FORMER HOOTERS

3415 MILLER ROAD, FLINT, MI 48507

FORMER HOOTERS FOR SALE OR LEASE

APEX
COMMERCIAL REAL ESTATE ADVISORS

Ayson Shammami
Managing Partner
248.579.5042
ayson@apexre.com

Sal Yaldo
Managing Partner
248.579.5045
sal@apexre.com

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32300 Northwestern Highway | Suite 210
Farmington Hills, MI 48334
(248) 579-5045
www.apexre.com

LOCATION DESCRIPTION

Located in the bustling city of Flint, the area surrounding the property offers a dynamic environment for retail and street retail investors. Nearby points of interest include the Genesee Valley Center, a popular shopping destination with a wide range of retail stores and dining options. Additionally, the Flint Farmers' Market provides a vibrant hub for local vendors and offers a diverse array of products. The area benefits from a strong consumer base, drawn to the variety of retail options and entertainment venues. With its strategic position in Flint, the property presents an enticing opportunity for investors seeking to capitalize on the area's thriving retail scene.

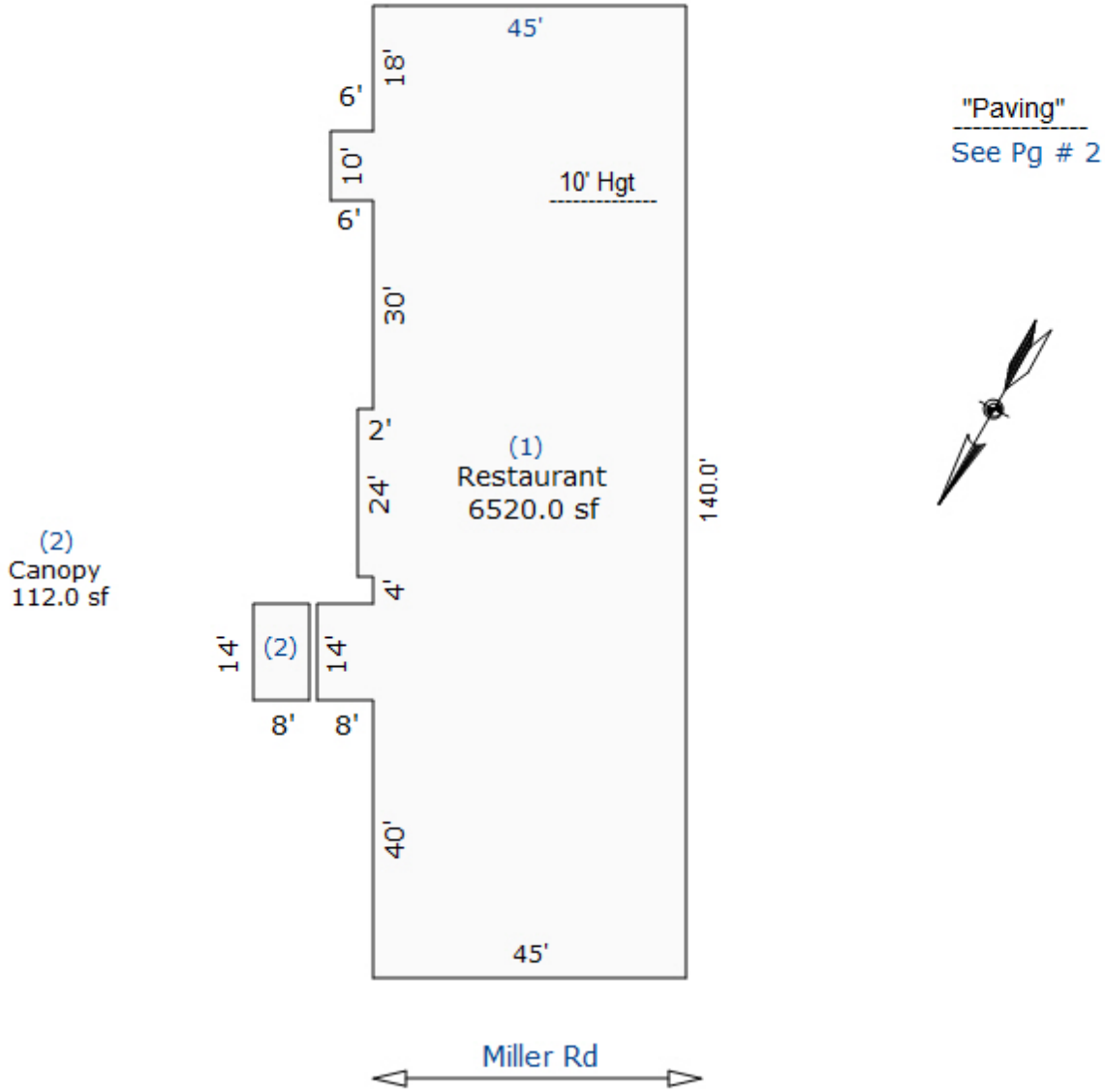
OFFERING SUMMARY

Sale Price	**$1,600,000**
Lease Rate	**Inquire Within**
Building Size	**5,784 SF**
Total Lot Size	**1.51 Acres**

