

MEDICAL PLAZA PROPERTY // FOR LEASE

POSITION YOUR PRACTICE IN A HIGH-VISIBILITY MEDICAL HUB

2270 - 2284 S BALLENGER HIGHWAY

FLINT, MI 48503



- 1,260 – 12,055 SF of available medical office space
- Competitive lease rates with flexible configurations
- Located within a synergistic medical environment alongside DaVita Dialysis, Hart Medical Equipment, and Walgreens Specialty Pharmacy
- High-visibility location at a signalized intersection
- Strong traffic counts: 19,600 vehicles per day
- Multiple curb cuts for easy ingress/egress
- Ample on-site parking for patients and staff
- Prominent tenant signage opportunities for enhanced brand exposure



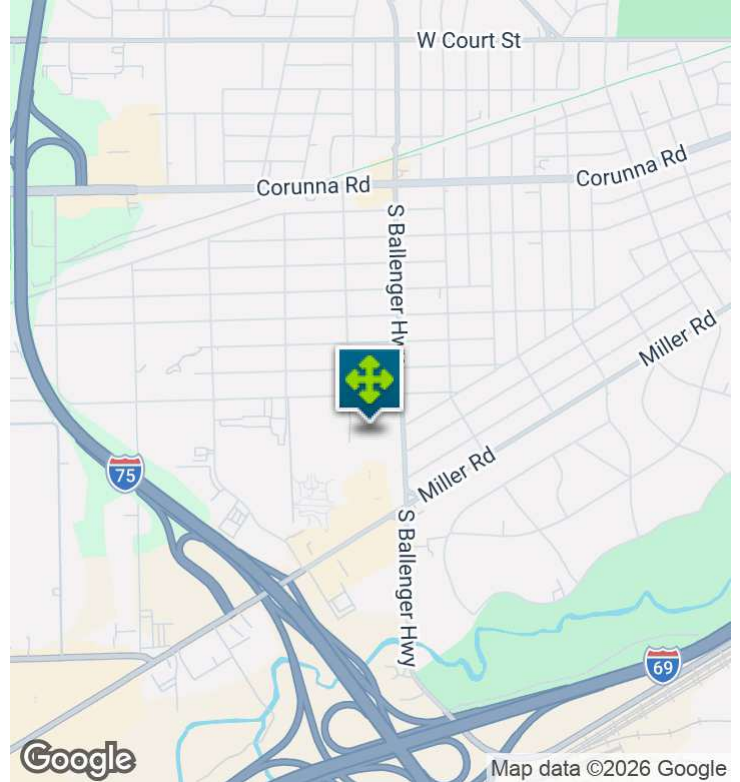
P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Lease Rate

NEGOTIABLE

OFFERING SUMMARY

Building Size:	83,721 SF
Available SF:	1,260 - 12,055 SF
Lot Size:	6.48 Acres
Year Built:	1965
Renovated:	1994
Zoning:	Commercial (NEC)
Market:	Detroit
Submarket:	Flint
Traffic Count:	19,640

PROPERTY OVERVIEW

Position your practice within a well-established, healthcare-focused corridor in Southwest Flint. This medical center offers a highly visible location, convenient direct suite access, and abundant on-site parking—creating an ideal environment for both patient accessibility and operational efficiency. Designed to support a wide range of medical users, the property features flexible, move-in-ready suites paired with competitive lease rates, making it an attractive and cost-effective solution for growing or relocating practices.

LOCATION OVERVIEW

Strategically located near Bishop International Airport and easily accessible via I-75, I-475, and US-23, the property benefits from strong regional connectivity. The surrounding area is anchored by major healthcare providers including McLaren Flint Hospital, as well as established educational institutions, national retailers, and dense residential neighborhoods—driving consistent patient traffic and visibility.

PROPERTY HIGHLIGHTS

- Located within a synergistic medical environment alongside DaVita Dialysis, Hart Medical Equipment, and Walgreens Specialty Pharmacy
- Prominent tenant signage opportunities for enhanced brand exposure



