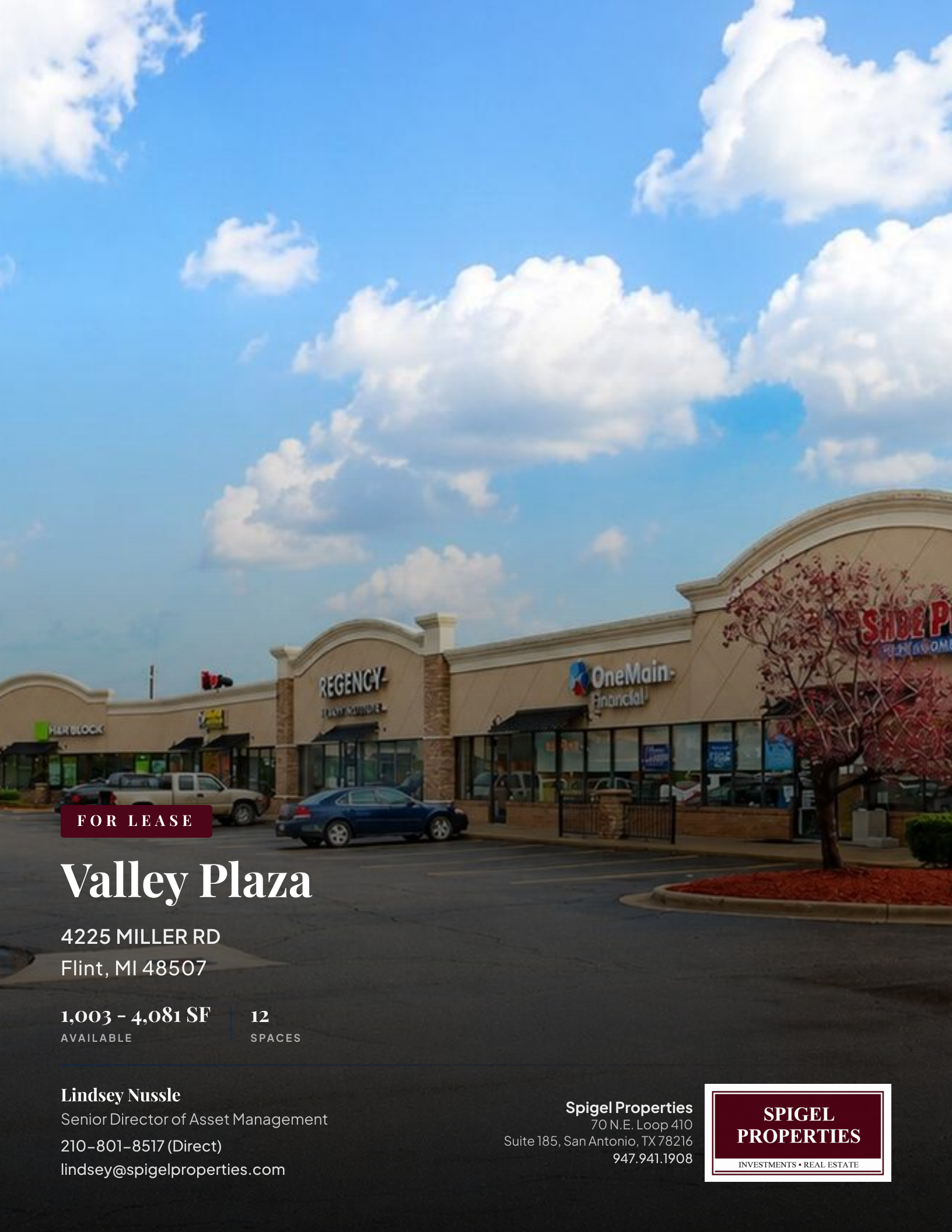




FOR LEASE

# Valley Plaza

4225 MILLER RD  
Flint, MI 48507

1,003 - 4,081 SF  
AVAILABLE

12  
SPACES

**Lindsey Nussle**  
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**Spigel Properties**  
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**SPIGEL  
PROPERTIES**  
INVESTMENTS • REAL ESTATE

## Property Overview

|                                            |                                   |                                  |                           |                              |
|--------------------------------------------|-----------------------------------|----------------------------------|---------------------------|------------------------------|
| <b>22,220 SF</b><br>AVAILABLE SF           | <b>Negotiable</b><br>ASKING RATE  | <b>12</b><br>SPACES AVAILABLE    | <b>1985</b><br>YEAR BUILT | <b>7.28</b><br>LOT SIZE      |
| <b>63,702 SqFt</b><br>BUILDING SQFT        | <b>07-28-553-015</b><br>PARCEL ID | <b>Commercial</b><br>ZONING TYPE | <b>Genesee</b><br>COUNTY  | <b>800.00 Ft</b><br>FRONTAGE |
| <b>42.980356,-83.758565</b><br>COORDINATES |                                   |                                  |                           |                              |

### EXECUTIVE SUMMARY

- Valley Plaza presents an unparalleled opportunity for retail success in the heart of Flint Township, Michigan. Spanning 63,702 square feet, this vibrant neighborhood center is strategically positioned along Miller Road, the premier retail thoroughfare in the region.
- Enjoying prime visibility with frontage on Miller Road, businesses within Valley Plaza benefit from exposure to the steady stream of over 29,000 vehicles passing daily. This high-traffic location serves as a dynamic hub for both established enterprises and burgeoning ventures alike.

