

4144 LINDEN ROAD
FLINT TOWNSHIP., MICHIGAN

LAND FOR SALE
11.26 Acres Available



**SIGNATURE
ASSOCIATES**
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PROPERTY FEATURES

- 11.26 acres of prime vacant land, zoned C-2, ready to be developed
- Approximately 1,399' of frontage on I-69, as well as 581' of frontage on Linden
- Ideal location for a self-storage, residential or many other uses with excellent freeway exposure
- Also includes Parcel ID 0732200011 zoned industrial
- Billboard and rights to second billboard are not included in the sale
- Located South of I-69 on the west side of Linden Rd, between Bristol Road & Champagne Dr.
- Sale Price: \$350,000 (\$31,083.48/acre)



For more information, please contact:

MARVIN PETROUS
(248) 359 0647
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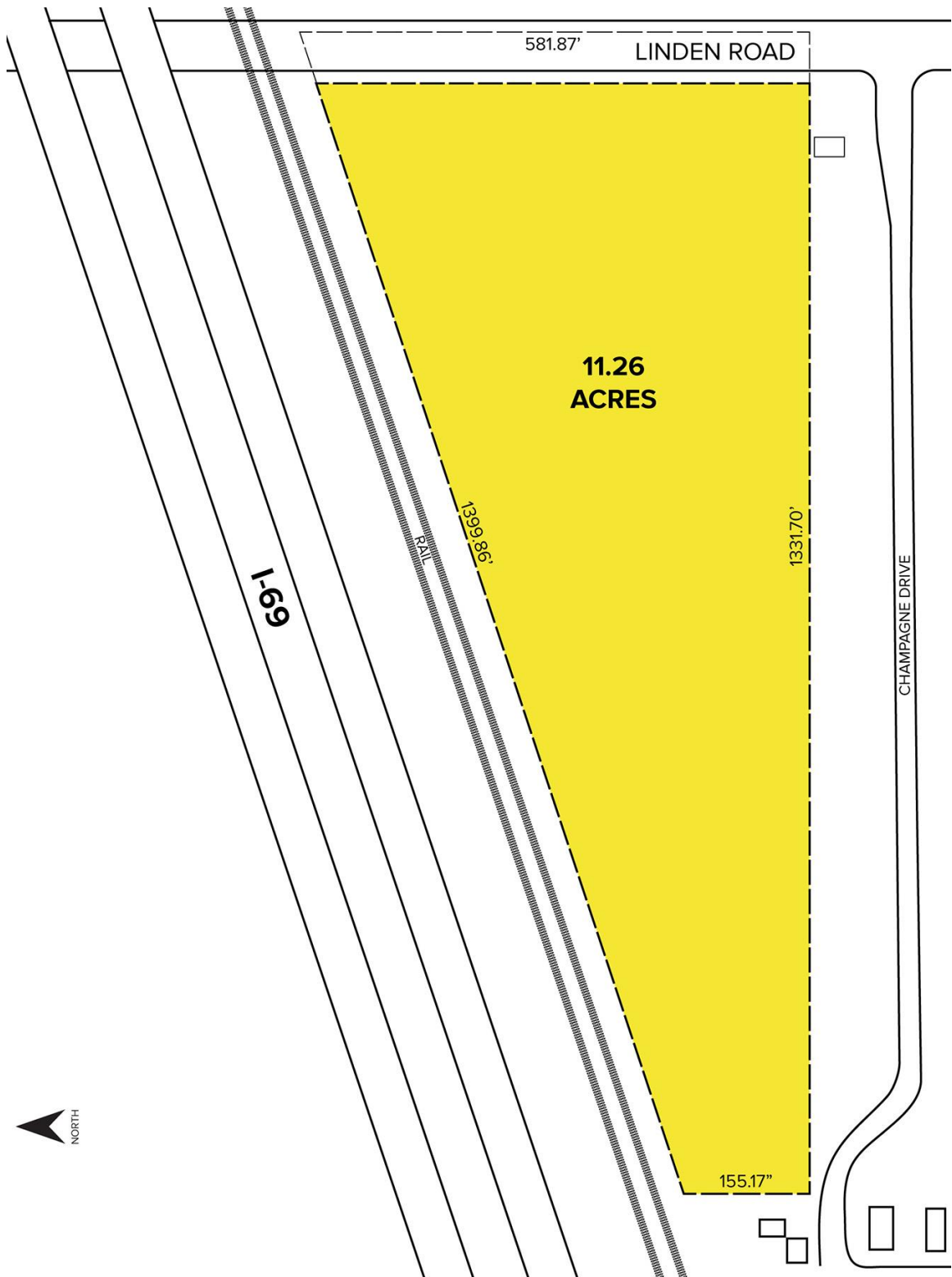
GARY STEPHENS
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One Towne Square, Suite 1200
Southfield, MI 48076
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4144 Linden Road – Flint Township, Michigan
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Site Plan



