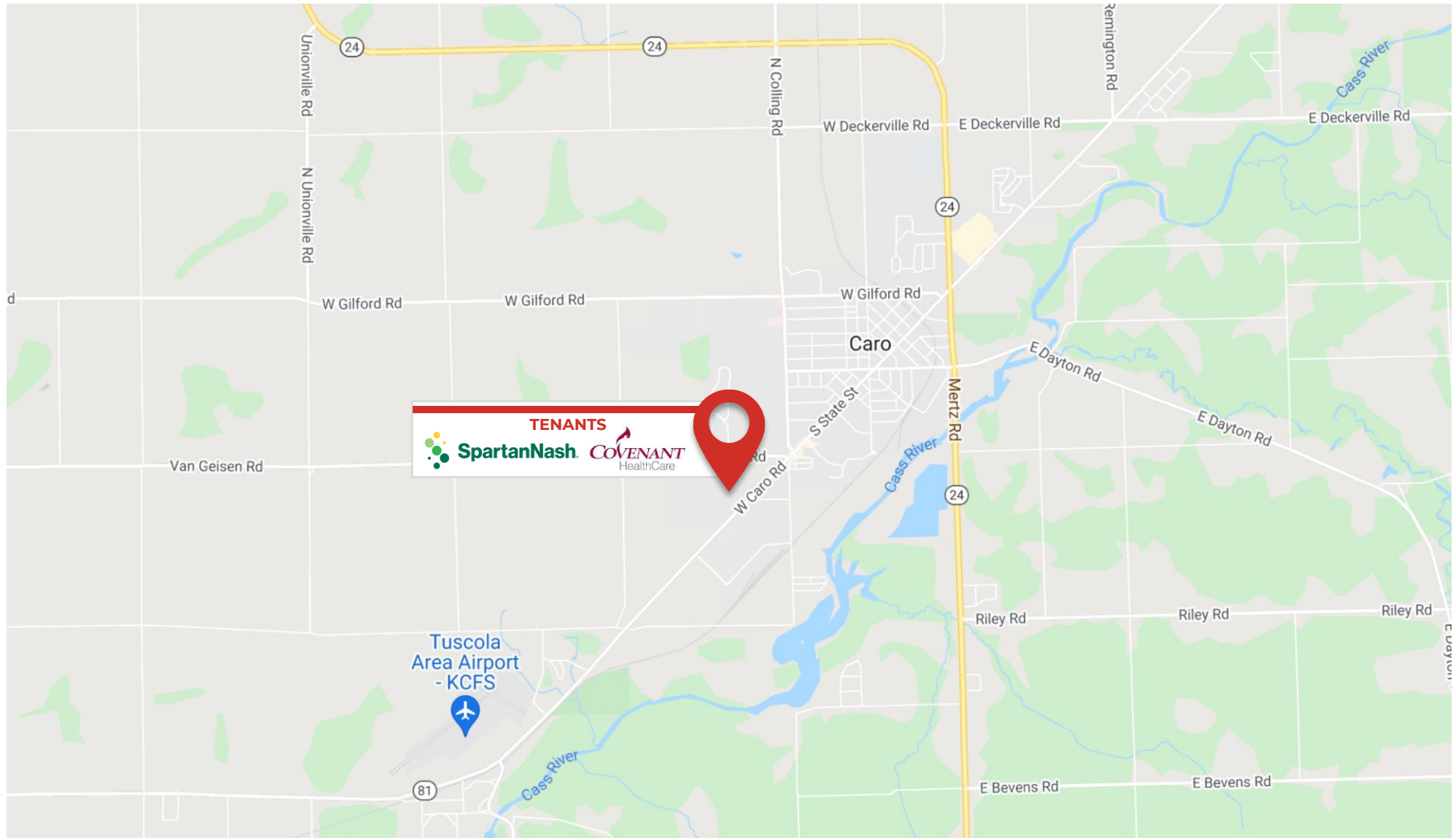


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# REGIONAL AERIAL



# AREA MAP



# TENANT PROFILE

## ABOUT SPARTANNASH

SpartanNash (Nasdaq: SPTN) is a food solutions company that delivers the ingredients for a better life through customer-focused innovation. Our core businesses include distributing grocery products to a diverse group of independent and chain retailers, our corporate-owned retail stores, and U.S. military commissaries and exchanges; as well as operating a premier fresh produce distribution network and the Our Family® brand.

