

Shadow Costco Outlot

5500 Gateway Centre,
Flint, MI 48507

Mundy Township

ZONING

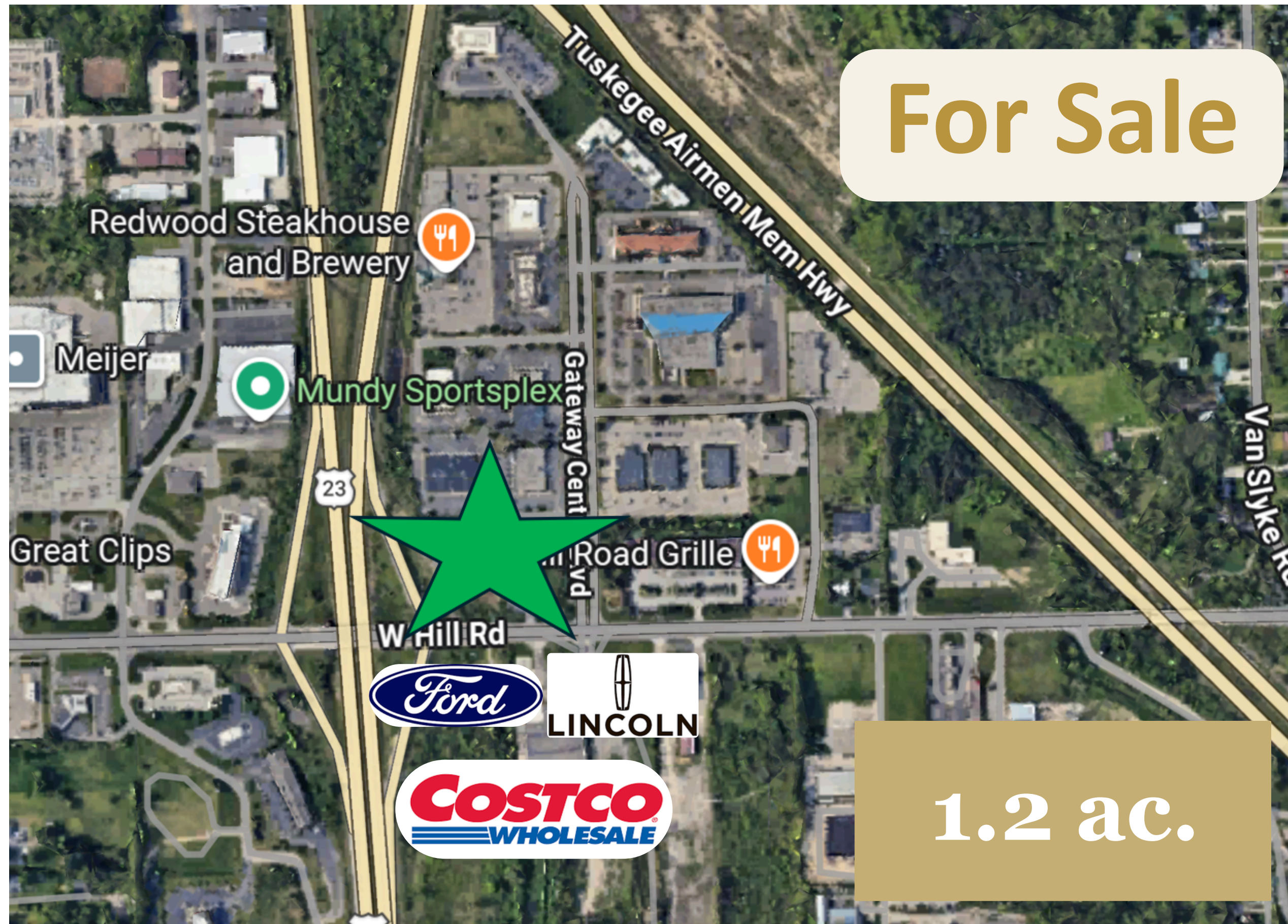
GENERAL
COMMERCIAL

PRICE

\$525,000

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For Sale

1.2 ac.

JERRY MANSOUR | 810-244-6000 | www.mansourrealty.com

PROPERTY OVERVIEW








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PROPERTY DESCRIPTION

Prime commercial land located in Genesee County new Central Business District - Hill Rd. in Mundy Township. This General Commercial-zoned site benefits from 26,000 vehicles per day and immediate proximity to US-23 and I-75. All utilities are available. X-way pylon sign available. Drive Thru available.

