

PIERSON PLAZA

4366-4368 W. Pierson Road, Flint, MI 48504



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
FRANK RAKIPI
Vice President
frakipi@thomasduke.com

OFFERING SUMMARY: 4366-4368 W. Pierson Road | Flint, MI 48504



PROPERTY OVERVIEW

16,016 sf multi tenant retail building

OFFERING SUMMARY

Lease Rate: \$12 SF/yr (NNN)
Building Size: 16,016 SF
Available SF: 1,800 - 3,450 SF
Year Built: 1980
Zoning: C-2

PROPERTY HIGHLIGHTS

- Join Dollar Tree
- Flexible floor plans
- Ample parking with easy access to Pierson and I-75
- Visibility from I-75 exit ramp

BUILDING/PROPERTY INFORMATION: 4366-4368 W. Pierson Road | Flint, MI 48504

BUILDING INFORMATION

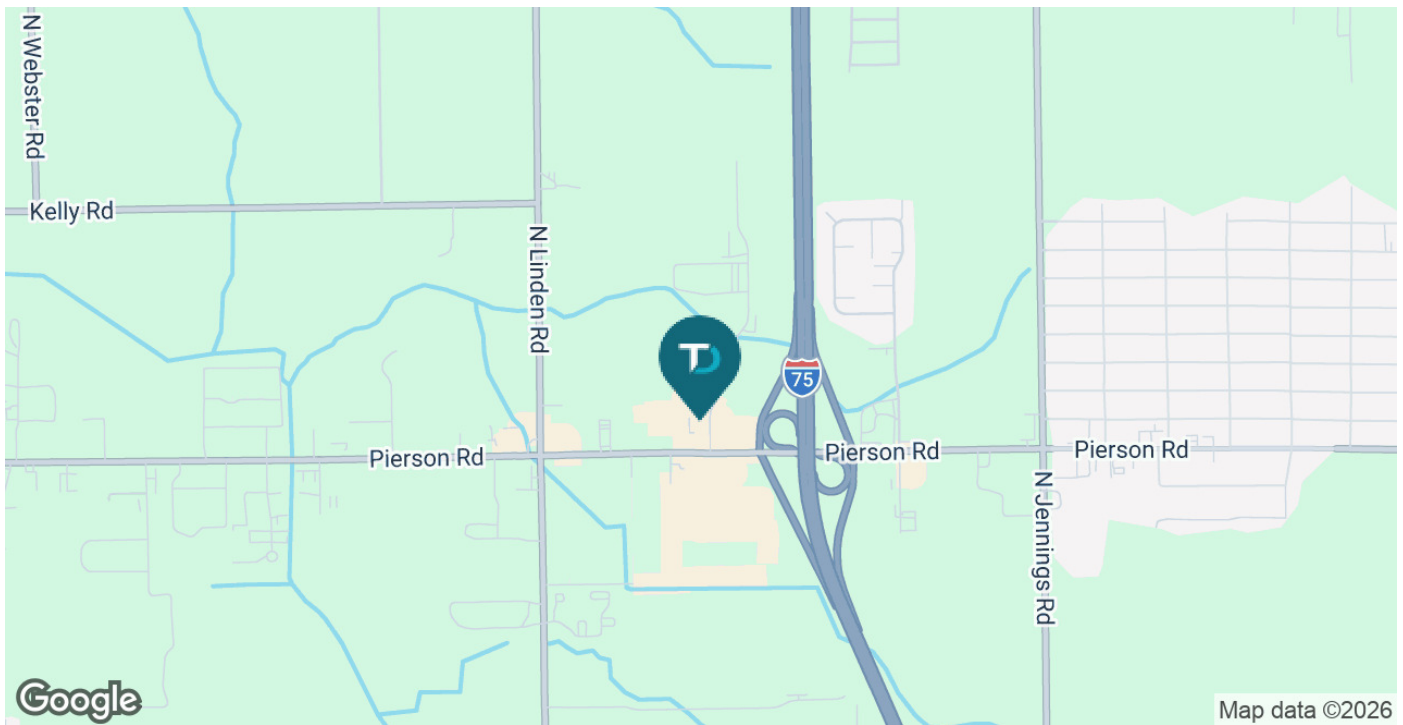
Building Size:	16,016 SF
Year Built:	1980
Number of Floors:	1
Utilities:	City Water & Sanitary Sewer
Parking:	74 spaces

