FOR SALE // PRIME DEVELOPMENT OPPORTUNITY



Bristol Road, Flint, MI

For more information, contact:

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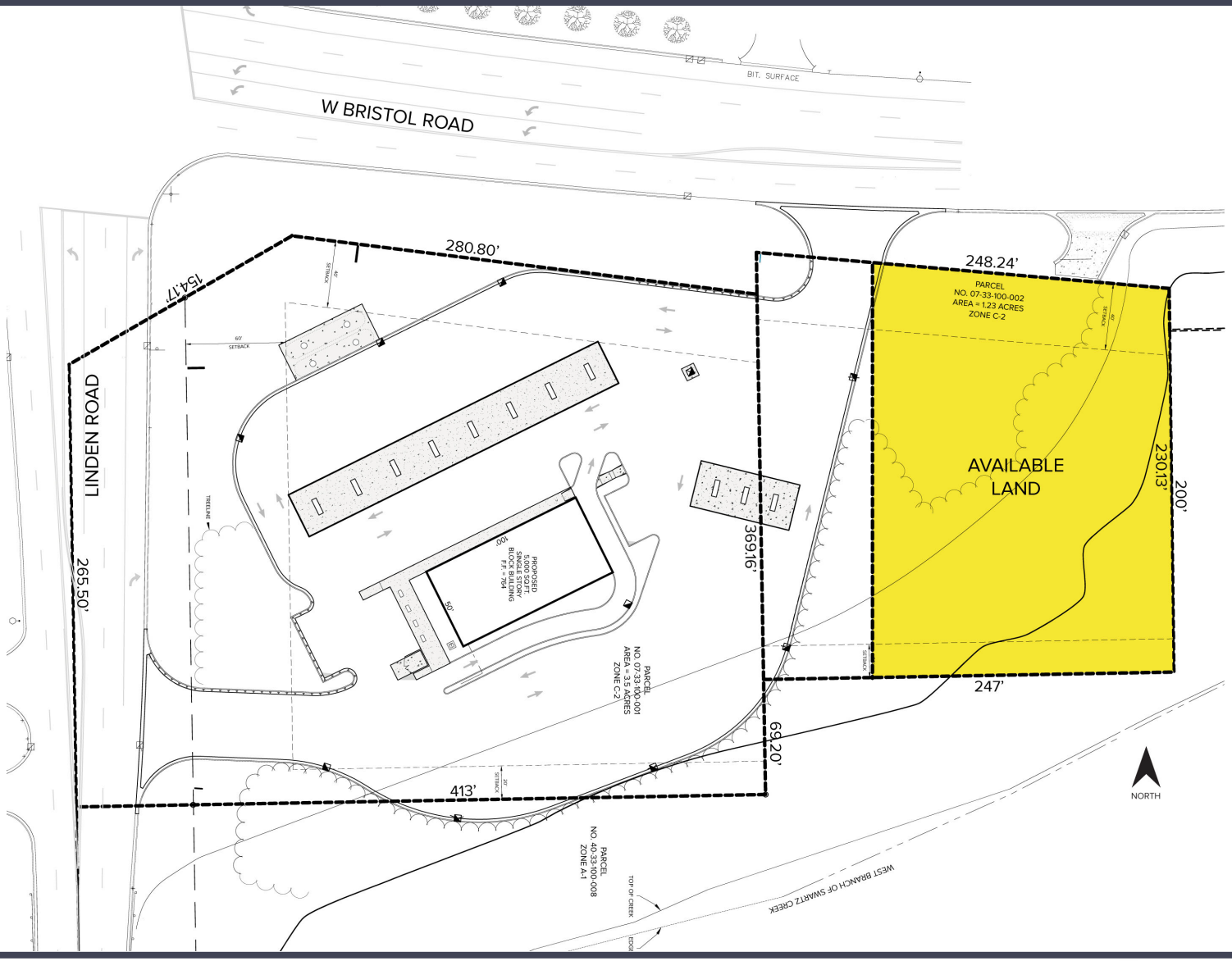
PROPERTY OVERVIEW

- 1-acre development opportunity
- Immediate access to I-69 benefiting from both am/pm commuters
- Ideal for retail, restaurant, coffee shop, financial institution, carwash, mixed-use and more
- Trade aera surrounded by national retailers and next to new service station opening in 2024
- Sale Price: $650,000