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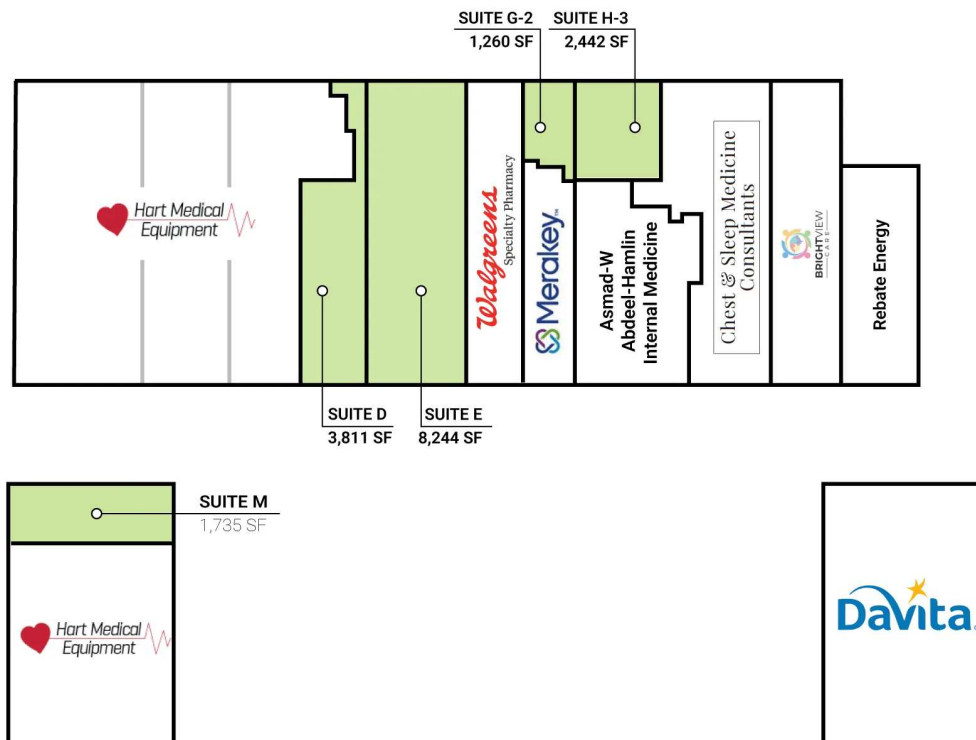
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,260 - 12,055 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2284 S Ballenger Highway , Ste D	Available	3,811 - 12,055 SF	NNN	Negotiable
2284 S Ballenger Highway , Ste E	Available	8,244 - 12,055 SF	NNN	Negotiable
2284 S Ballenger Highway , Ste G-2	Available	1,260 SF	NNN	Negotiable
2284 S Ballenger Highway , Ste H-3	Available	2,442 SF	NNN	Negotiable
2284 S Ballenger Highway , Ste M	Available	1,735 SF	NNN	Negotiable

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ADDITIONAL PHOTOS



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SUITE 2284-D



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SUITE 2284-E



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SUITE 2308



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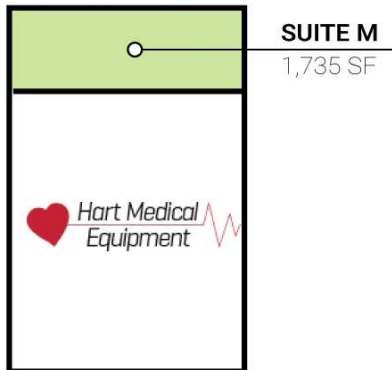
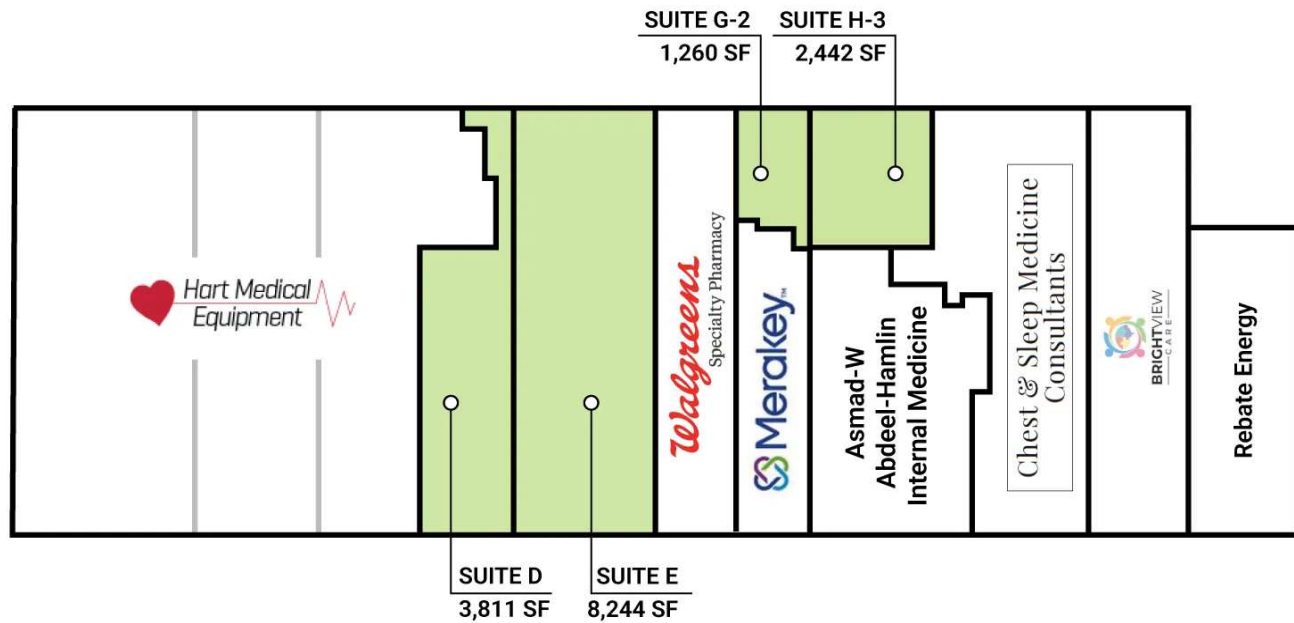
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SITE PLANS



