



FREE RENT!

PILOT

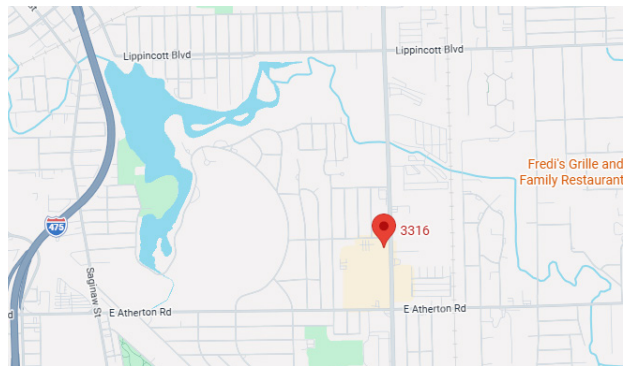
PROPERTY GROUP

3316-3410 S DORT HWY, FLINT, MI 48507

PROPERTY OVERVIEW:

- Join Total Wireless and AAA Home Improvement.
- Motivated Landlord ready to make deals.
- Excellent main road exposure.
- City Corridor District which allows for multiple uses.

Property Type: Retail Plaza
 Cross Streets: West side of Dort Hwy, North of Atherton
 Total Square Footage: 32,100
 Building Name: Dort Plaza
 Minimum Square Footage: 2,200
 Maximum Square Footage: 20,000
 Parcel Size: 1.36 Acres
 Year Built: 1986
 Zoning: CC
 Ceiling Height: 14'
 Parking Spaces: 75
 Lease Rate: \$8.00/SF/YR
 Lease Type: Gross Plus Utilities



2025 TRADE AREA DEMOGRAPHICS			
DISTANCE	2 MILE	5 MILE	10 MILE
POPULATION	29,119	139,852	299,529
HOUSEHOLDS	12,289	57,985	124,170
AVG HH INCOME	\$51,514	\$65,069	\$74,451
2025 TRAFFIC / AVERAGE DAILY			
COLLECTION STREET	CROSS STREET	VOLUME	
S Dort Highway	E Atherton Rd S	16,360	
S Dort Highway	E Atherton Rd N	14,156	

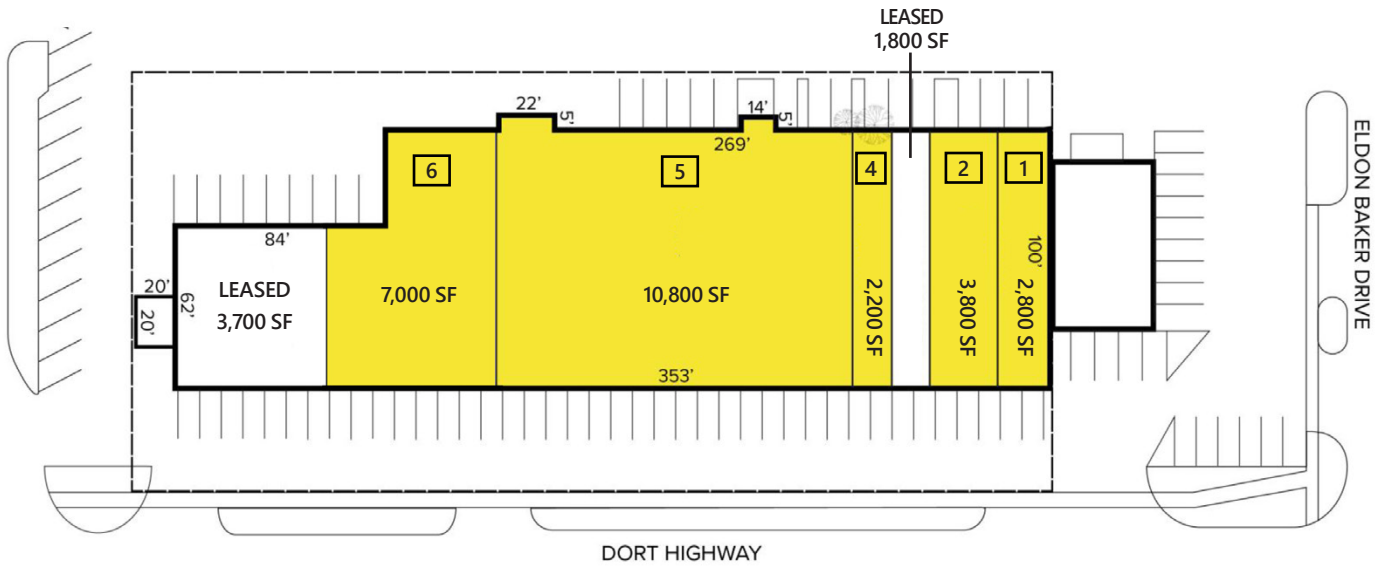
AGENT CONTACT INFO

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SITE PLAN



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