

FOR LEASE



4372 W Pierson Road, Flint, MI

±1,900 SF of Retail Space Available



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PROPERTY HIGHLIGHTS

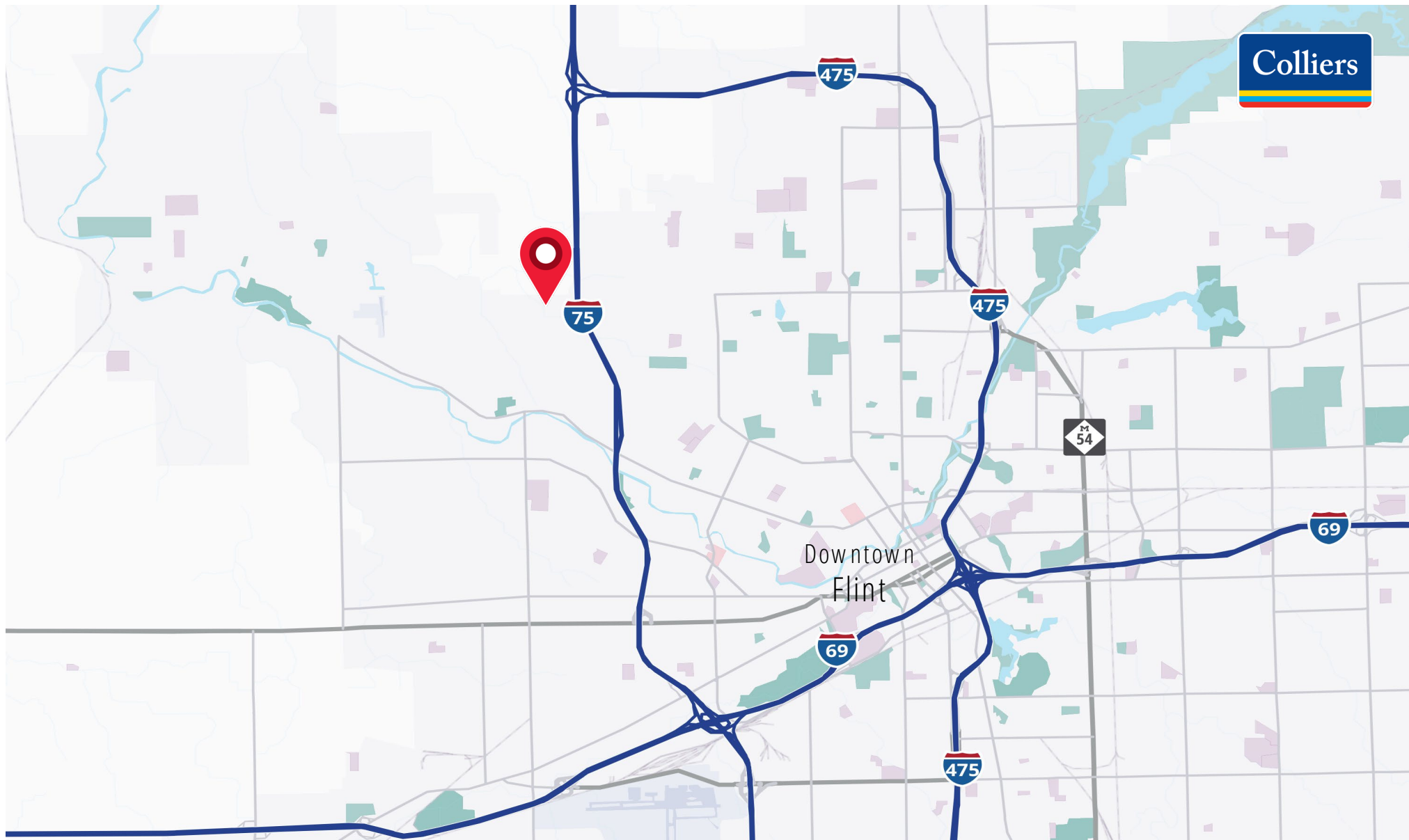
- 5,647 SF Retail Building
- ±1,900 SF Available for Immediate Occupancy
- Adjacent to YaYa's Restaurant
- Excellent Visibility with 23,663 AADT on Pierson Road and 63,012 AADT on I-75
- Pylon and Building Signage
- Less than 1,000' to I-75 Interchange
- Near Taco Bell, Arby's, Red Lobster, Tim Horton's, Cracker Barrel, Subway and More
- Mt. Morris Township Municipality
- Lease Rate: \$14.00 - \$16.00/SF NNN