PERMITTED USES

-  Office / Medical office
-  Retail / Restaurant
-  Hotel / Extended stay
-  Bank / Financial services
-  Fuel / Convenience / Auto services

PROPERTY DATA

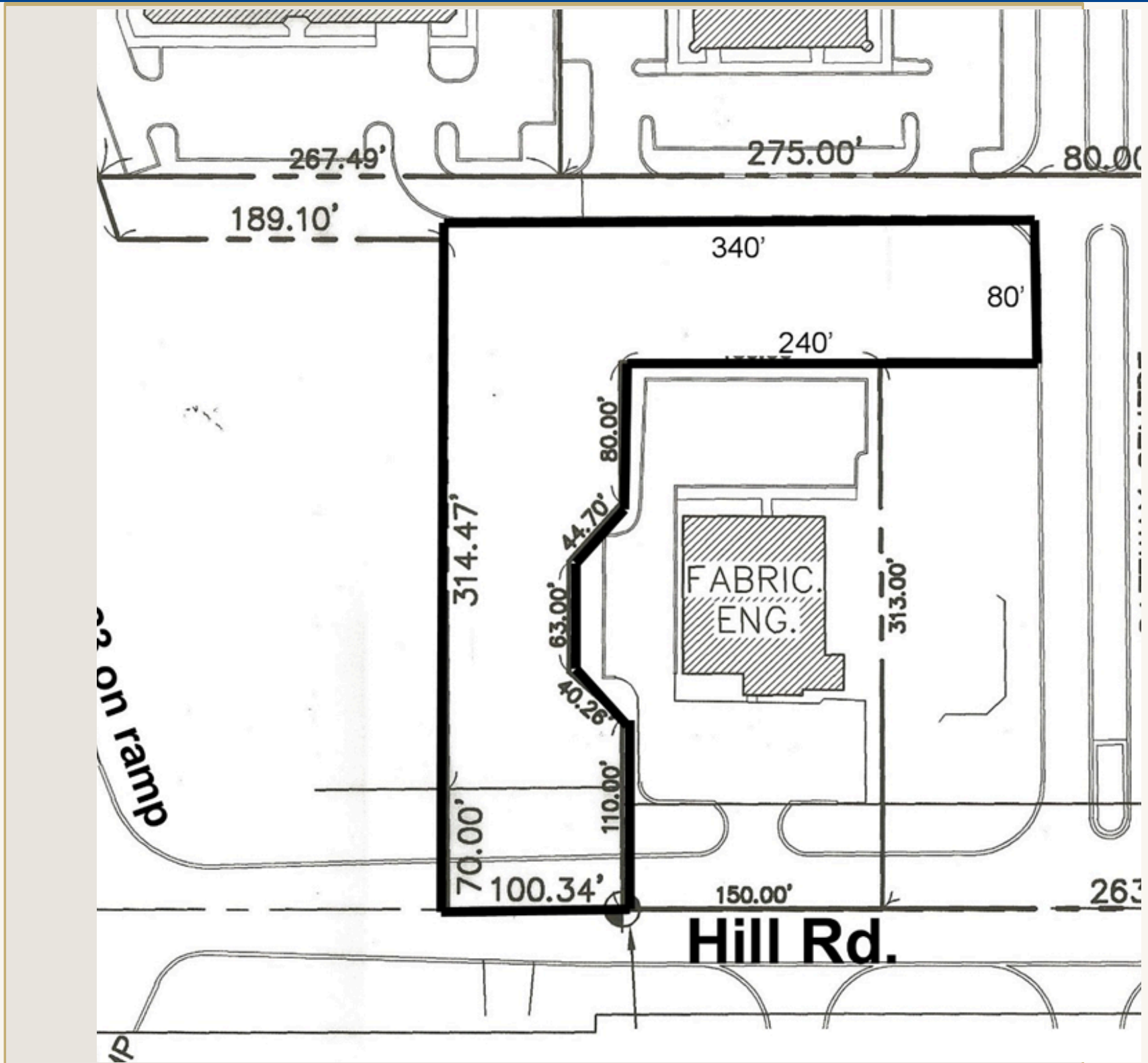
Location	5500 Gateway Centre, Flint, MI 48507
Size	1.2 Acres
Traffic Count	26,000 daily count
Zoning	General Commercial
Asking Price	\$525,000
Access	Hill Road/US-23
Utilities	All Utilities Available