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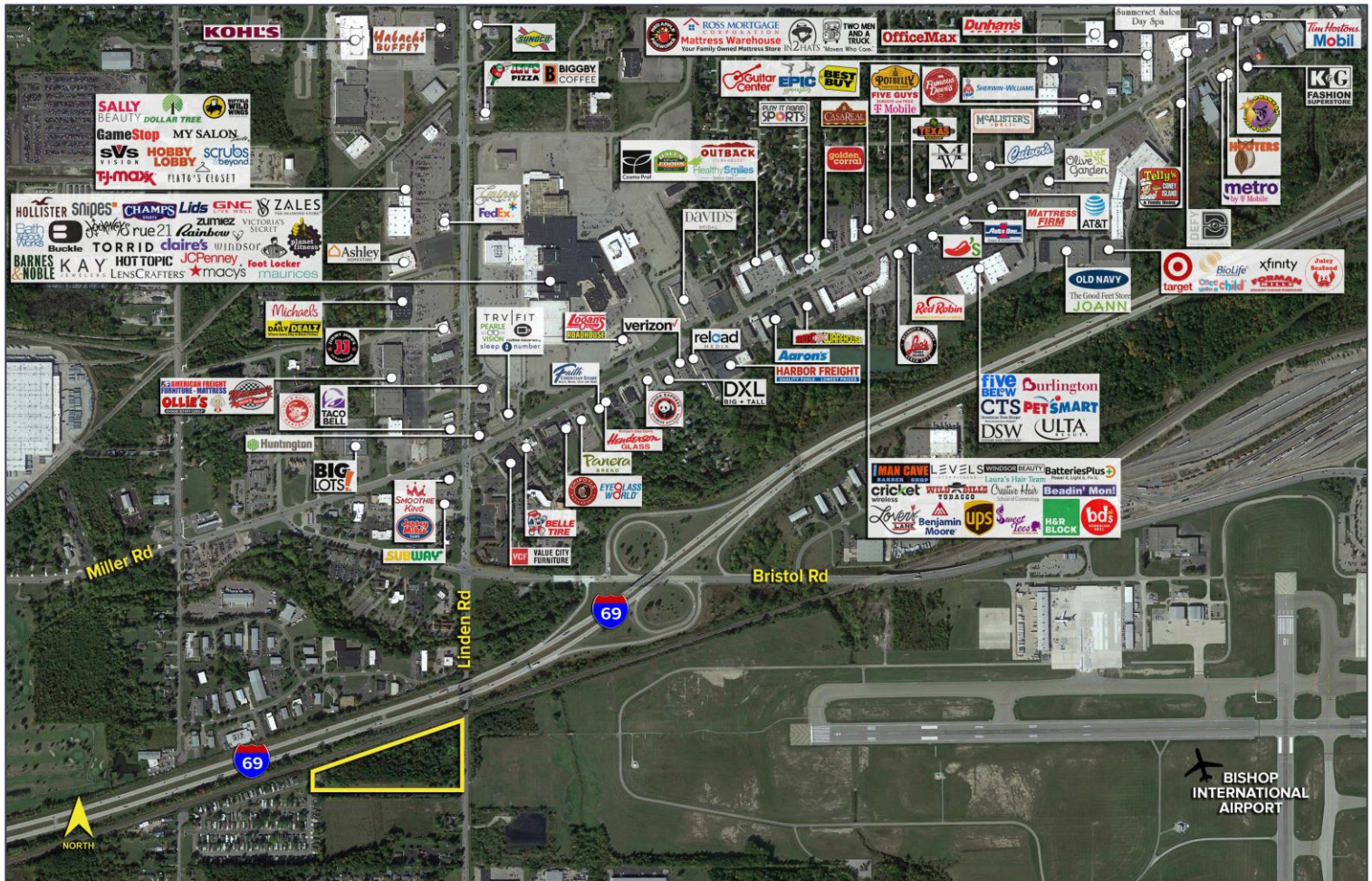
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,570	\$70,958
3 MILE	20,338	\$54,788
5 MILE	79,639	\$50,705

TRAFFIC COUNTS (TWO-WAY)

20,507	Linden Rd. N. of I-69
20,823	Linden Rd. S. of I-69
53,141	I-69 E. of Linden Rd.
47,171	I-69 W. of Linden Rd.



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