AERIAL MAP

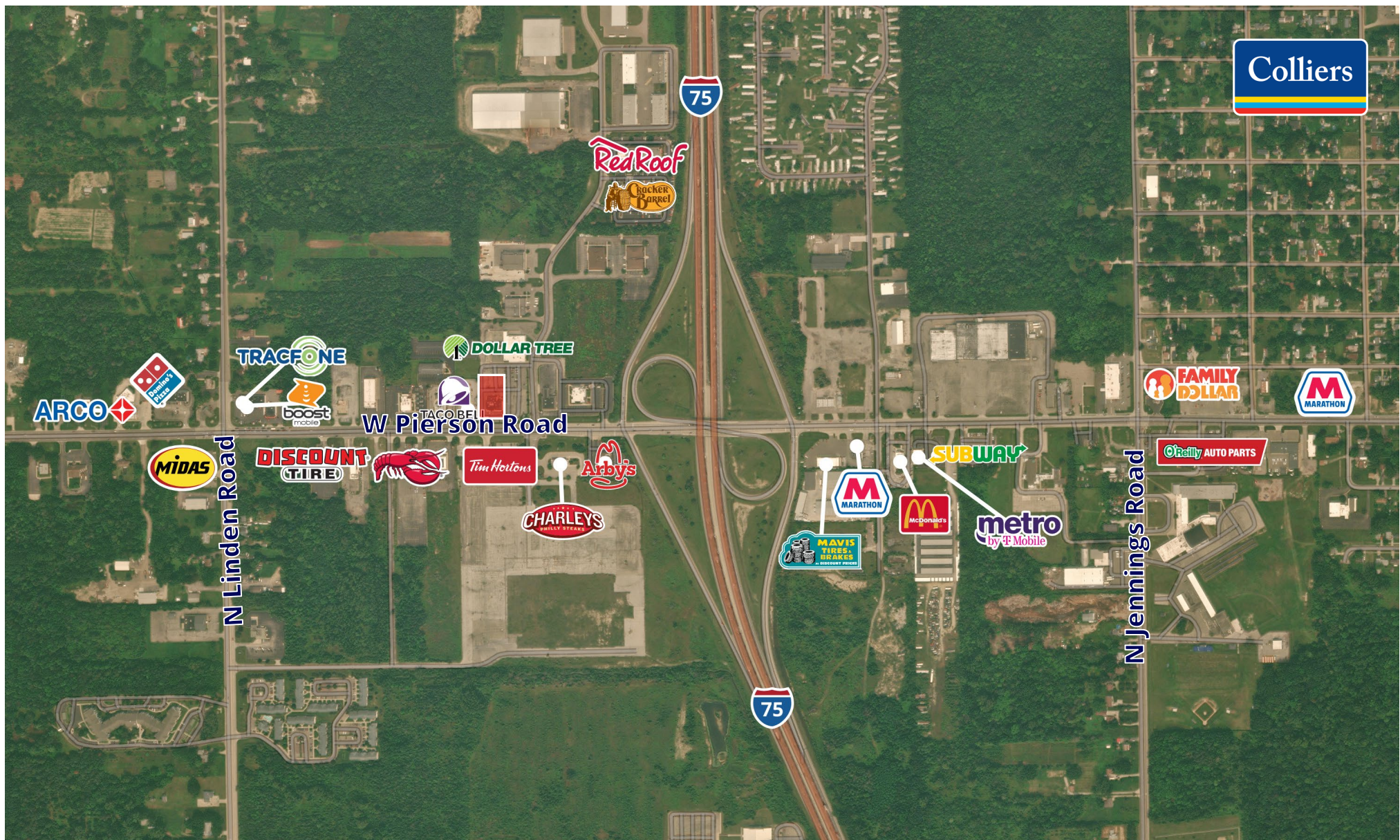
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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

LOCATION MAP

±1,900 SF of Retail Space Available



MERCHANT MAP

±1,900 SF of Retail Space Available

DEMOGRAPHICS

±1,900 SF of Retail Space Available



CURRENT YEAR SUMMARY

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	5,846	15,106	28,312
Total Households	2,580	6,435	12,625
Owner Occupied	67.2%	75.7%	69.7%
Average Household Size	2.2	2.3	2.2
Median Age	43.1	42.6	42.5
2025 – 2030 Population: Annual Growth Rate (CAGR)	3.6%	1.0%	0.1%
2000 – 2025 Population: Annual Growth Rate (CAGR)	7.8%	15.1%	16.3%

CURRENT YEAR POPULATION BY SEX

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	47.5%	48.8%	48.6%
Female Population / % Female	52.5%	51.2%	51.4%

INCOME & HOUSEHOLDS SUMMARY

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Median Household Income	\$75,891	\$84,595	\$84,791
Average Household Income	\$100,692	\$106,562	\$104,526
Per Capita Income	\$44,611	\$46,000	\$46,527

SUMMARY BUSINESS DATA

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	298	488	1,055
Total Employees	3,058	7,152	15,992
Unemployment Rate	4.5%	4.3%	4.1%
Average Commute Time 20 – 24 Minutes	18.0%	20.0%	18.7%

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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