

20,700 SF FORMER ABC WAREHOUSE



AVAILABLE



4247 Miller Rd

Flint, Michigan 48507

Property Highlights

- Excellent Pylon Signage
- Great Ingress and Egress
- 1 Truckwell
- 1 OHD
- Rare Opportunity to Own Single Tenant Retail Building
- Heavily Trafficked Retail Corridor

OFFERING SUMMARY

Lease Rate:	Contact Listing Agent(s)
Sale Price:	Contact Listing Agent(s)
Building Size:	20,700 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	613	16,594	52,089
Total Population	1,286	34,184	105,102
Average HH Income	\$48,553	\$48,164	\$47,097



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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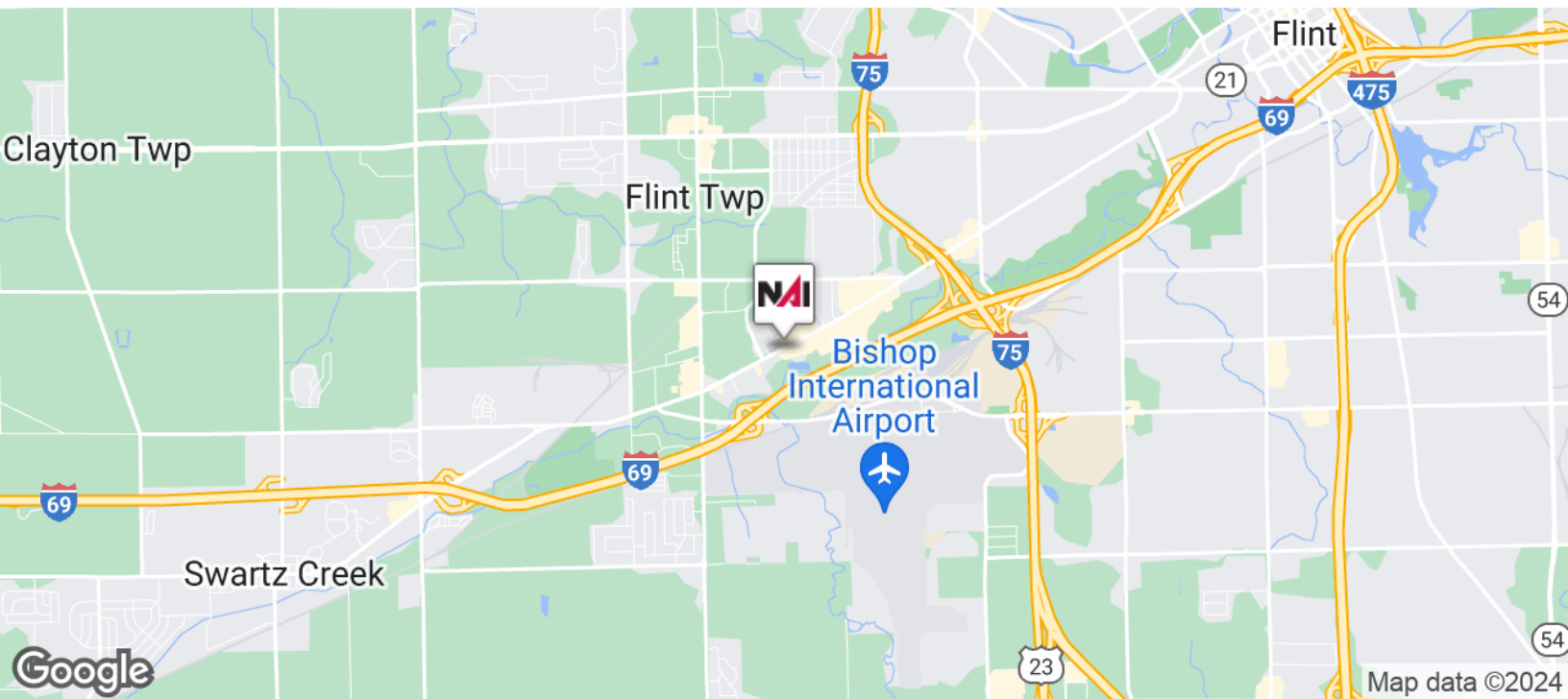
