



## **Retail For Lease**

Property Name:

Location: 4002 Miller Road

City, State: Flint, MI
Cross Streets: Lennon Road
County: Genesee
Zoning: CM

Year Built: 2018

Total Building Sq. Ft.: 4,000		4,000			Р	Property Type:		General Retail-Commercial
Available Sq. Ft.: 4,000				В	Bldg. Dimensions:		N/A	
<b>Min Cont. Sq. Ft.:</b> 4,000				T	Total Acreage:		0.51	
Max Cont. Sq. Ft.:	lax Cont. Sq. Ft.: 4,000			La		Land Dimensions:		N/A
Ceiling Height:		16'			Р	arking:		14
Overhead Door(s) / Height:		0			С	Curb Cuts:		1
Exterior Construction:		Masonry			P	Power:		N/A
Structural System:		N/A			R	Restrooms:		Yes
Heating:		Yes			S	Sprinklers:		Yes
Air-Conditioning:		Yes			S	Signage:		Building & Pylon
Basement:		No			R	Roof:		Flat
Number of Stories:		1			F	Floors:		N/A
Condition:		Excellent			D	Delivery Area:		N/A
Population: Media		HH Income:	Traffic:	Yr:	2025	Count:	18,081	Miller Rd. S. of Lennon Rd. 2-Way
<b>1 Mile:</b> 2,135	1 Mile:	\$48,223		Yr:	2025	Count:	25,812	Miller Rd. N. of Lennon Rd. 2-Way
<b>3 Miles:</b> 39,194	3 Miles	\$59,179		Yr:	2025	Count:	81,302	I-75 & Miller Rd. 2-Way
<b>5 Miles:</b> 112,529	5 Miles	\$55,263		Yr:	2025	Count:	8,613	Lennon Rd. W. of Miller Rd. 2-Way

Current Tenant(s): N/A Major Tenants: N/A

 Lease Rate:
 \$16.50
 Improvement Allowance:
 N/A

 Lease Type:
 NNN
 Options:
 N/A

Monthly Rate: N/A Taxes: \$10,923.24 (2025)

 Lease Term:
 5 Year(s)
 TD:
 N/A

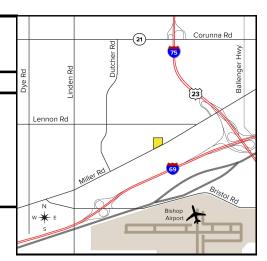
 Security Deposit:
 N/A
 Assessor #:
 N/A

Parcel #: 07-28-529-001 Date Available: Immediately

Utilities		Electric:	Yes
Sanitary Sewer:	Yes	Gas:	Yes
Storm Sewer:	Yes	Water:	Yes

Tenant Responsibilities: N/A

**Comments:** Prime Leasing Opportunity on Miller Road in Flint Township. Excellent stand-alone building ideal for retail, medical, restaurant, or a variety of commercial uses. Positioned along the high-traffic Miller Road corridor, the property offers outstanding visibility, prominent signage, and strong daily traffic counts. Close proximity access to I-69 and I-75.



**Broker: SIGNATURE** ASSOCIATES

Agent(s):

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