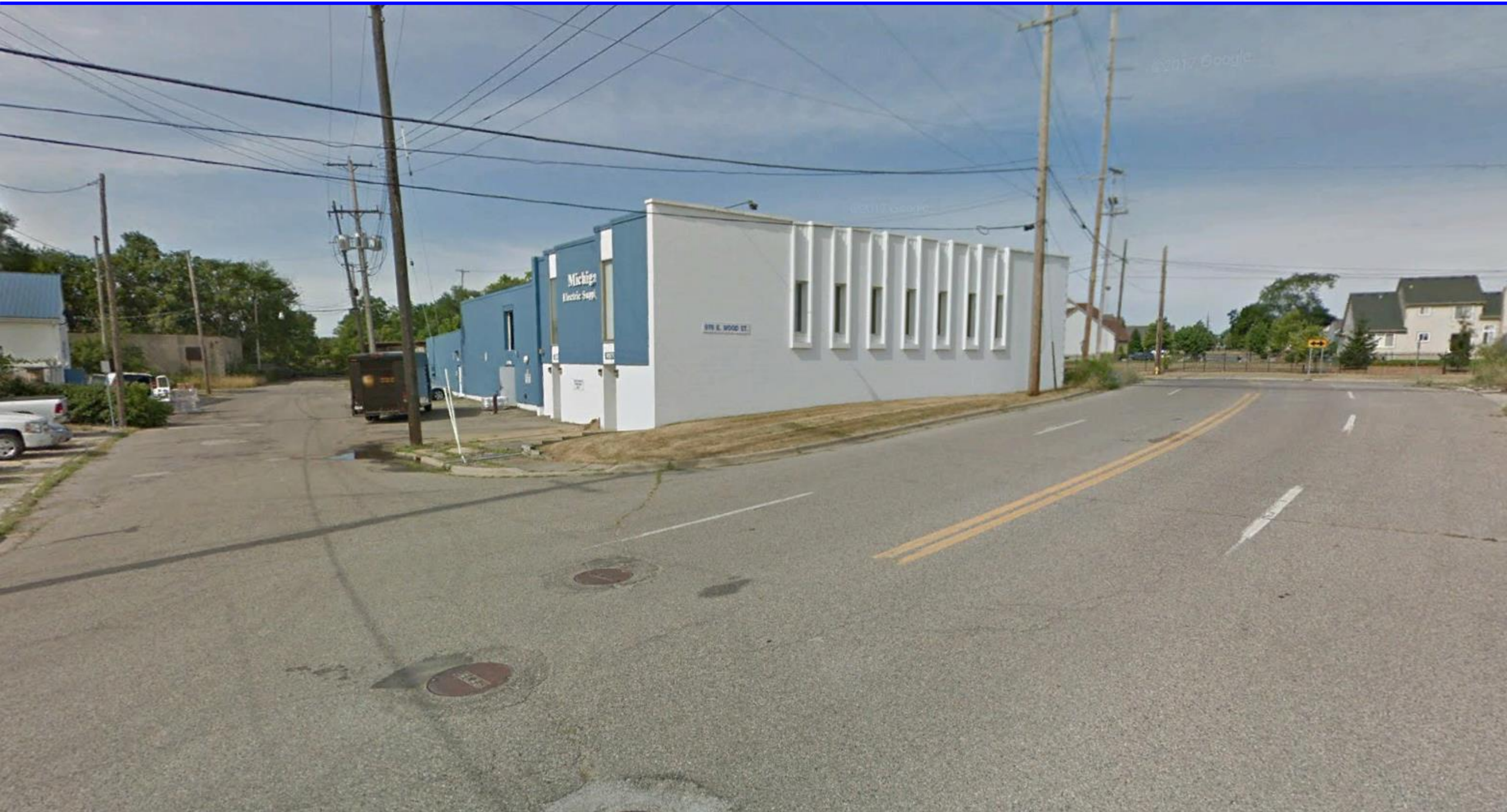




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PROPERTY INFORMATION

Property Address	976 E Wood St & 1402 St. Johns St
City/Township	Flint
Building Size	12,800 SF
Space Available	12,800 SF
Minimum Available	3,000 SF
Asking Rate	\$500,000

