

REPRESENTATIVE PHOTO



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PROPERTY INFORMATION

Property Address	4402 Fenton Road
City/Township	Flint, Michigan
Building Size	1,160 SF
Purchase Price	\$350,000
Parking	20 Spaces
Land Size	0.20 AC
Parking	20 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 129,508 PEOPLE	 MEDIAN AGE 38.7 YEARS OLD
 HOUSEHOLDS 52,583	 CONSUMER SPENDING \$1.2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$56,795/ANNUALLY	 DAYTIME POPULATION 85,003 PEOPLE

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- This property offers investors the stability of a single tenant lease with corporate Domino's Pizza, providing a predictable income stream with a tenant that's been operating at the site for over 30 years.
- Blue-Chip Tenant: With Domino's Pizza as the sole occupant, investors benefit from the credibility and financial stability of a well-established corporate tenant, ensuring long-term security and peace of mind.
- Prime Location: Located on busy Fenton Rd in Flint, this property enjoys high visibility and accessibility, ensuring a steady flow of customers and maximizing the potential for business success.
- Low Maintenance: With a single tenant responsible for operating and maintaining the property, investors can enjoy a hands-off investment opportunity, freeing up time and resources for other ventures.



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	12,041	63,837	146,365
2023 Population	10,263	54,657	129,508
2028 Population Projection	9,971	53,161	126,948
Annual Growth 2010-2023	-1.1%	-1.1%	-0.9%
Annual Growth 2022-2028	-0.6%	-0.5%	-0.4%
Median Age	37.5	38.2	38.7
Bachelor's Degree or Higher	10%	15%	16%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,544	36,727	78,825
Black	2,077	14,403	42,904
American Indian/Alaskan Native	75	382	798
Asian	54	563	1,560
Hawaiian & Pacific Islander	4	29	48
Two or More Races	508	2,554	5,373
Hispanic Origin	553	2,686	6,073

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,026	26,327	59,589
2023 Households	4,267	22,403	52,583
2028 Household Projection	4,142	21,761	51,513
Owner Occupied Households	2,416	12,721	30,674
Renter Occupied Households	1,726	9,040	20,839
Avg Household Income	\$40,997	\$47,749	\$56,795
Median Household Income	\$34,594	\$36,818	\$40,007

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,453	7,079	15,155
\$50,000 - 75,000	695	3,732	8,841
\$75,000 - 100,000	212	1,744	4,779
\$100,000 - 125,000	128	1,095	3,043
\$125,000 - 150,000	112	566	1,515
\$150,000 - 200,000	21	364	1,607
\$200,000+	17	177	1,325

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	3,852	485	8	33,680	3,455	10	74,095	8,139	9
Trade Transportation & Utilities	1,684	89	19	6,946	506	14	17,899	1,117	16
Information	240	9	27	857	65	13	1,272	119	11
Financial Activities	279	67	4	2,230	429	5	4,793	851	6
Professional & Business Services	407	68	6	3,838	530	7	8,163	999	8
Education & Health Services	594	154	4	8,586	1,083	8	23,764	3,444	7
Leisure & Hospitality	397	34	12	3,757	258	15	7,689	506	15
Other Services	219	58	4	3,001	407	7	5,456	883	6
Public Administration	32	6	5	4,465	177	25	5,059	220	23
Goods-Producing Industries	160	21	8	8,506	283	30	10,908	498	22
Natural Resources & Mining	1	1	1	41	5	8	61	12	5
Construction	93	15	6	1,455	180	8	2,349	299	8
Manufacturing	66	5	13	7,010	98	72	8,498	187	45
Total	4,012	506	8	42,186	3,738	11	85,003	8,637	10

EXCLUSIVELY LISTED BY:

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RETAIL LEASING
*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*