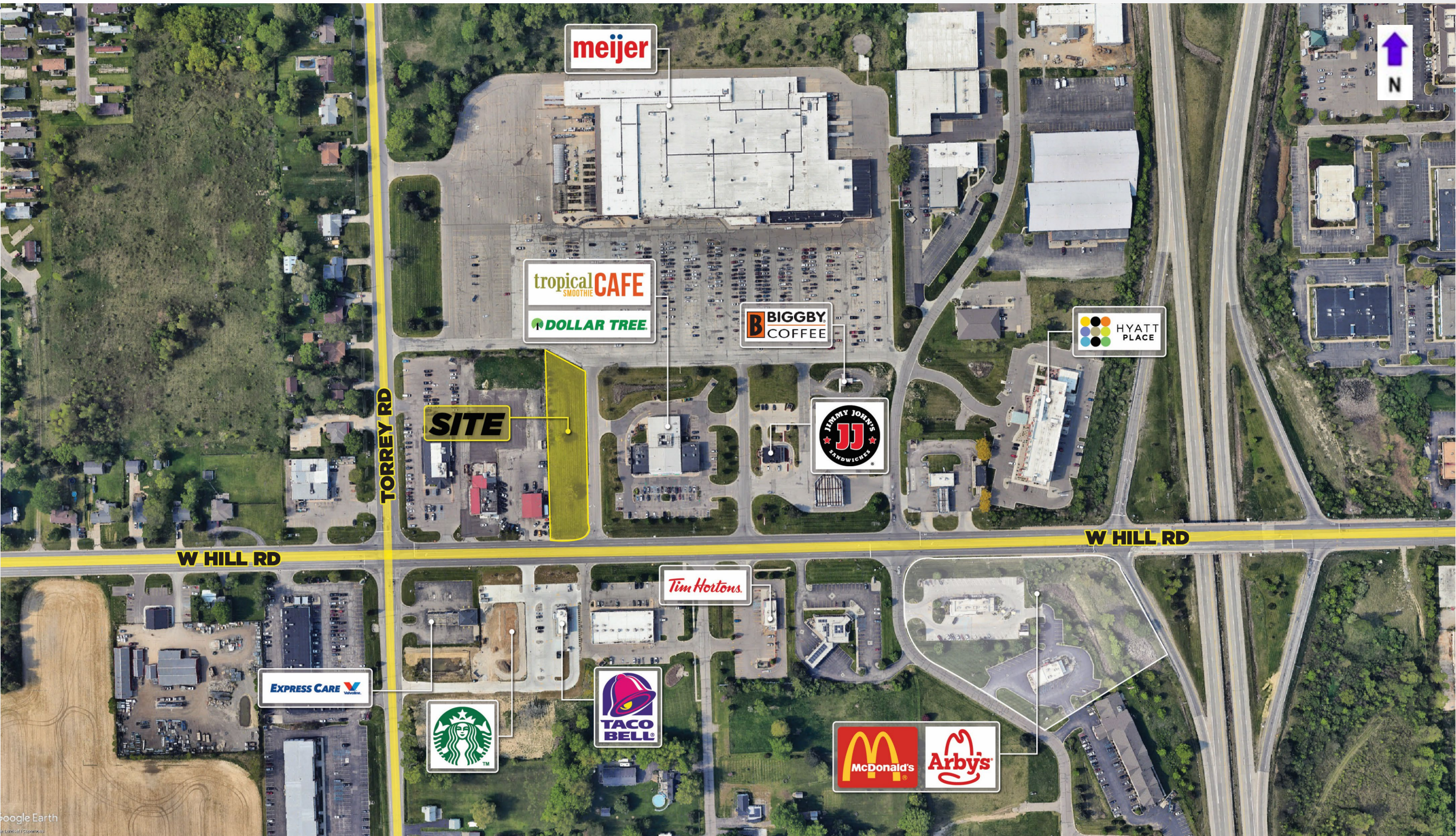


AVAILABLE

MEIJER OUTLOT | FLINT, MICHIGAN



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PROPERTY INFORMATION

Property Address	2474 Hill Road
City/Township	Flint
Building Size	2,500 SF
Land Size	1.10 AC
Space Available	Up to 2,500 SF
Sales Price	Contact Broker
Build to Suit/Ground Lease	Contact Broker
Estimated NNN's	TBD
Parking	43 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

