

INTERSTATE RETAIL DEVELOPMENT

I-75 EXIT 131 — CLIO, MICHIGAN

4239 W Vienna Road & 11468 Peterson Drive

Drive-Thru Opportunities · Build-to-Suit Retail · Automotive & Warehouse Space
75,000 VPD Interstate Exposure · 22,783+ SF Available · NNN · Call for Pricing · Mid 2027

STREET LEVEL VIEW — MAIN BUILDING



22,783+ SF
Total Available

Up to 6 Units
Retail Frontage

2 Drive-Thru
Units Available

5,500 SF/6 Bays
Auto Shop Unit

5,200 SF
Warehouse

Mid 2027
Availability

AERIAL VIEW — STRIP CENTER



RETAIL UNITS

Flexible Build-to-Suit — Up to 6 Units, 1,200-22,783+ SF

DRIVE-THRU

Two Drive-Thru Units Available

AUTO SHOP

5,500 SF — 6 Bays — Mechanic/Auto Shop Ready

WAREHOUSE

5,200 SF Warehouse Unit Available

STORAGE

400 SF Indoor Storage Units Available

SURROUNDING RETAIL TENANTS



REAR BUILDING

11468 Peterson Dr — 1,920 SF Single Unit

LEASE TYPE

Call for Pricing — NNN

VISIBILITY

Direct I-75 Interstate Exposure

TRAFFIC

75,000 VPD I-75 · 21,589 VPD Vienna Rd

FREEWAY

I-75 Exit 131 — Signalized Access

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4239 W Vienna Rd, Clio MI 48420 · I-75 Exit 131 · Call for Pricing

Information herein obtained from sources believed reliable. Sizes and details are approximate and subject to change.

PROPERTY DETAILS

4239 W Vienna Road & 11468 Peterson Drive · Clio, Michigan 48420 · I-75 Exit 131

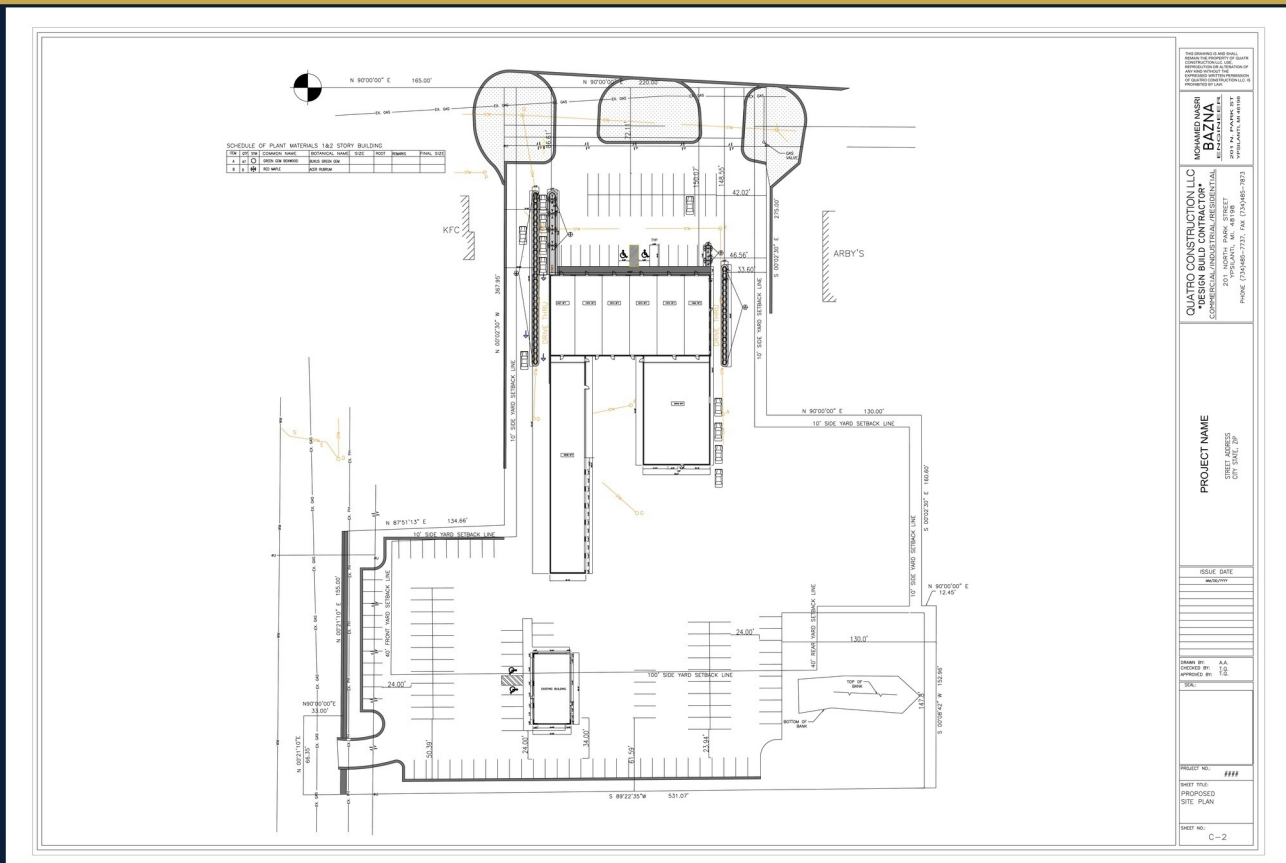
Address	4239 W Vienna Road, Clio, MI 48420
Secondary Address	11468 Peterson Drive, Clio, MI 48420
Total Parcel	4.57 Acres — One Parcel
Retail Units	Up to 6 Units — Retail Frontage — Built to Suite
Drive-Thru	Two Drive-Thru Units Available
Auto Shop Unit	5,500 SF — 6 Bays — Mechanic / Auto Shop Ready
Warehouse	5,200 SF Warehouse Unit Available
Indoor Storage	400 SF Indoor Storage Units Available
Rear Building	11468 Peterson Dr — 1,920 SF Single Unit
Total Leasable SF	22,783+ Square Feet
Lease Type	Triple Net (NNN) — Call for Pricing
Availability	Mid 2027 — New Construction Built to Suite
Zoning	Commercial Retail — City of Clio
Freeway Access	I-75 Exit 131 — Signalized Access
I-75 Traffic	75,000 VPD at Exit 131
Vienna Rd Traffic	21,589 VPD West of I-75 · 18,695 VPD East of I-75