PROPERTY HIGHLIGHTS

- The property consists of a 5,784 square foot building, offering ample space for retail or street retail opportunities.
- Built in 1979, the building has a solid foundation and a long-standing presence in the Flint area.
- Situated in a prime location in Flint, the property enjoys high visibility and accessibility, making it ideal for retail businesses.
- Its spacious interior layout provides a versatile space for a variety of retail concepts and configurations.
- The property features ample parking space, accommodating the needs of both customers and employees.
- With its prominent position on Miller Road, the property benefits from high visibility to passing traffic and potential customers.
- Proximity to major roadways enhances accessibility and convenience for patrons and employees alike.
- Located in an established commercial area, the property is surrounded by a diverse mix of businesses and services.

ADDITIONAL PHOTOS

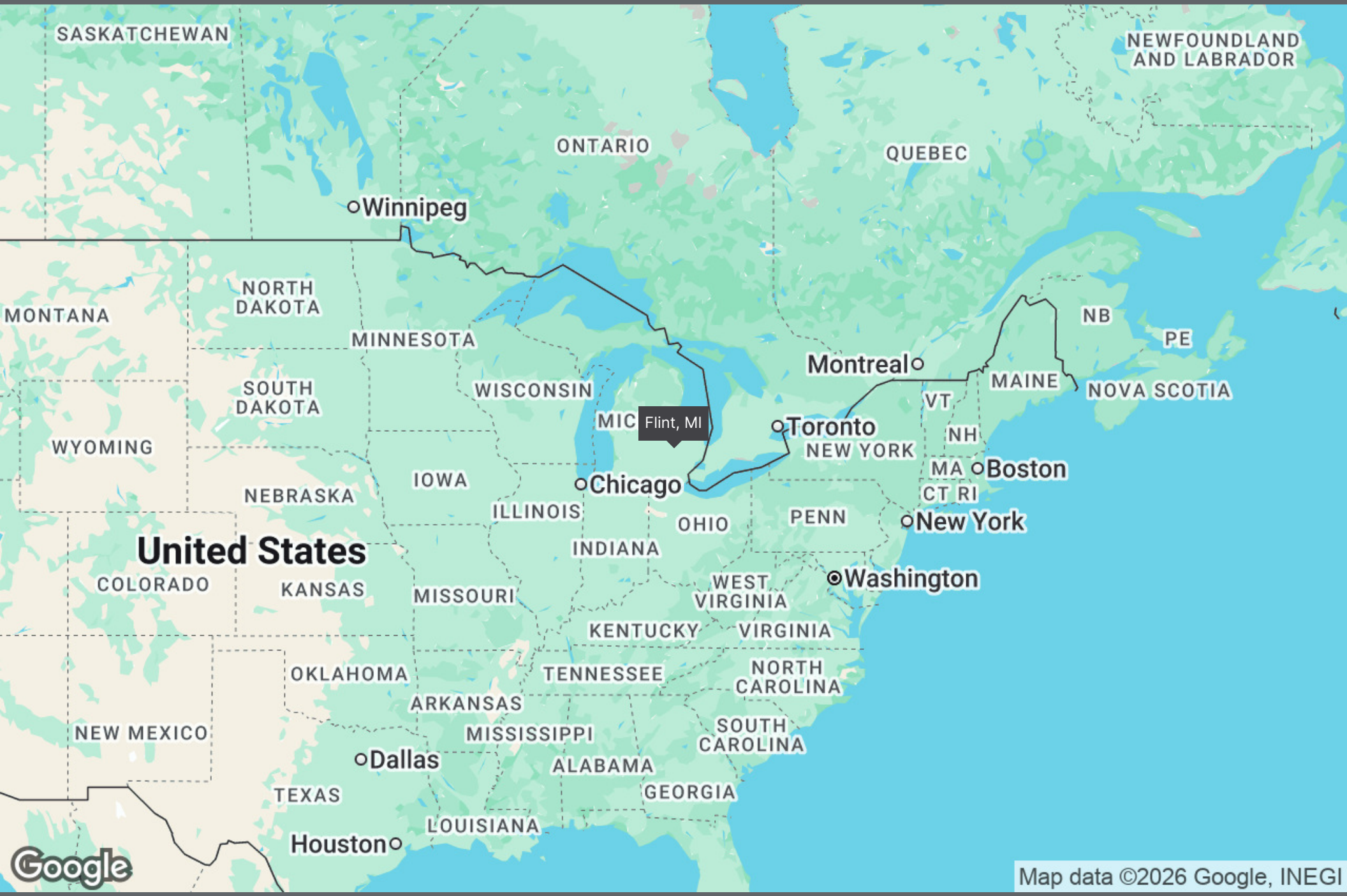

45'
18'
6'
10'
6'
10' Hgt
30'
2'
24'
4'
(1)
Restaurant
6520.0 sf
140.0'
(2)
Canopy
112.0 sf
14'
(2)
14'
8'
8'
40'
45'
Miller Rd
"Paving"
See Pg # 2