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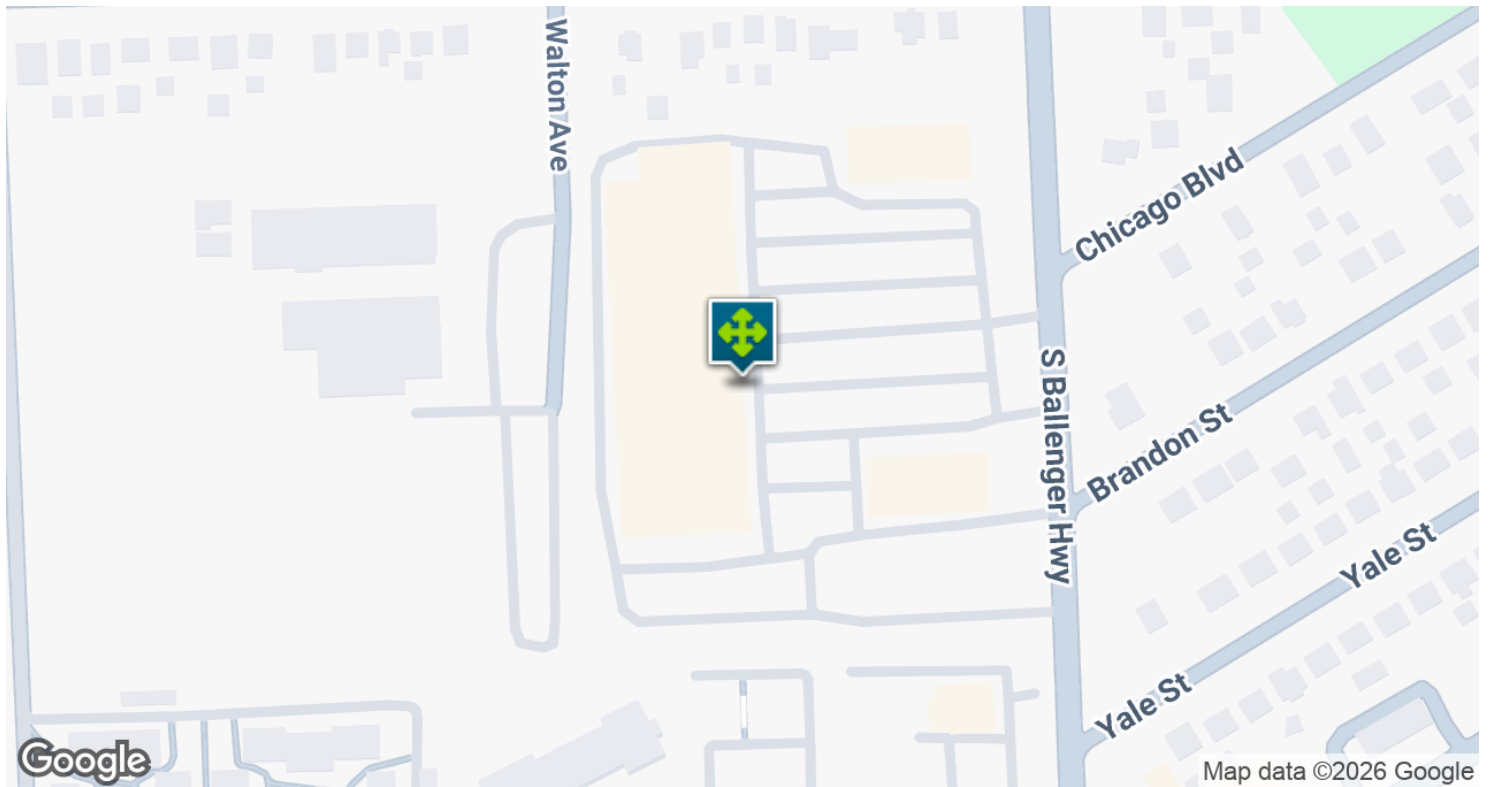