### PROPERTY HIGHLIGHTS

- Direct frontage along Miller Road with exposure to over 29,000
- Prime location in Flint's most dominant retail corridor
- Easily accessible with four points of ingress/egress
- Population of 103,233 within a 5-mile radius
- Lighted Parking Lot with Ample Parking.
- Join nearby retailers Target, JC Penny, DSW Shoes, Burlington, Ulta, Best Buy and more!

## ACCESSIBILITY

|  TRANSIT |  AIRPORTS |  HIGHWAYS |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Bishop Airport1.2 mi                                                                        | Bishop International Airport1.3 mi                                                           | Chevrolet-Buick Freeway0.3 mi                                                                  |
| WBD Miller at Valley Plaza292 ft                                                            | Oakland County International Airport27.8 mi                                                  | I 690.3 mi                                                                                     |
| WBD Miller at Somerset Town Cen.0.1 mi                                                      | L.z. Durand9.6 mi                                                                            | I 75;US 231.2 mi                                                                               |
|                                                                                             |                                                                                              | I 752.5 mi                                                                                     |

## Space Available

#A8

NEGOTIABLE

SF AVAILABLE

**1,099 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#B1

NEGOTIABLE

SF AVAILABLE

**1,071 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#B2

NEGOTIABLE

SF AVAILABLE

**1,519 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#B7

NEGOTIABLE

SF AVAILABLE

**1,400 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#B9

NEGOTIABLE

SF AVAILABLE

**1,115 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#C8

NEGOTIABLE

SF AVAILABLE

**1,237 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#C10

SF AVAILABLE

**3,835 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

#C11

NEGOTIABLE

SF AVAILABLE

**3,400 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

# Space Available (continued)

#A1-3

NEGOTIABLE

SF AVAILABLE

4,081 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#A6

NEGOTIABLE

SF AVAILABLE

1,400 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#B4

NEGOTIABLE

SF AVAILABLE

1,003 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#B8

NEGOTIABLE

SF AVAILABLE

1,060 SF

TERM

—

TYPE

NNN

USE

Retail

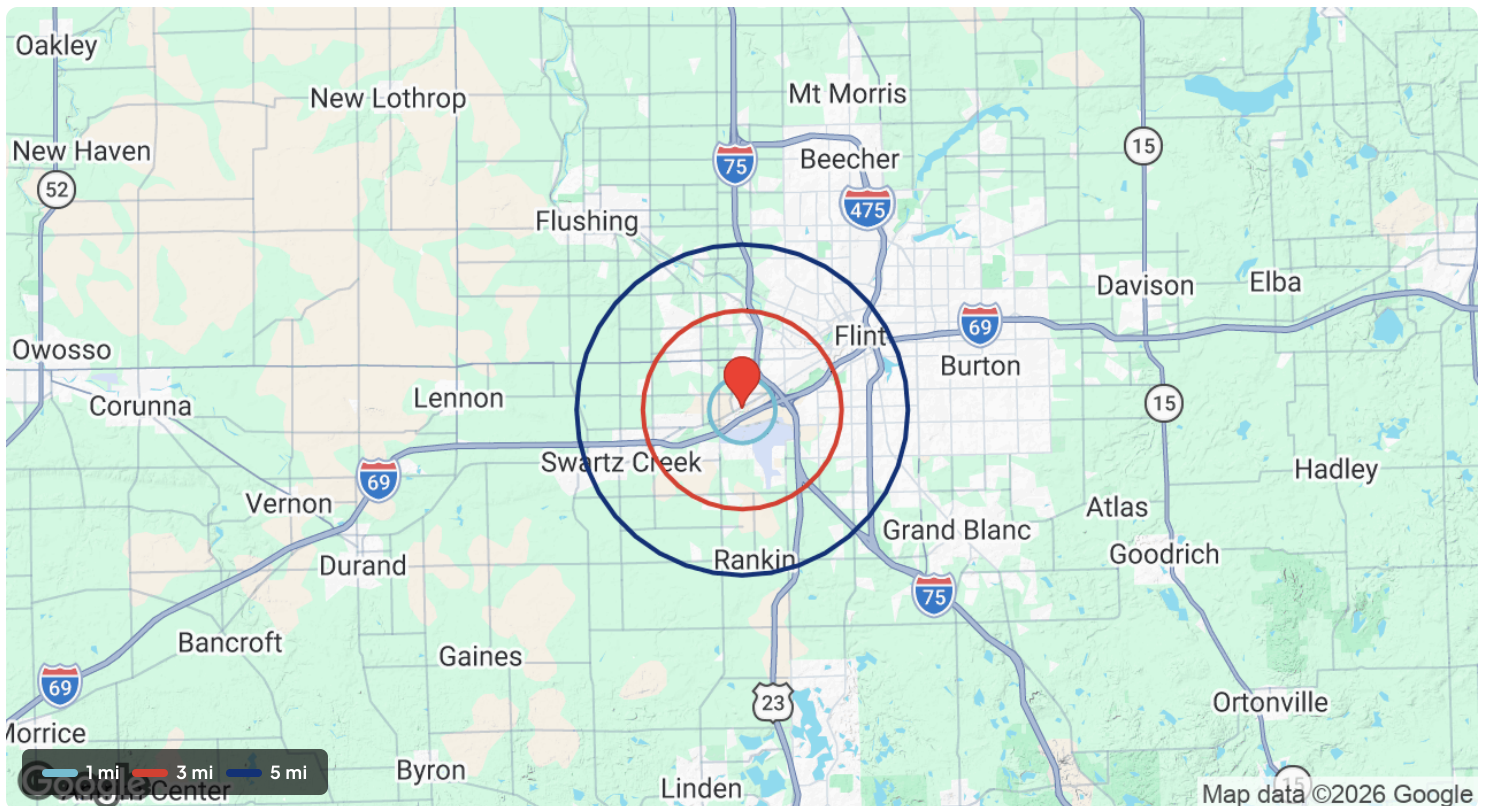
## Photo Gallery



## Demographics (Detail)

| POPULATION              | 1 MILE  | 3 MILE  | 5 MILE  |
|-------------------------|---------|---------|---------|
| 2000 Population         | 1,255   | 36,646  | 121,902 |
| 2010 Population         | 1,221   | 34,695  | 112,170 |
