



Retail For Lease

Property Name:
Location: 2918-2922 Flushing Road
City, State: Flint, MI
Cross Streets: N. Bellanger Hwy.
County: Genesee
Zoning: CC
Year Built: 1971 (Retrofit: 2012)

Total Building Sq. Ft.:	24,238	Property Type:	Neighborhood Center
Available Sq. Ft.:	2,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,000	Total Acreage:	1.62
Max Cont. Sq. Ft.:	2,000	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	139
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Package H & C	Sprinklers:	No
Air-Conditioning:	Package H & C	Signage:	Building
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 8,027	Flushing Rd. E. of Ballenger Hwy. 2-Way
1 Mile: 11,718	1 Mile: \$46,438	Yr: 2025	Count: 7,442		Flushing Rd. W. of Ballenger Hwy. 2-Way
3 Miles: 62,006	3 Miles: \$42,886	Yr: 2025	Count: 9,783		Ballenger Hwy. N. of Flushing Hwy. 2-Way
5 Miles: 138,592	5 Miles: \$46,109	Yr: 2025	Count: 11,556		Ballenger Hwy. S. of Flushing Rd. 2-Way

Current Tenant(s): Former Check N' Go **Major Tenants:** Save-A-Lot

Lease Rate:	\$11.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	
Lease Term:	5 Year(s)	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	40-11-159-005	Date Available:	Immediately

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

Tenant Responsibilities: N/A

Comments: Multi-tenant retail center anchored by Save-A-Lot. The center is situated in a strong retail corridor with great traffic counts and rooftop density. Ideal for retail/office or medical user.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com
 Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com