SITE OVERVIEW - W Hill Rd



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LOCATION HIGHLIGHTS



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- **Expressway Access** — Easy access to US-23, I-75, & I-69
- **Retail** — Already a major retail corridor, Hill Rd has recently added the only Costco. Additional major retailers are considering new developments on Hill Rd.
- **Restaurants** — Numerous restaurants nearby including a full spectrum of cuisines and from fast food to fine dining
- **Hotels** — 8 hotels nearby
- **Hospital / Medical** — The 3 local hospital within 10 minutes.
- **Airport** — **Bishop International Airport (FNT)**: Approx. 4 mi northeast.

AREA DEMOGRAPHICS



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	2 miles	3 miles	5 miles
2020 Population	15,410	37,564	92,167
2025 Population	14,569	35,928	92,203
2030 Population Projection	14,329	35,436	91,907
Annual Growth 2020-2025	-1.1%	-0.9%	0%
Annual Growth 2025-2030	-0.3%	-0.3%	-0.1%
Median Age	41.3	39.5	39
Bachelor's Degree or Higher	18%	20%	19%
2020 Households	6,749	16,399	38,730
2025 Households	6,361	15,627	38,651

**FOR MORE
INFORMATION
CONTACT:**

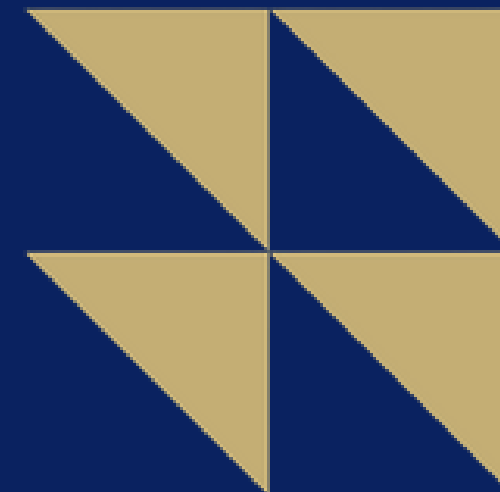
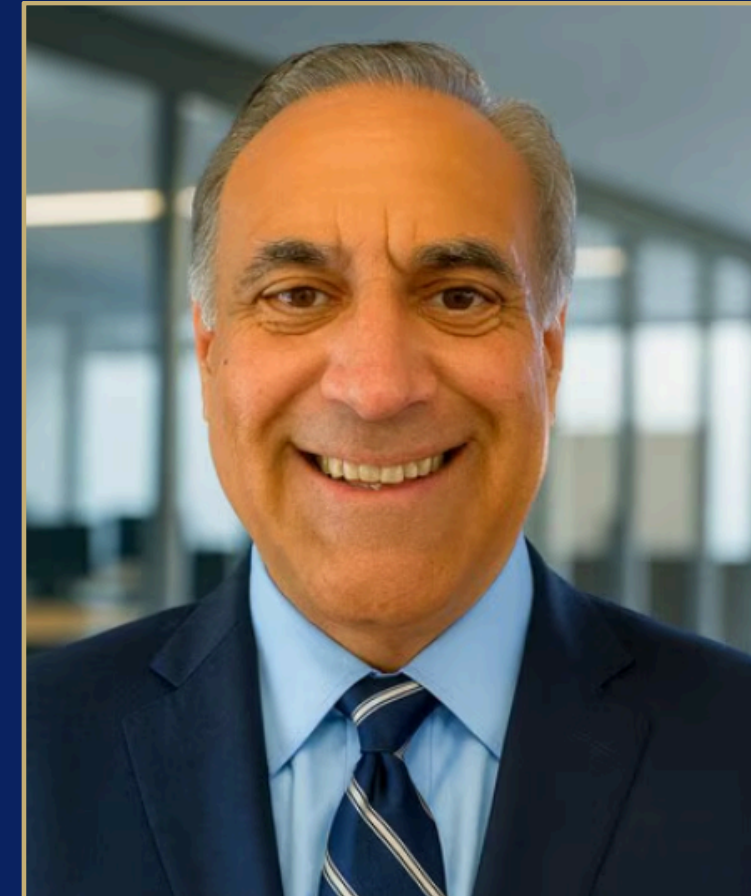
JERRY MANSOUR

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