DEMOGRAPHICS	POPULATION	MED. HH INCOME
1 MILE	1,697	$72,216
3 MILE	23,930	$66,518
5 MILE	86,311	$60,037

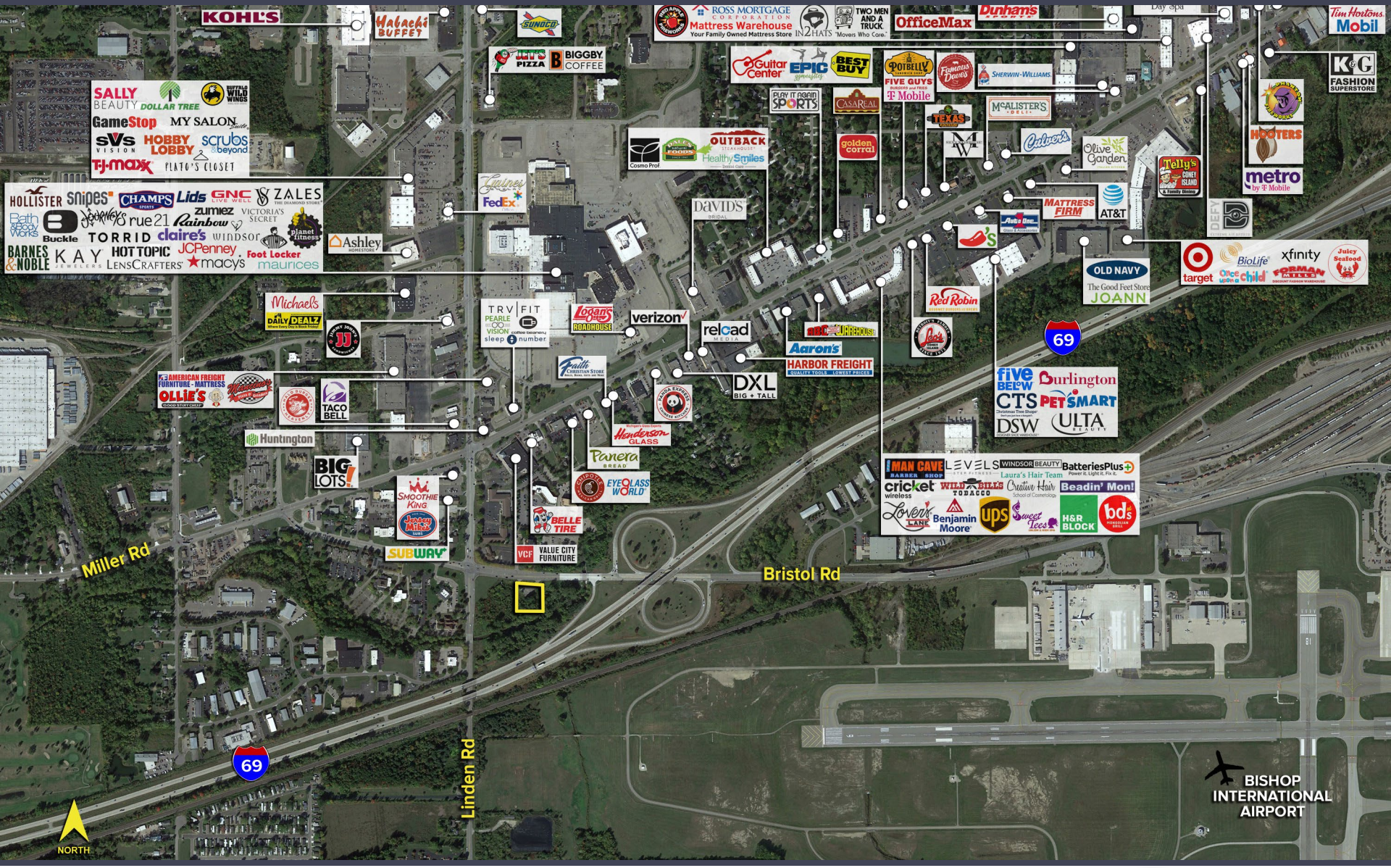
TRAFFIC COUNTS	
13,848	Linden Rd. N. of Bristol Rd.
14,159	Linden Rd. S. of Bristol Rd.
17,408	Bristol Rd. E. of Linden Rd.
7,277	Bristol Rd. W. of Linden Rd.

SITE PLAN



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AREA BUSINESSES



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