PROPERTY INFORMATION

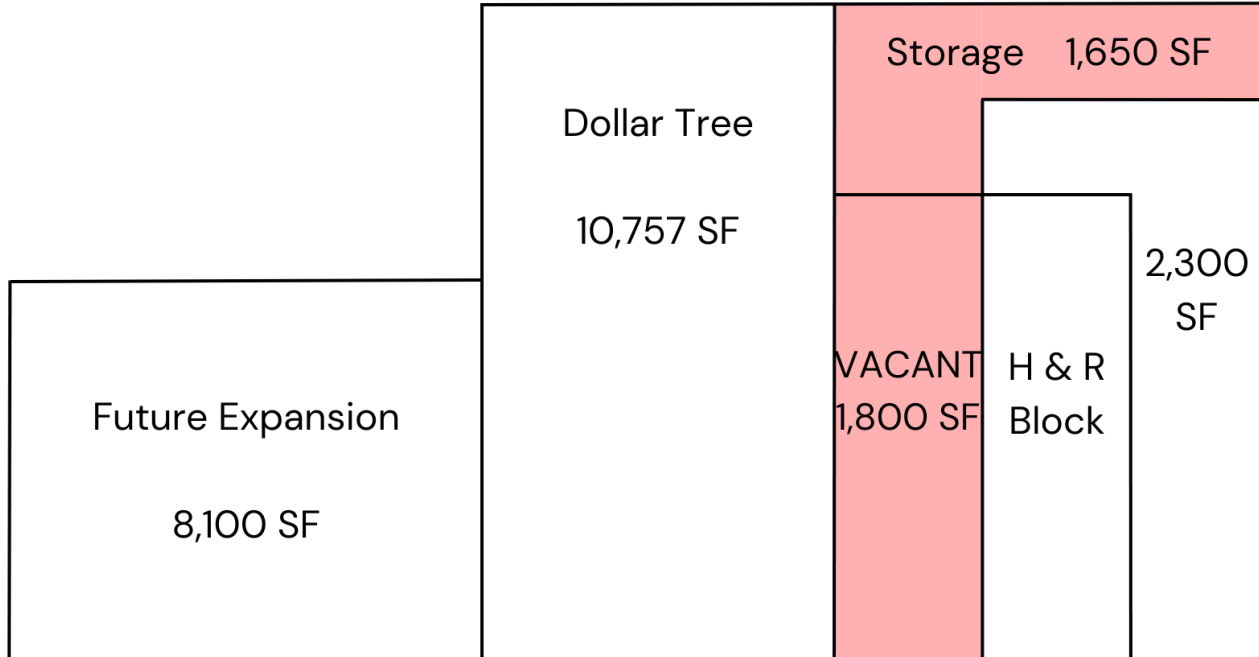
Property Type:	Retail
Property Subtype:	Strip Center
Zoning	C-2
Traffic Count:	W. Pierson Rd - 24,044 VPD (CoStar 2025)
APN:	14-28-300-007

LOCATION INFORMATION

Located on the North side of Pierson Road, just West of US-23/I-75.



LEASE SPACES: 4366-4368 W. Pierson Road | Flint, MI 48504



*Not drawn to scale, all dimensions approximate

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 3,450 SF	Lease Rate:	\$12 SF/yr

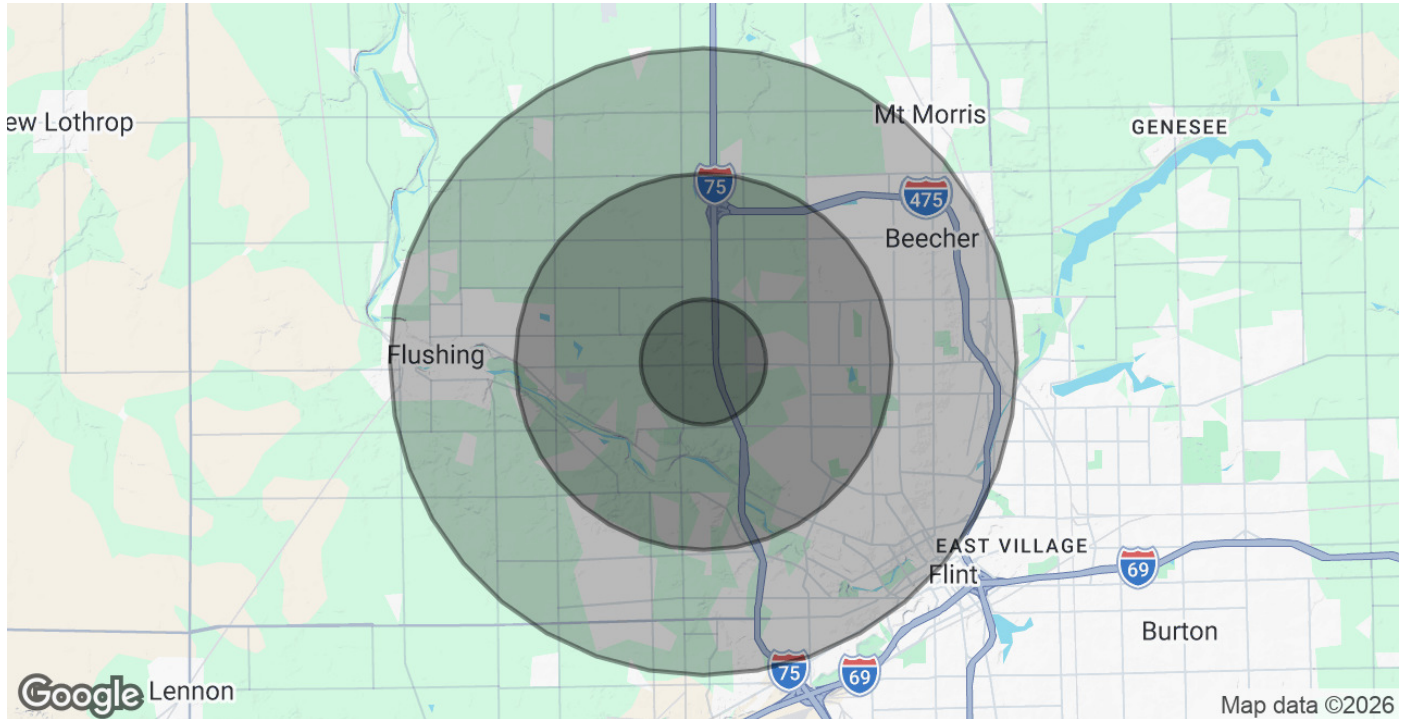
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	Available	1,800 - 3,450 SF	NNN	\$12.00 SF/yr	Can be combined with storage space

RETAILER MAP: 4366-4368 W. Pierson Road | Flint, MI 48504



DEMOGRAPHICS MAP & REPORT: 4366-4368 W. Pierson Road | Flint, MI 48504



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,589	34,542	97,539
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	701	14,292	40,682
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$57,733	\$58,573	\$58,028
Average House Value	\$117,653	\$135,871	\$128,145

2020 American Community Survey (ACS)