



**SITE**

Genesee Valley Center

BARNES & NOBLE

rue21

snipes



**FIVE GUYS**  
BURGERS and FRIES

McALISTER'S  
DELI



**KOHL'S**

**TJ-maxx**

**ASHLEY**

*Michaels*

CSL Plasma

**OLLIE'S**  
GOOD STUFF CHEAP

**Tile & Stone**  
WORKS

**VCF** VALUE CITY  
FURNITURE

**BELLE TIRE**

**DXL**  
verizon

**HARBOR FREIGHT**

*Lovers Lane*



**DSW**  
DESIGNER SHOE WAREHOUSE

**ULTA**  
BEAUTY

**FORMAN MILLS**  
FIND IT. LOVE IT. OWN IT.

**Burlington**

**PET SMART**



**ROSS**  
DRESS FOR LESS

**OLD NAVY**

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

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**PROPERTY INFORMATION**

Property Address	3027 S Linden Road
City/Township	Flint
Land Size	1.08 AC
Ground Lease/Build to Suit	Contact Broker
Zoning	PUD

**AREA TENANTS**

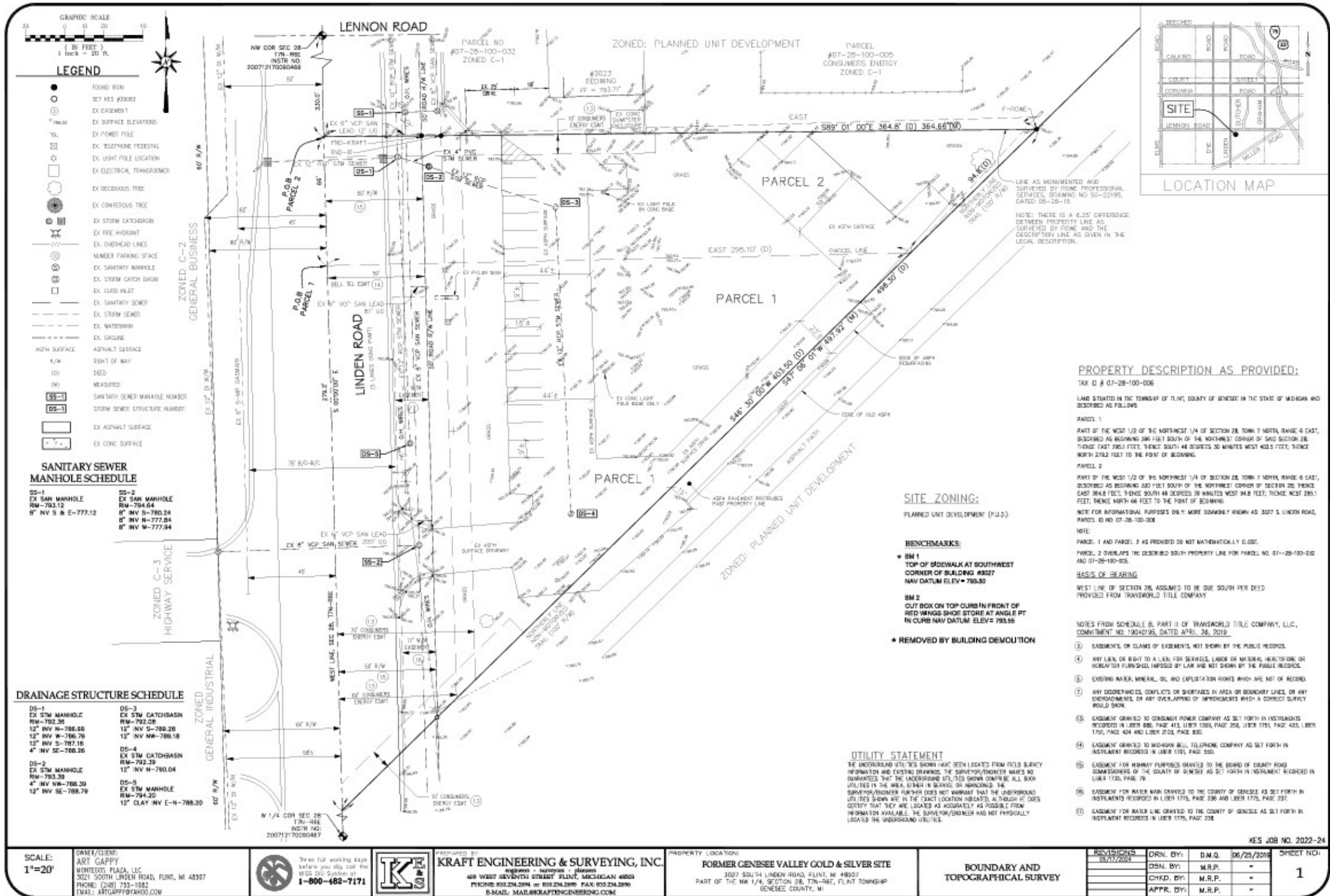


**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 96,824 PEOPLE	 <b>MEDIAN AGE</b> 39.7 YEARS OLD
 <b>HOUSEHOLDS</b> 40,519	 <b>CONSUMER SPENDING</b> \$951.2 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$57,941/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 65,628 EMPLOYEES

**PROPERTY HIGHLIGHTS**

- Ground Lease or Build to Suit opportunity available at Linden and Lennon Roads in Flint, MI.
- Ideal opportunity for fast-food restaurants, drive thru coffee users, QSRs and other freestanding users to take advantage of.
- Located within close proximity to Genesee Valley Center, and other national tenants such as TJ Maxx, Hobby Lobby, Ollies Bargain Outlet at more.
- Outstanding visibility and accessibility with a direct curb cut off of Linden Road and access from Lennon Road.







Linden Road

SITE



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POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	2,343	29,687	93,259
2024 Population	2,038	27,778	96,824
2028 Population Projection	1,959	27,128	96,538
Annual Growth 2020-2024	-3.30%	-1.60%	1.00%
Annual Growth 2024-2028	-0.80%	-0.50%	-0.10%
Median Age	47.8	41	39.7
Bachelor's Degree or Higher	15%	17%	15%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,177	12,779	39,150
2024 Households	1,027	11,884	40,519