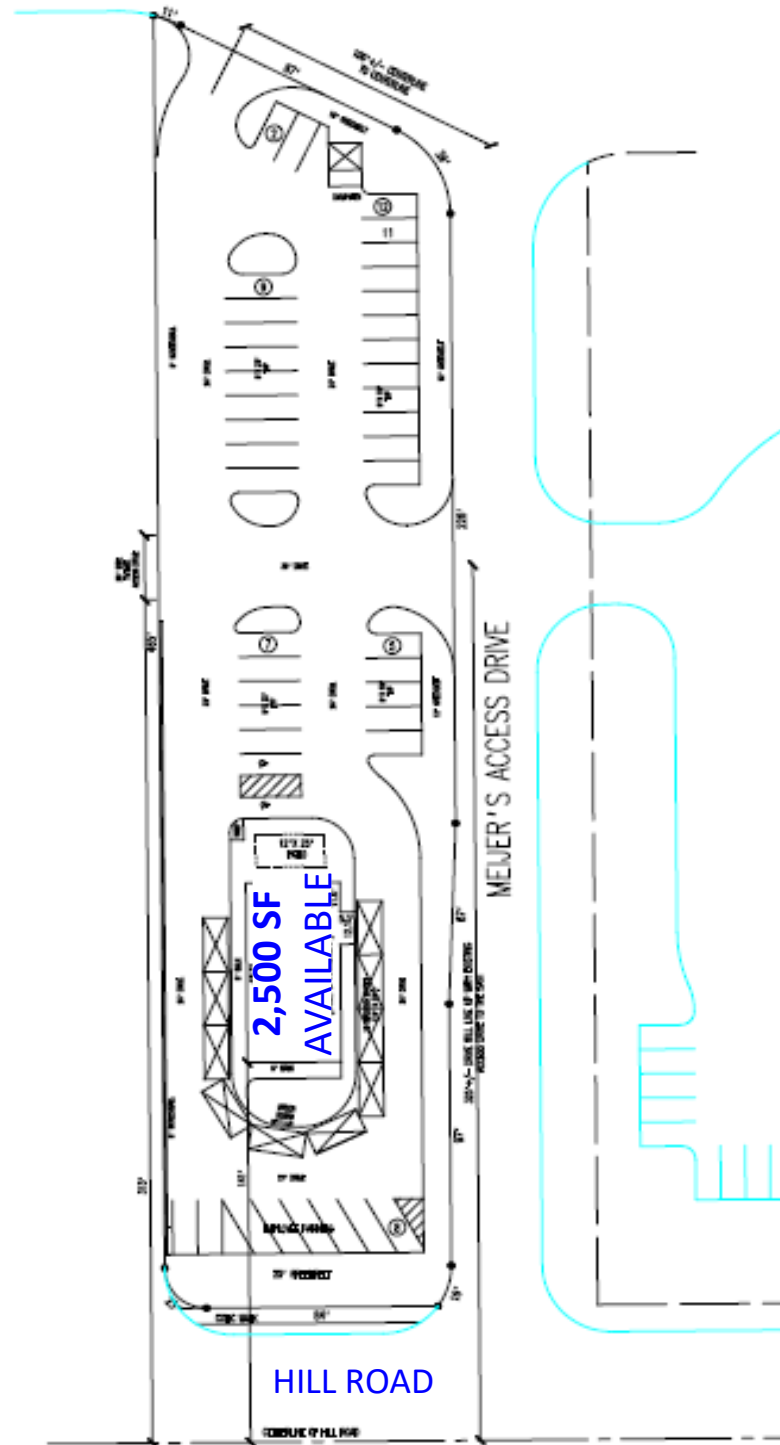
 POPULATION 85,265 PEOPLE	 MEDIAN AGE 39.8 YEARS OLD
 HOUSEHOLDS 36,084	 CONSUMER SPENDING \$893.4 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$63,024/ANNUALLY	 DAYTIME POPULATION 57,853 PEOPLE