SpartanNash has been headquartered in West Michigan for more than 100 years. We serve customer locations in all 50 states and the District of Columbia, Europe, Cuba, Puerto Rico, Honduras, Iraq, Kuwait, Bahrain, Qatar and Djibouti.

SpartanNash owns 145 supermarkets – primarily under the banners of Family Fare, Martin’s Super Markets, D&W Fresh Market, VG’s Grocery and Dan’s Supermarket – and we share our operational insights to drive solutions for SpartanNash food retail customers.

Committed to fostering a People First culture, the SpartanNash family of Associates is 19,000 strong and growing.



# TENANT PROFILE

## ABOUT COVENANT HEALTHCARE

From moms-to-be to babies to great-grandfathers, Covenant HealthCare is the one health system in the Great Lakes Bay Region that delivers extraordinary care across generations and across specialties. As the largest, most comprehensive health care provider in the region, you can trust Covenant HealthCare with the health needs of your entire family. We offer a broad spectrum of programs and services ranging from high-risk obstetrics, neonatal and pediatric intensive care, to acute care including a Level II Adult and Pediatric Trauma Center, cardiology, oncology, orthopaedic, robotic surgery and many other services.

But as a non-profit, our extraordinary care goes beyond our outstanding medical services. It's our compassionate and caring team that makes the difference; their support means you always have someone by your side from diagnosis to recovery. We go above and beyond for our patients every day, and in every way. And that extraordinary commitment extends to be communities we serve. Because by working together for a healthier community, we can build a better tomorrow for generations to come.

### Here's why more families across the region prefer Covenant HealthCare:

- We serve 20 counties across northeast and central Michigan
- We have more than 560 physicians
- We have more than 20 inpatient and outpatient facilities
- We have 643 acute care licensed beds
- We have over 90,000 visits a year in our trauma/emergency care center
- We serve seven critical access and community hospitals across Michigan's thumb region and in central Michigan
- We are the largest health care employer in the Great Lakes Bay Region
- We have more than 4,400 employees and 380 volunteers



# AREA DESCRIPTION

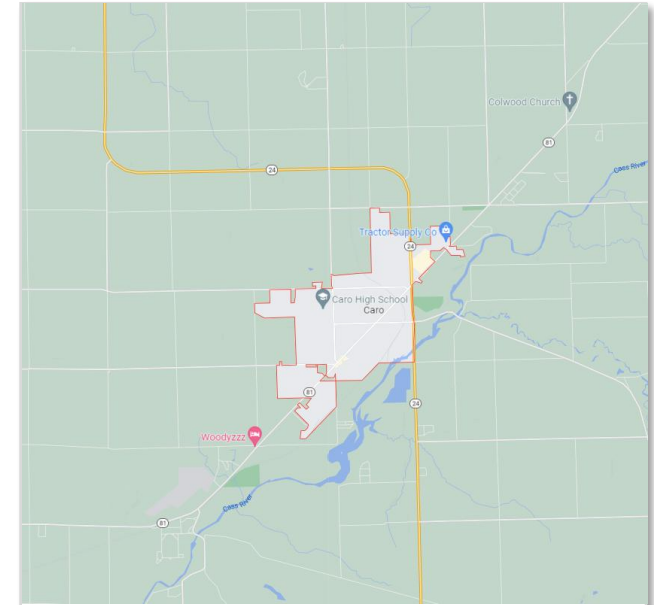


## Tuscola County

County in Michigan

Tuscola County is a county in the Thumb region of the U.S. state of Michigan. As of the 2020 census, the population was 53,323. The county seat is Caro. The county was created by Michigan Law on April 1, 1840, from land in Sanilac County and attached to Saginaw County for administrative purposes. [Wikipedia](#)

Area: 914 mi<sup>2</sup>  
Population: 52,939 (2019)  
County seat: Caro  
Unemployment rate: 5.0% (Dec 2021)  
University: Bake College of Cass City



## Caro

City in Michigan

Caro is a city and the county seat of Tuscola County, Michigan, United States. The population was 4,328 at the 2020 census and 4,145 at the 2000 census. Caro is located northeast of Flint and east of Saginaw in Michigan's Upper Thumb region. [Wikipedia](#)