

FOR LEASE



3093 S Linden Road, Flint, MI

1,488 – 2,976 SF Retail Space Available



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PROPERTY HIGHLIGHTS

- **Available Space:**
 - Suite D: 1,488 SF
 - Suite E: 1,488 SF
 - Combined: 2,976 SF
- **Lease Rate:** \$17.00/SF NNN
- **Co-Tenants:** Medawar Jewelers, Biggby Coffee and Jet's Pizza
- **Prime Location:** Freestanding Building on Busy S Linden Road, Next to Genessee Valley Mall, and Across From Kohl's, Hobby Lobby, Ashley Furniture, Michaels, Ollie's, and Many More National Retailers
- **High-Traffic Area:** Linden Road - 18,556 AADT
- **Accessibility:** On Bus Line Route and 8 – 10 Minutes to I-69/I-75 Interchange
- **Parking:** Abundant Front-Door
- **Signage:** Building and Monument Sign Panel

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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.

MERCHANT MAP

1,488 – 2,976 SF Retail Space Available

DEMOGRAPHICS – 10 MILE RADIUS

1,488 – 2,976 SF Retail Space Available



Household & Population Characteristics



121,574
Total Housing
Units



\$172,723
Median Home
Value



68%
Owner Occupied
Housing Units



40.15
Median
Age



270,138
Total Daytime
Population



2.4
Average
Household Size



259,825
Current Total
Population



108,876
Current Total
Households

Income & Households Summary



\$53,417
Median
Household
Income

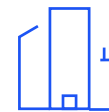


\$74,476
Average
Household
Income



\$31,278
Per Capita
Income

Business



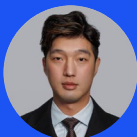
8,955
Total
Businesses



123,040
Total
Employees

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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