

LINDEN ROAD CROSSING FOR LEASE

11382-11394 N Linden Road, Clio, MI 48420



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 11382-11394 N Linden Road | Clio, MI 48420



PROPERTY OVERVIEW

Office/Retail center

OFFERING SUMMARY

Lease Rate: \$14 SF/yr (Gross + Utilities)

Building Size: 21,000 SF

Available SF: 1,130 - 2,260 SF

Year Built: 1998

Zoning: C4 - Highway Commercial District

PROPERTY HIGHLIGHTS

- Very well maintained center
- Great frontage on N Linden Road
- Across the street from major retailers such as Walmart, Menards, and Dollar Tree
- Competitive lease rates
- Professionally managed center
- Turn key office space

BUILDING/PROPERTY INFORMATION: 11382-11394 N Linden Road | Clio, MI 48420

BUILDING INFORMATION

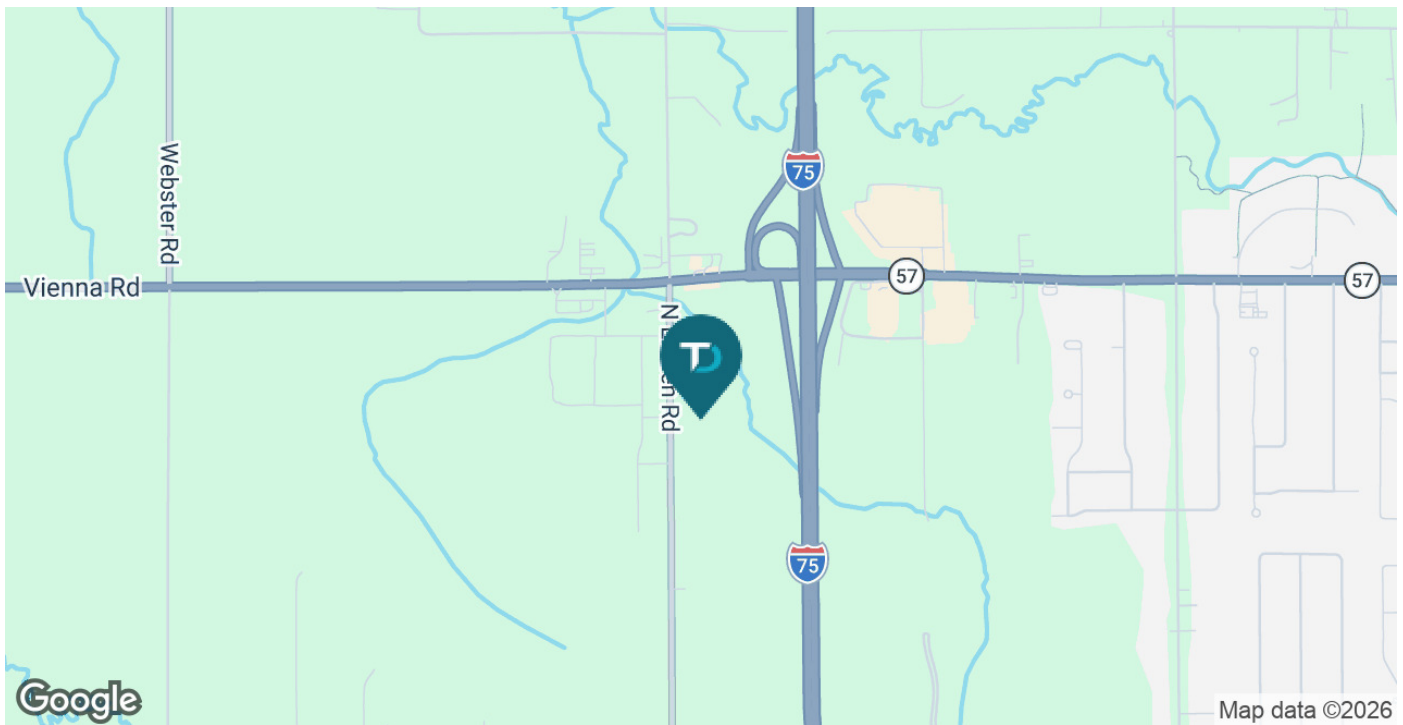
Price/SF:	\$14.00/SF Gross + Utilities
Building Size:	21,000 SF
Year Built:	1998
Number of Floors:	1
Utilities:	Well & Sanitary Sewer
Parking Spaces:	200