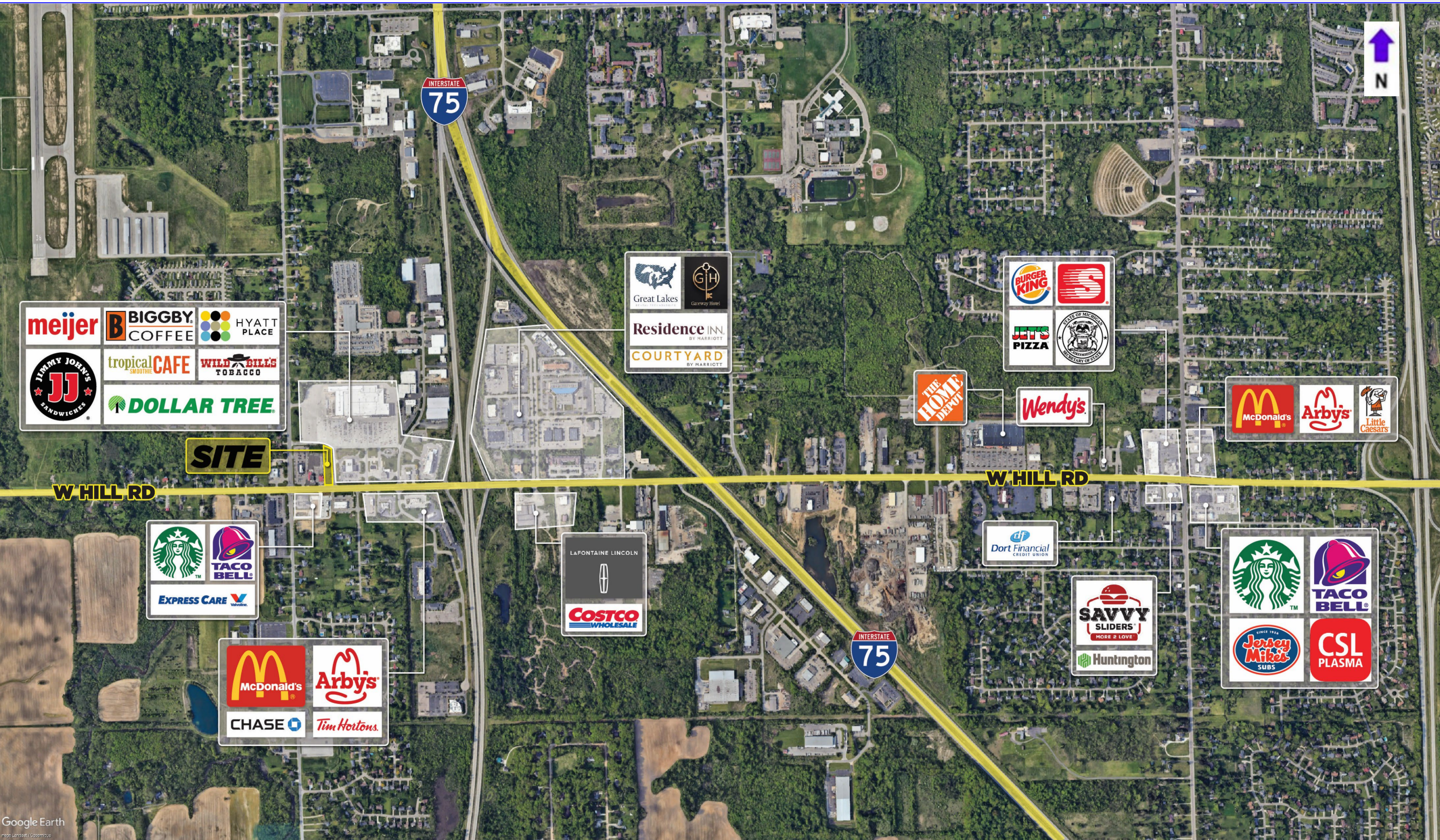
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- 1.10 acres available for sale, ground lease, or BTS on Hill Road in Flint.
- The site is located in the Meijer outlot and surrounded by Dollar Tree, Starbucks, Taco Bell, and a brand-new Costco which is set to open in the first quarter of 2025.
- Site provides multiple access points including access from Hill and Torrey Roads.
- Recent developments in the immediate area include Costco, Starbucks, and Taco Bell.
- Hill Road features over 30,000 Vehicles Per Day and has immediate access to US - 23 and I-75.
- Drive-thru available.





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	2,454	27,878	87,682
2024 Population	2,538	25,946	85,265
2029 Population Projection	2,529	25,310	83,938
Annual Growth 2020-2024	0.3%	-0.5%	-0.2%
Annual Growth 2024-2029	-0.1%	-0.5%	-0.3%
Median Age	43.8	40.6	38.9
Bachelor's Degree or Higher	16%	19%	18%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,071	12,030	37,241
2024 Households	1,101	11,139	36,084
2029 Household Projection	1,095	10,853	35,491
Owner Occupied Households	781	7,341	21,219
Renter Occupied Households	314	3,512	14,272
Avg Household Income	\$77,480	\$71,790	\$63,024
Median Household Income	\$62,532	\$57,450	\$47,026

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,176	20,688	63,058
Black	184	3,077	14,495
American Indian/Alaskan Native	9	66	248
Asian	20	404	1,237
Hawaiian & Pacific Islander	5	13	31
Two or More Races	145	1,698	6,196
Hispanic Origin	103	1,133	3,799

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	251	2,824	10,091
\$50,000 - 75,000	314	2,406	7,047
\$75,000 - 100,000	117	1,385	3,874
\$100,000 - 125,000	163	1,163	2,644
\$125,000 - 150,000	71	594	1,361
\$150,000 - 200,000	42	532	1,358
\$200,000+	29	286	882

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	3,143	295	11	16,792	1,790	9	48,398	5,781	8
Trade Transportation & Utilities	1,039	29	36	4,413	283	16	12,168	790	15
Information	8	1	8	526	26	20	912	81	11
Financial Activities	208	42	5	1,669	266	6	3,687	638	6
Professional & Business Services	472	66	7	2,404	267	9	5,413	764	7
Education & Health Services	719	105	7	3,627	555	7	13,844	2,349	6
Leisure & Hospitality	543	27	20	2,819	147	19	5,443	352	15
Other Services	135	23	6	1,157	225	5	3,177	661	5
Public Administration	19	2	10	177	21	8	3,754	146	26
Goods-Producing Industries	226	22	10	6,946	139	50	9,455	411	23
Natural Resources & Mining	0	0	-	14	6	2	62	12	5
Construction	174	14	12	614	90	7	1,678	259	6
Manufacturing	52	8	7	6,318	43	147	7,715	140	55
Total	3,369	317	11	23,738	1,929	12	57,853	6,192	9

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The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



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.*