AERIAL MAP

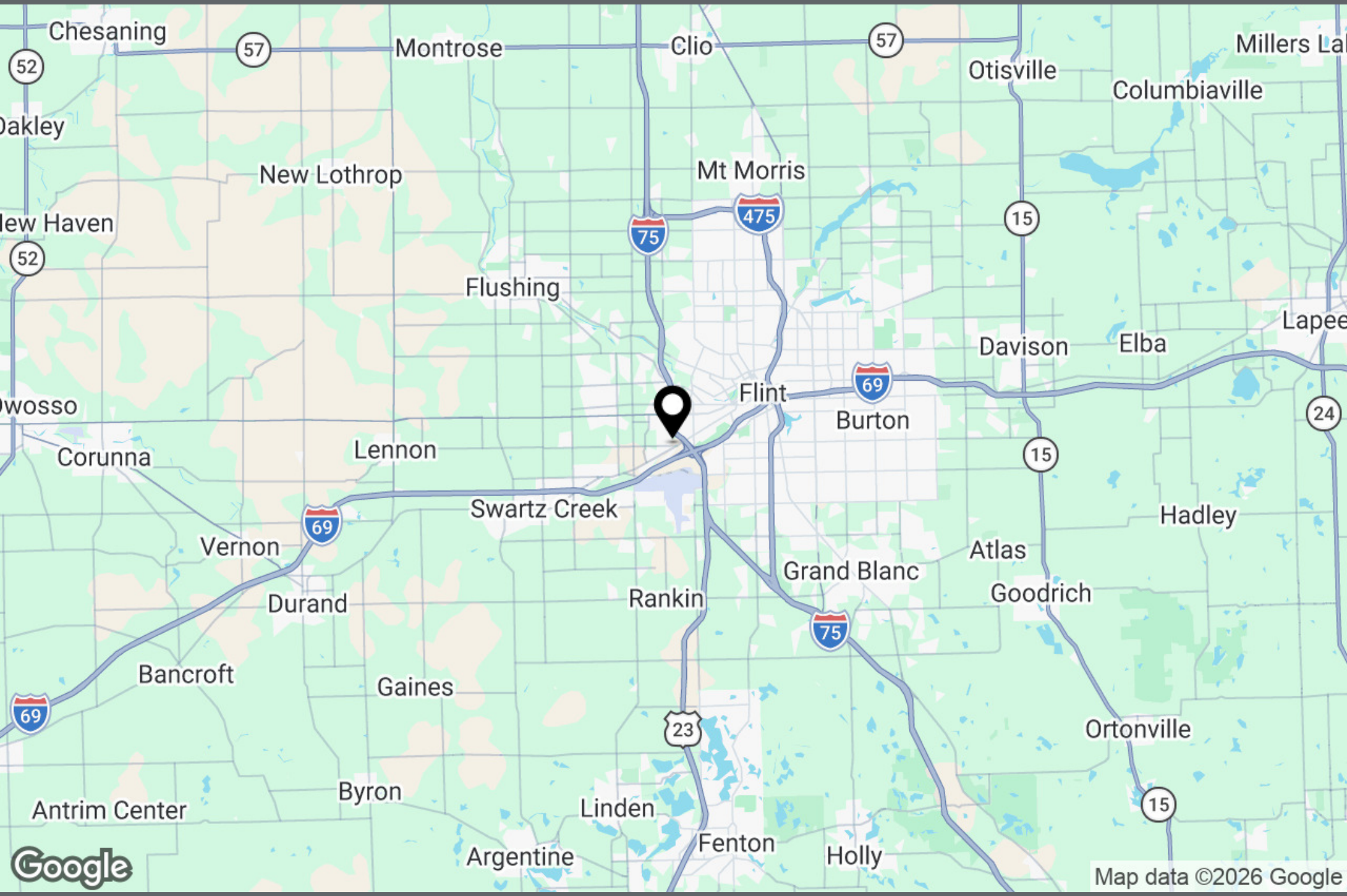
AERIAL MAP

FORMER HOOTERS

REGIONAL MAP



LOCATION MAP

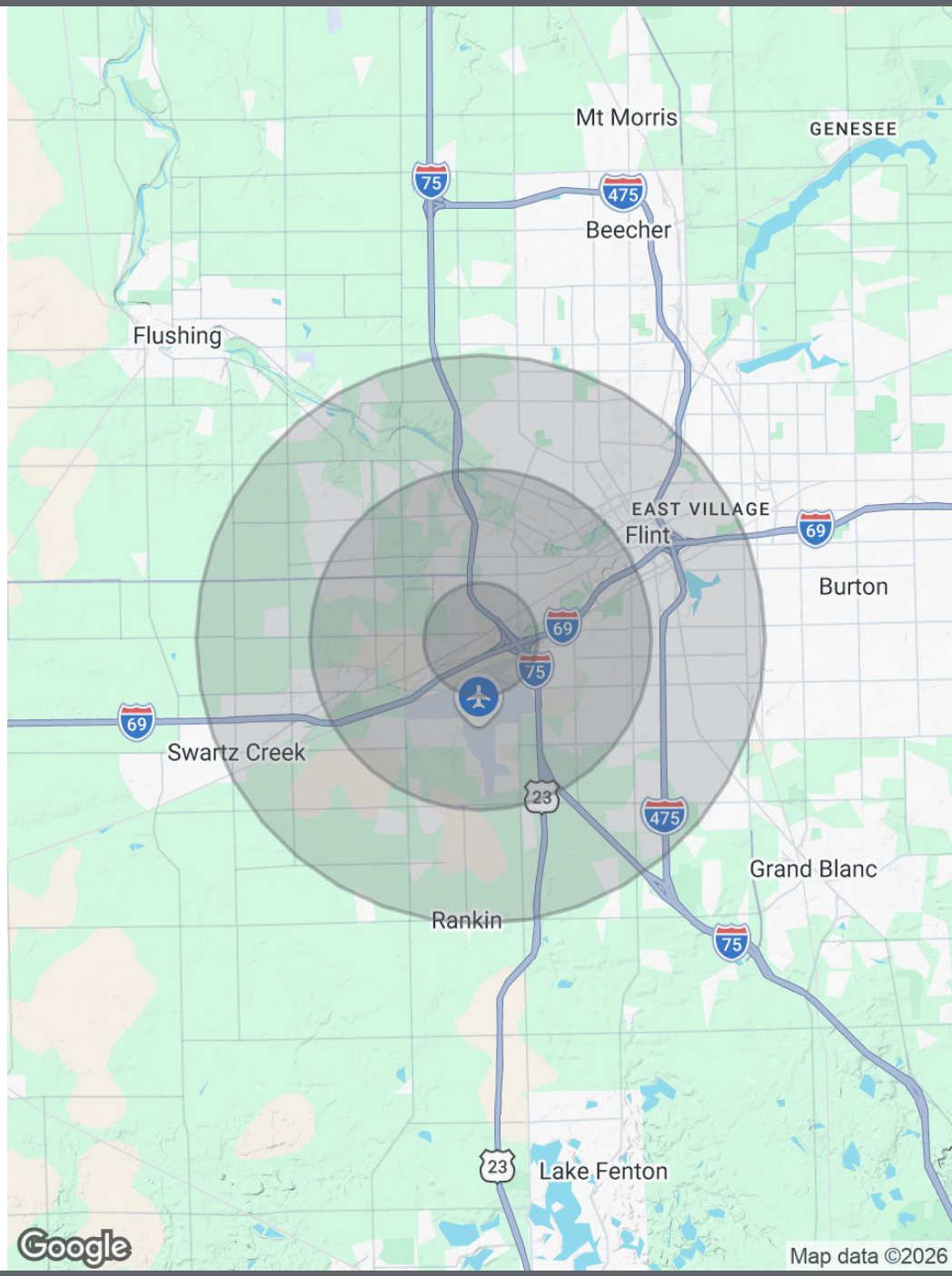


DEMOGRAPHICS MAP & REPORT

FORMER HOOTERS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,653	42,218	113,381
Average Age	44	40	41
Average Age (Male)	43	39	39
Average Age (Female)	45	41	42
HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	1,270	18,075	48,233
# of Persons per HH	2.1	2.3	2.4
Average HH Income	$54,591	$57,308	$59,486
Average House Value	$135,030	$124,573	$136,366
RACE	**1 MILE**	**3 MILES**	**5 MILES**
Total Population - White	1,714	22,826	59,438
Total Population - Black	629	14,787	42,322
Total Population - Asian	26	344	1,084
Total Population - Hawaiian	0	13	36
Total Population - American Indian	18	223	561
Total Population - Other	34	730	1,851

2020 American Community Survey (ACS)



AYSON SHAMMAMI

Managing Partner

Direct: 248.579.5042 **Cell:** 248.554.5709
ayson@apexre.com

SAL YALDO

Managing Partner

Direct: 248.579.5045 **Cell:** 248.996.7069
sal@apexre.com

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