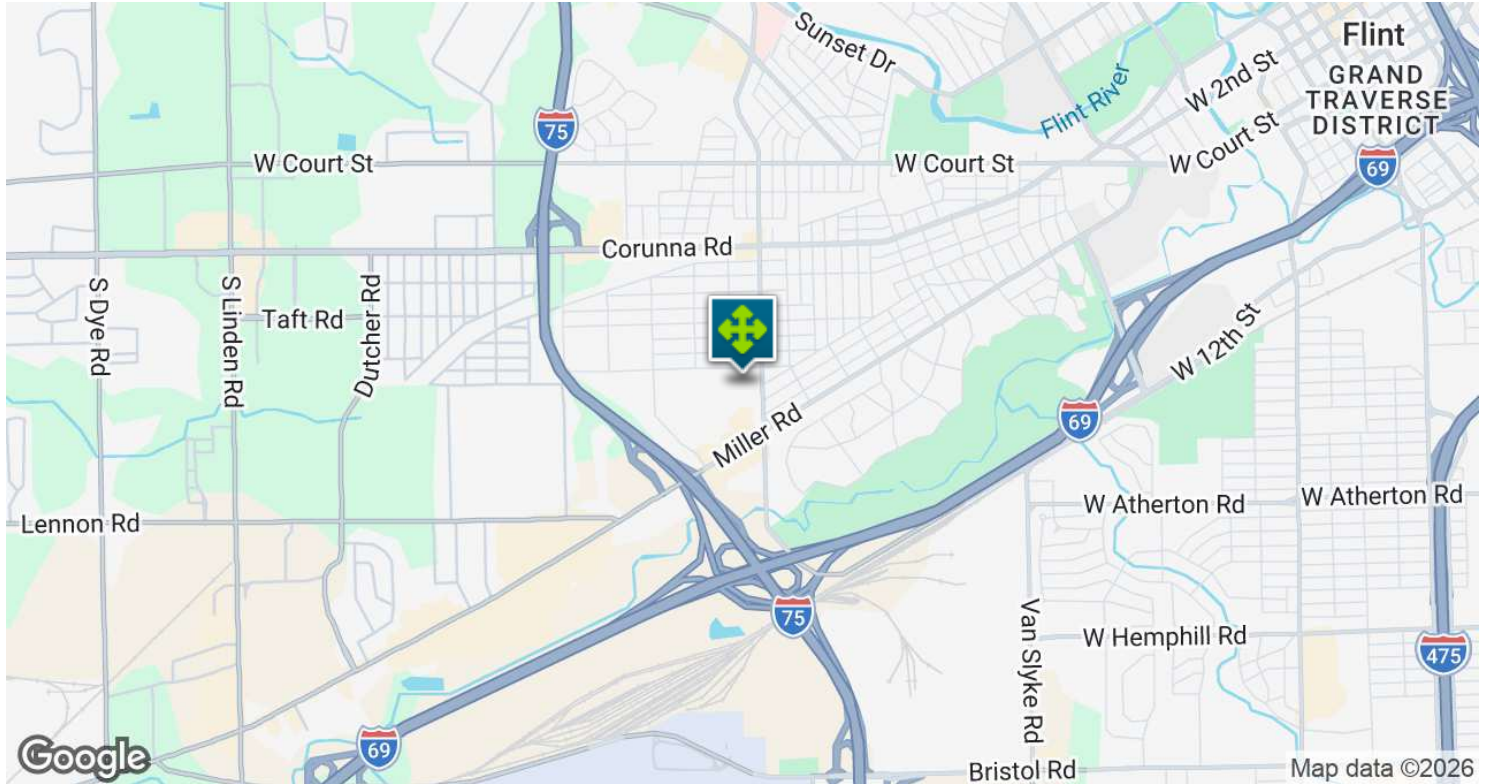
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RETAILER MAP