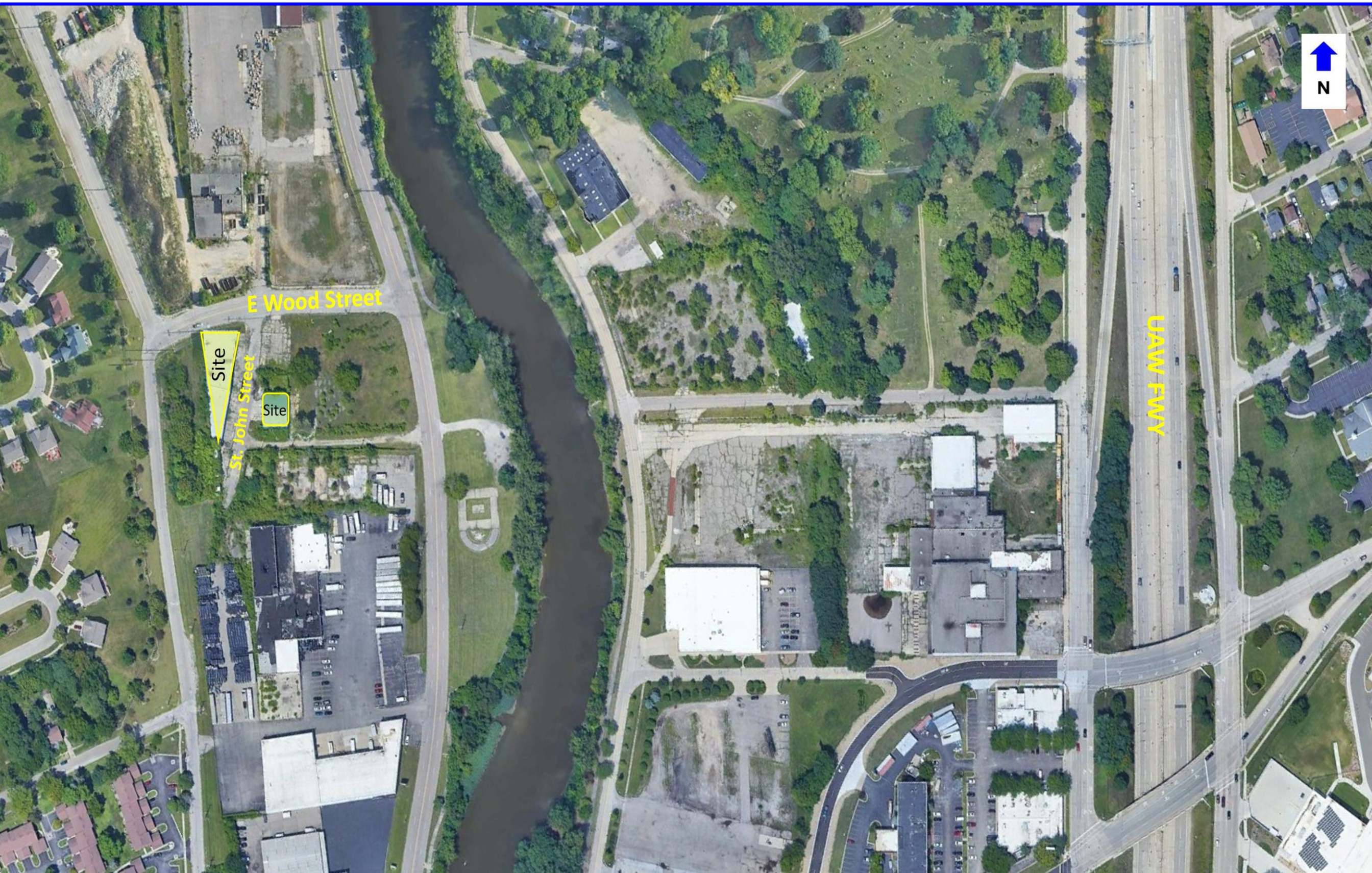
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	13,481	133,188	482,450
2022 Households	5,113	50,256	192,654
Avg Household Income	126,666	103,103	90,548
Median Household Income	100,019	77,167	67,364

AREA TENANTS



PROPERTY HIGHLIGHTS

- Two freestanding buildings for sale in Flint, MI.
- One building is 9,800 SF and the other is 3,000 SF.
- Located along the Flint River and just outside of downtown Flint.



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	8,673	60,347	144,022
2022 Population	8,780	62,356	148,975
2027 Population Projection	8,712	62,107	148,410
Annual Growth 2010-2022	0.10%	0.30%	0.30%
Annual Growth 2022-2027	-0.20%	-0.10%	-0.10%
Median Age	46.3	46.4	45.3
Bachelor's Degree or Higher	62%	60%	59%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,896	44,968	103,742
Black	1,533	8,191	23,512
American Indian/Alaskan Native	10	73	207
Asian	1,168	7,683	17,954
Hawaiian & Pacific Islander	0	10	30
Two or More Races	172	1,430	3,529
Hispanic Origin	187	1,283	3,494

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,429	23,245	56,767
2022 Households	3,469	24,008	58,736
2027 Household Projection	3,442	23,910	58,521
Owner Occupied Households	2,811	19,096	44,299
Renter Occupied Households	631	4,814	14,221
Avg Household Income	136,016	138,170	134,541
Median Household Income	113,702	109,577	103,954

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	386	2,709	7,578
\$50,000 - 75,000	530	2,968	7,906
\$75,000 - 100,000	361	2,998	7,252
\$100,000 - 125,000	343	2,780	6,598
\$125,000 - 150,000	406	2,125	4,701
\$150,000 - 200,000	514	2,957	6,710
\$200,000+	660	5,207	12,402

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	5,508	997	6	26,335	3,781	7	85,120	9,993	9
Trade Transportation & Utilities	943	95	10	2,559	326	8	10,180	895	11
Information	37	7	5	1,129	59	19	5,244	207	25
Financial Activities	585	114	5	3,144	441	7	14,367	1,333	11
Professional & Business Services	639	134	5	4,334	675	6	15,921	1,834	9
Education & Health Services	1,863	496	4	9,862	1,770	6	23,094	4,309	5
Leisure & Hospitality	818	69	12	3,000	215	14	9,022	596	15
Other Services	601	80	8	1,989	282	7	5,328	733	7
Public Administration	22	2	11	318	13	24	1,964	86	23
Goods-Producing Industries	216	43	5	867	183	5	9,946	538	18
Natural Resources & Mining	10	4	3	27	10	3	42	16	3
Construction	123	27	5	555	130	4	2,222	332	7
Manufacturing	83	12	7	285	43	7	7,682	190	40
Total	5,724	1,040	6	27,202	3,964	7	95,066	10,531	9



Specializing in retail real estate services, our team is committed to working with each client to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or providing market research for future projects.

CONTACT

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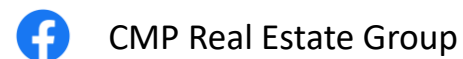
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