



**SIGNATURE
ASSOCIATES**
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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	Property Type:	General Retail-Commercial
Available Sq. Ft.:	4,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	4,000	Total Acreage:	0.51
Max Cont. Sq. Ft.:	4,000	Land Dimensions:	N/A
Ceiling Height:	16'	Parking:	14
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Masonry	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Building & Pylon
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	Excellent	Delivery Area:	N/A
Population:	Median HH Income:	Traffic:	Yr: 2025 Count: 18,081 Miller Rd. S. of Lennon Rd. 2-Way
1 Mile: 2,135	1 Mile: \$48,223	Yr: 2025 Count: 25,812	Miller Rd. N. of Lennon Rd. 2-Way
3 Miles: 39,194	3 Miles: \$59,179	Yr: 2025 Count: 81,302	I-75 & Miller Rd. 2-Way
5 Miles: 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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