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LOCATION MAP



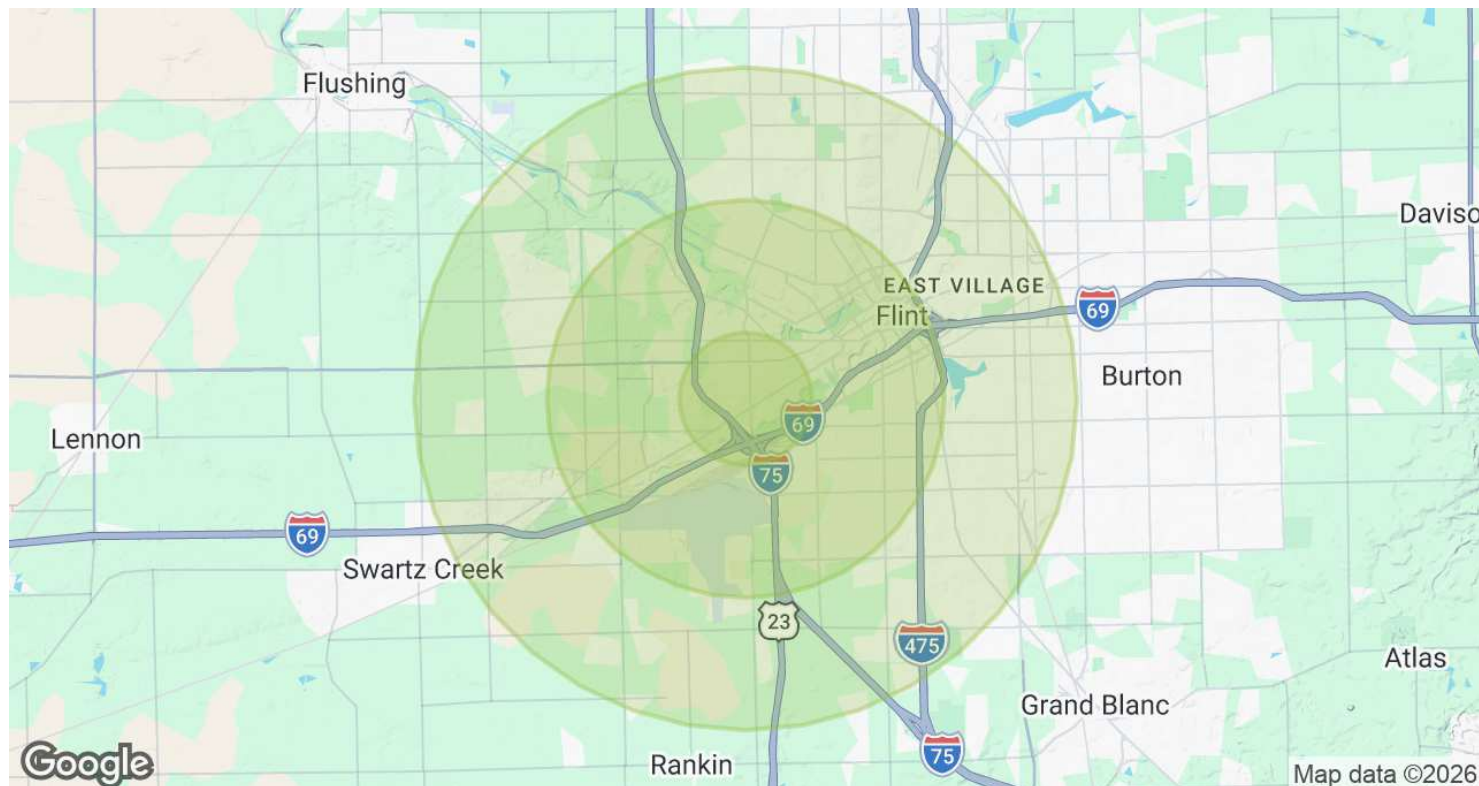
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,704	51,383	121,948
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,329	21,741	51,792
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$48,742	\$52,393	\$56,737
Average House Value	\$99,510	\$107,847	\$125,313

2020 American Community Survey (ACS)

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