2028 Household Projection	988	11,591	40,370
Owner Occupied Households	479	6,869	24,022
Renter Occupied Households	509	4,722	16,347
<b>Avg Household Income</b>	<b>\$51,298</b>	<b>\$62,429</b>	<b>\$57,941</b>
<b>Median Household Income</b>	<b>\$38,275</b>	<b>\$47,351</b>	<b>\$44,071</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,522	18,282	57,384
Black	322	6,966	31,019
American Indian/Alaskan Native	4	78	278
Asian	43	398	1,146
Hawaiian & Pacific Islander	1	11	43
Two or More Races	146	2,044	6,953
Hispanic Origin	84	1,063	3,745

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	385	3,449	10,721
\$50,000 - 75,000	146	2,468	7,854
\$75,000 - 100,000	111	1,224	3,977
\$100,000 - 125,000	45	749	2,425
\$125,000 - 150,000	24	582	1,435
\$150,000 - 200,000	25	362	1,395
\$200,000+	10	262	787

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
<b>Service-Producing Industries</b>	<b>7,054</b>	<b>1,038</b>	<b>7</b>	<b>23,680</b>	<b>3,284</b>	<b>7</b>	<b>56,541</b>	<b>7,084</b>	<b>8</b>
Trade Transportation & Utilities	2,210	171	13	5,156	383	13	9,502	733	13
Information	150	11	14	345	37	9	913	77	12
Financial Activities	479	87	6	1,768	289	6	4,030	683	6
Professional & Business Services	952	143	7	2,623	341	8	6,171	841	7
Education & Health Services	1,934	491	4	9,490	1,746	5	20,631	3,366	6
Leisure & Hospitality	915	50	18	2,747	171	16	5,280	366	14
Other Services	337	78	4	1,319	294	4	4,962	809	6
Public Administration	77	7	11	232	23	10	5,052	209	24
<b>Goods-Producing Industries</b>	<b>268</b>	<b>23</b>	<b>12</b>	<b>6,876</b>	<b>150</b>	<b>46</b>	<b>9,087</b>	<b>363</b>	<b>25</b>
Natural Resources & Mining	0	0	-	3	1	3	50	9	6
Construction	84	9	9	572	96	6	1,789	243	7
Manufacturing	184	14	13	6,301	53	119	7,248	111	65
<b>Total</b>	<b>7,322</b>	<b>1,061</b>	<b>7</b>	<b>30,556</b>	<b>3,434</b>	<b>9</b>	<b>65,628</b>	<b>7,447</b>	<b>9</b>

**EXCLUSIVELY LISTED BY:**


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Family, Carwashes, etc.*



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*Single & Full Portfolio  
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*Market Research  
& Site Evaluations*



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