| 2026 Population         | 1,140   | 33,346  | 100,356 |
| 2031 Population         | 1,120   | 32,881  | 98,988  |
| 2026–2031 Growth Rate   | –0.35 % | –0.28 % | –0.27 % |
| 2026 Daytime Population | 6,260   | 51,528  | 123,080 |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE | 2026 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------------|--------|--------|--------|-----------------------|----------|----------|----------|
| 2000 Total Households        | 597    | 16,116 | 49,185 | less than \$15,000    | 94       | 1,536    | 6,167    |
| 2010 Total Households        | 597    | 14,982 | 45,718 | \$15,000–\$24,999     | 56       | 1,293    | 3,940    |
| 2026 Total Households        | 622    | 14,962 | 43,914 | \$25,000–\$34,999     | 34       | 1,341    | 4,252    |
| 2031 Total Households        | 623    | 15,053 | 44,206 | \$35,000–\$49,999     | 104      | 2,433    | 6,116    |
| 2026 Avg. Household Size     | 1.82   | 2.2    | 2.22   | \$50,000–\$74,999     | 107      | 3,023    | 8,382    |
| 2026 Owner Occupied Housing  | 402    | 8,994  | 26,967 | \$75,000–\$99,999     | 108      | 1,966    | 5,094    |
| 2031 Owner Occupied Housing  | 413    | 9,293  | 27,817 | \$100,000–\$149,999   | 66       | 2,308    | 6,489    |
| 2026 Renter Occupied Housing | 220    | 5,968  | 16,947 | \$150,000–\$199,999   | 24       | 678      | 2,281    |
| 2031 Renter Occupied Housing | 210    | 5,759  | 16,389 | \$200,000 or greater  | 28       | 385      | 1,194    |
| 2026 Vacant Housing          | 19     | 1,559  | 5,374  | Median HH Income      | \$55,469 | \$57,658 | \$53,971 |
| 2026 Total Housing           | 641    | 16,521 | 49,288 | Average HH Income     | \$69,991 | \$70,335 | \$68,741 |



Source: ESRI / ArcGIS Business Analyst



# Market Overview



POPULATION  
**100,515**

AREA  
**34.1 sq mi**

ELEVATION  
**751 ft**

TIME ZONE  
**Eastern Time Zone**

COUNTY  
**Genesee County**

INCORPORATED  
**1818**

STATE  
**Michigan**

Flint is the largest city and seat of Genesee County, Michigan, United States. Located along the Flint River, 66 miles (106 km) northwest of Detroit, it is a principal city within the region known as Mid Michigan. At the 2020 census, Flint had a population of 81,252, making it the twelfth largest city in Michigan.

## DEMOGRAPHIC SNAPSHOT

| 1-MILE RADIUS    |          | 3-MILE RADIUS    |          | 5-MILE RADIUS    |          |
|------------------|----------|------------------|----------|------------------|----------|
| Population       | 1,140    | Population       | 33,346   | Population       | 100,356  |
| Median HH Income | \$55,469 | Median HH Income | \$57,658 | Median HH Income | \$53,971 |
| Households       | 622      | Households       | 14,962   | Households       | 43,914   |

Source: ESRI / ArcGIS Business Analyst

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4225 MILLER RD, Flint, MI, 48507

## PRESENTED BY



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Senior Director of Asset Management

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