

# 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

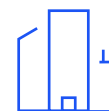


**\$74,476**  
Average  
Household  
Income



**\$31,278**  
Per Capita  
Income

## Business



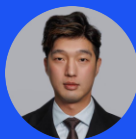
**8,955**  
Total  
Businesses



**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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