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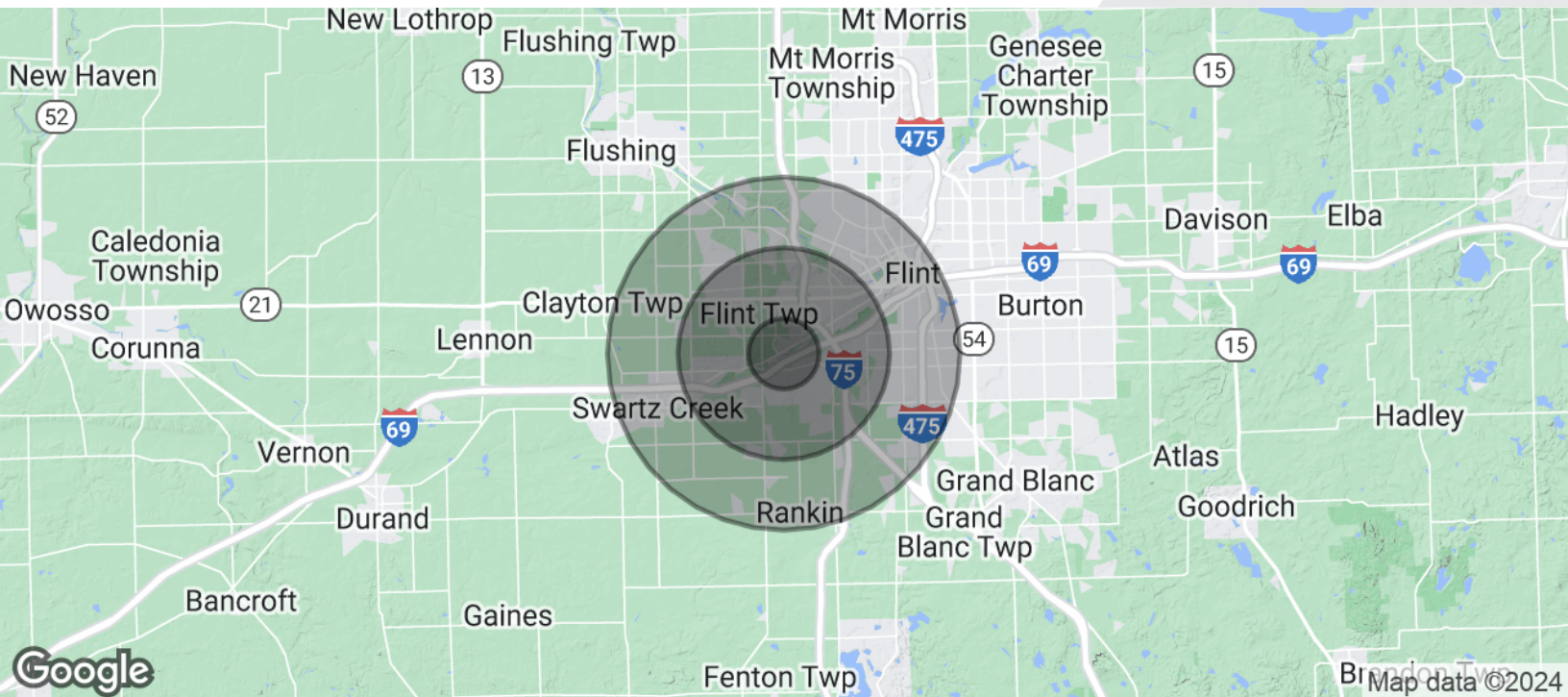
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,286	34,184	105,102
Average Age	44.1	41.2	39.7
Average Age (Male)	42.9	40.5	39.0
Average Age (Female)	45.4	41.8	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	613	16,594	52,089
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$48,553	\$48,164	\$47,097
Average House Value	\$101,664	\$86,761	\$83,112

* Demographic data derived from 2020 ACS - US Census



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