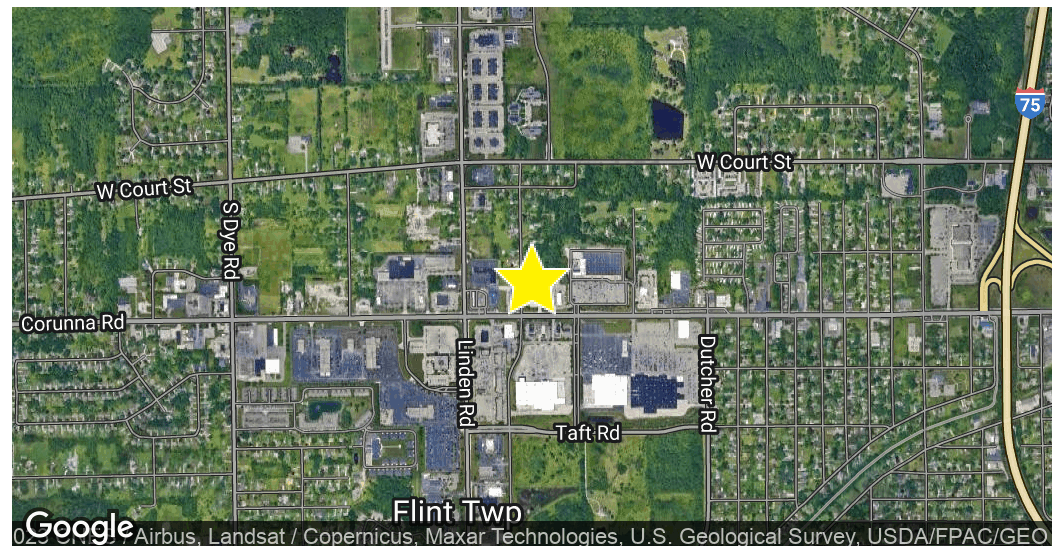


THE SHOPPES AT
FLINT - UNIT C

4455 CORUNNA RD., SUITE C, FLINT,
MI 48532

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	Email For Pricing: gina@malyrealty.com
Available SF:	1,854 SF
Zoning:	C-2

PROPERTY OVERVIEW

Located on the South end of The Shoppes at Flint, at the intersection of Corunna Road and Lincor Parkway.

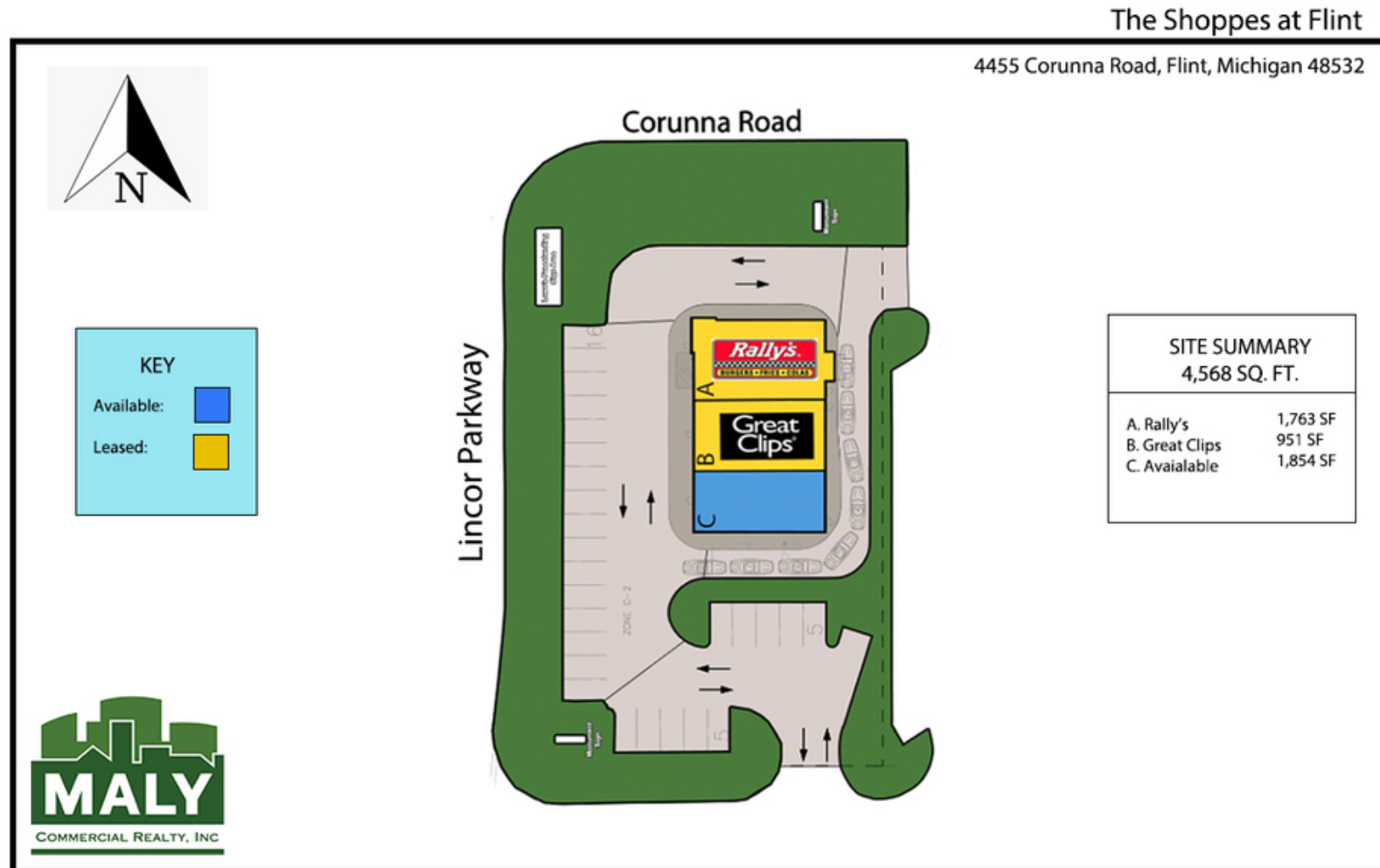
PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- 35' Wide X 53' Deep
- Outparcel Endcap space inline with Great Clips and Rally's
- Zoning: C-2, General Business
- Anchored by North Gate
- Space fronts Lincor Parkway
- Corunna Rd AADT: 28,886
- S Linden Rd AADT: 21,942