PROPERTY INFORMATION

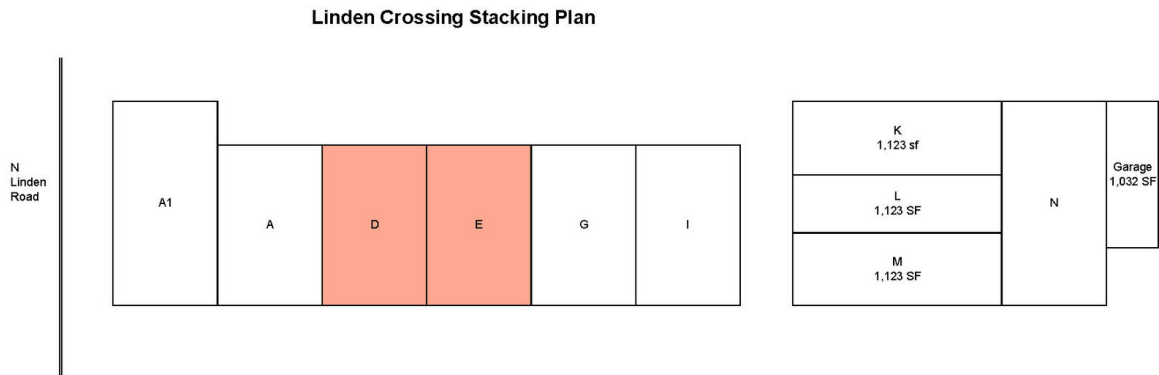
Property Type:	Retail
Property Subtype:	Strip Center
Zoning:	C4 - Highway Commercial Dis
Traffic Count:	N Linden Rd - 11,249 vpd(202 Vienna Rd - 14,718 vpd(2022)
Legal Description:	Available upon request
APN:	18-21-100-009

LOCATION INFORMATION

Located on the East side of Linden Road, South of Vienna Road (M57).



LEASE SPACES: 11382-11394 N Linden Road | Clio, MI 48420



LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	1,130 - 2,260 SF	Lease Rate:	\$14 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
D	Available	1,130 - 2,260 SF	Gross + Utilities	\$14.00 SF/yr
E	Available	1,130 - 2,260 SF	Gross + Utilities	\$14.00 SF/yr