EXECUTIVE SUMMARY

Positioned directly at one of the strongest interstate commercial exits in the region, this development captures substantial daily travel traffic with 75,000 vehicles per day on I-75. This is a high-visibility, travel-oriented retail opportunity unlike any other in the corridor. The site benefits from a powerful existing QSR cluster — McDonald's, Burger King, Taco Bell, KFC, Arby's, Wendy's, and Tim Hortons — all within walking distance. Flexible configurations available from approximately 1,200 SF to 22,783+ SF across multiple unit types including retail frontage, drive-thru units, auto shop, warehouse, and storage. New construction delivery Mid 2027.

- ✓ **Strong Existing QSR Cluster at Exit**
- ✓ **Interstate Visibility & Signalized Access**
- ✓ **Rare Drive-Thru Availability**
- ✓ **Birch Run & Frankenmuth Corridor Proximity**
- ✓ **Walmart + Menards Anchor Synergy**
- ✓ **75,000 VPD Interstate Traffic**
- ✓ **Regional Travel Stop Behavior**
- ✓ **New Construction — Mid 2027 Delivery**

SITE PLAN · TRAFFIC · DEMOGRAPHICS



Proposed Site Plan — Quatro Construction LLC — Subject to change

TRAFFIC COUNTS (MDOT 2025)

Roadway	VPD	Direction
I-75 Mainline	75,000	Both
W Vienna Rd (W of I-75)	21,589	Both
W Vienna Rd (E of I-75)	18,695	Both
I-75 NB Off Ramp	9,002	NB

DEMOGRAPHICS

Demographic	3 Miles	5 Miles	10 Miles
Population	28,500	68,000	185,000
Households	11,200	27,500	74,000
Avg HH Income	\$58,500	\$61,200	\$63,800
Median HH Income	\$54,000	\$57,800	\$59,400
Daytime Population	32,000	74,000	198,000

SURROUNDING TENANTS

4239 W Vienna Road · Clio, Michigan 48420
 SURROUNDING RETAIL & COMMERCIAL TENANTS · 172 EXP 131

Case / LandMark Center



FOOD & BEVERAGE

McDonald's · Burger King · Taco Bell · KFC · Arby's · Wendy's · Subway · Jimmy John's · Tim Hortons · Domino's · Applebee's · Big Boy · BIGGBY Coffee · Tropical Smoothie Cafe · Rally's · Lucky's Steakhouse · Leo's Coney Island

RETAIL · AUTOMOTIVE · FINANCIAL

Walmart Supercenter · Menards · Family Farm & Home · ALDI · Tractor Supply Co. · Goodwill · Dollar Tree · AutoZone · Monro Auto Service · Simms Chevrolet · Coming Soon: Chrysler Dodge Jeep Ram · Chase Bank · Independent Bank · Dort Federal CU