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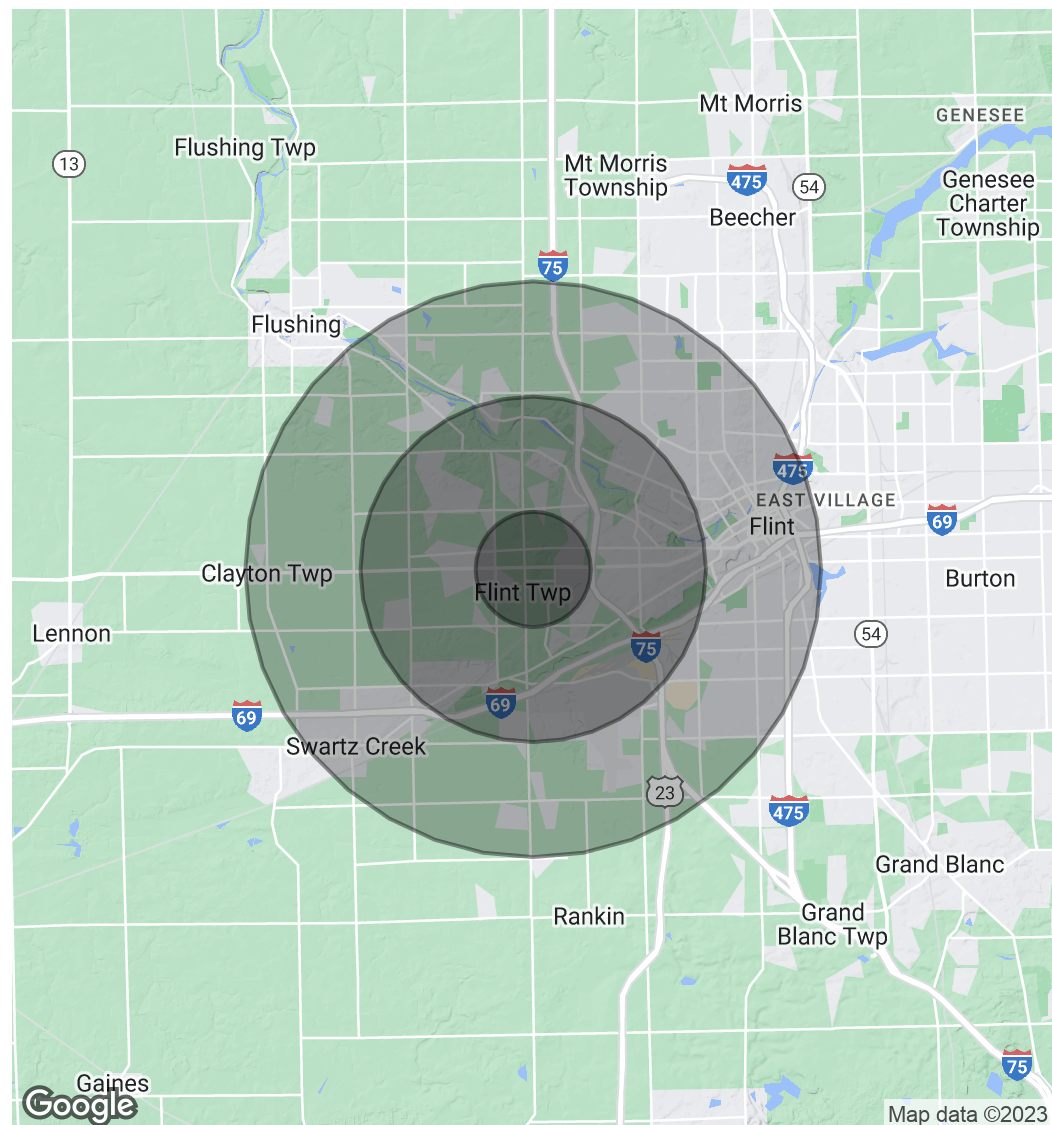
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,505	38,119	111,342
Average Age	43.8	37.8	36.2
Average Age (Male)	37.7	34.6	34.0
Average Age (Female)	47.7	41.6	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,631	15,919	44,506
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$46,088	\$54,059	\$50,123
Average House Value	\$148,374	\$123,025	\$103,768

* Demographic data derived from 2020 ACS - US Census



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