ADDITIONAL PHOTOS: 11382-11394 N Linden Road | Clio, MI 48420



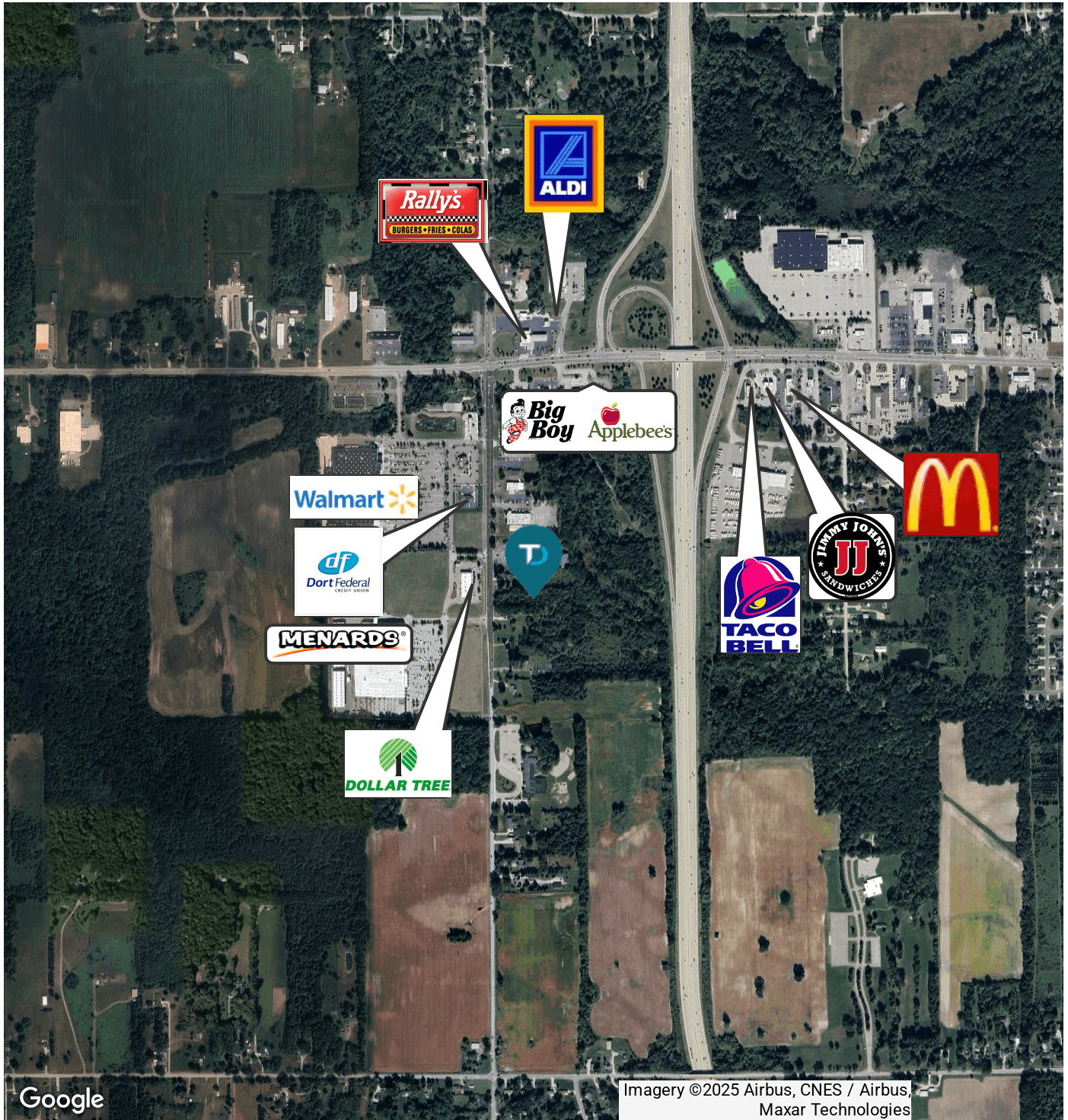
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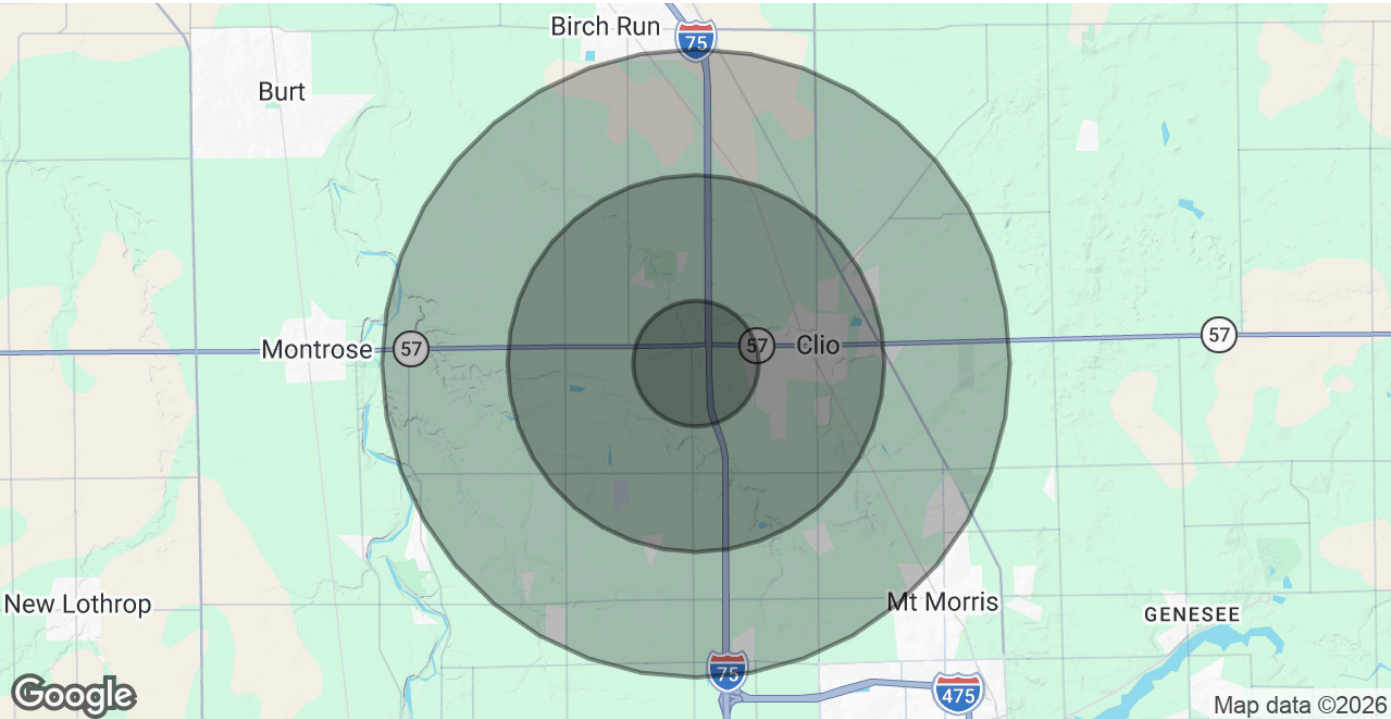
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RETAILER MAP: 11382-11394 N Linden Road | Clio, MI 48420



DEMOGRAPHICS MAP & REPORT: 11382-11394 N Linden Road | Clio, MI 48420



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	909	11,164	25,647
Average Age	45.6	45.0	43.4
Average Age (Male)	37.1	39.4	41.3
Average Age (Female)	48.1	47.7	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	350	5,179	11,652
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$99,012	\$68,250	\$62,001
Average House Value	\$155,332	\$120,537	\$122,005
2020 American Community Survey (ACS)			