

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:**				
1 Mile:	2,135	**1 Mile:**	$48,223	**Yr:**	2025	**Count:**	18,081	Miller Rd. S. of Lennon Rd. 2-Way
3 Miles:	39,194	**3 Miles:**	$59,179	**Yr:**	2025	**Count:**	25,812	Miller Rd. N. of Lennon Rd. 2-Way
5 Miles:	112,529	**5 Miles:**	$55,263	**Yr:**	2025	**Count:**	81,302	I-75 & Miller Rd. 2-Way
				Yr:	2025	**Count:**	8,613	Lennon Rd. W. of Miller Rd. 2-Way

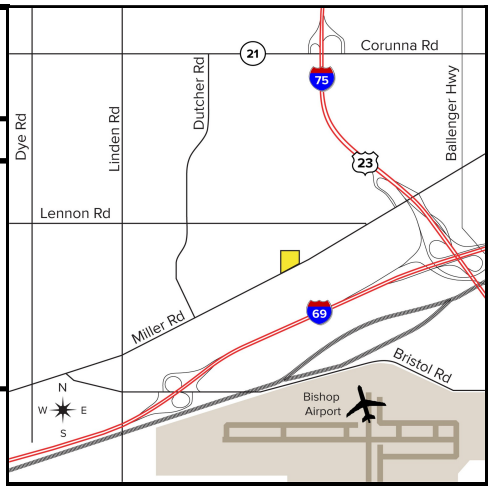
Current Tenant(s): N/A **Major Tenants:** N/A

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			
Sanitary Sewer:	Yes	**Electric:**	Yes
Storm Sewer:	Yes	**Gas:**	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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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.