



15,786 SF NEIGHBORHOOD RETAIL CENTER IN DENSE RESIDENTIAL TRADE AREA

Marcus & Millichap

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Marcus & Millichap

FLUSHING POINTE PLAZA

FLUSHING | MICHIGAN

OFFERING PRICE

\$2,661,998

CAP RATE

7.54%

NET OPERATING INCOME

\$200,674

PRICE/SF

\$168.63

GROSS LEASABLE AREA

15,786 SF

YEAR BUILT

1997

LOT SIZE

2.0 ACRES



[CLICK TO VIEW
GOOGLE MAP](#)

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present Flushing Pointe Plaza, a 15,786-square-foot multi-tenant retail center located at 1419-1425 Flushing Road in Flushing, Michigan. Situated on 2.0 acres, the property is leased to a mix of national, regional, and local tenants, including ATI Physical Therapy, Edward Jones, RE/MAX, Hungry Howie's, and Pure Psychiatry of Michigan. The tenant base is primarily service-oriented, featuring medical, financial, and daily-needs users that support recurring local traffic.

The property is strategically positioned between Flushing Road and East Pierson Road, benefiting from a combined traffic count of approximately 22,400 vehicles per day. The site features convenient ingress and egress from both roadways and provides direct access to surrounding residential neighborhoods. The property is located near the area's primary retail corridor, including Kroger, Tractor Supply Co., Home Depot, and Aldi.

Flushing Pointe Plaza benefits from convenient access to Interstate 75 and Interstate 69, providing regional connectivity to Detroit, Lansing, and the broader Mid-Michigan market. The property is located within Genesee County, a region supported by a diverse economic base including healthcare, manufacturing, and education, and a population of approximately 401,000 residents.

The property is within 15 minutes of major employment centers, including Hurley Medical Center (432 beds) and McLaren Hospital (378 beds), both of which generate daily traffic from employees, patients, and visitors. General Motors' assembly operations, with approximately 4,500 employees, remain a major regional employer.

Additional demand is generated by nearby higher education institutions, including the University of Michigan-Flint (approximately 7,100 students), Mott Community College (approximately 7,300 students), and Kettering University (approximately 1,400 students), all located within approximately 6-8 miles.

The property draws from a Genesee County trade area anchored by a regional employment and retail hub serving surrounding communities such as Swartz Creek, Flushing, Montrose, Flint, Mount Morris, and Clio. The area supports approximately \$8 billion in annual retail sales and an employed population of more than 170,000 residents, driving consistent, necessity-based retail demand.



FLUSHING POINTE PLAZA

FLUSHING | MICHIGAN

OFFERING HIGHLIGHTS

- **Neighborhood Retail Center:** 15,786 SF multi-tenant retail center along Flushing Rd within the Genesee County retail corridor, 100% occupied with a majority of tenants on NNN leases
- **Strategic Corridor Positioning:** Positioned between Flushing Rd & E Pierson Rd with a combined traffic count of ~22.4K VPD, offering strong daily traffic flow, dual access points, and direct neighborhood connectivity
- **Established Retail Node:** Proximity to Kroger, Tractor Supply Co., Home Depot, and Aldi drives cross-shopping and consistent consumer traffic
- **Regional Connectivity:** Convenient access to I-75 and I-69 providing regional connectivity to Detroit, Lansing, and Mid-Michigan
- **Service-Oriented Tenancy:** Medical, financial, and daily-needs tenants including ATI Physical Therapy, Edward Jones, RE/MAX, Hungry Howie's, and Pure Psychiatry
- **Proximity to Employment Centers:** Located within close proximity to major medical campuses and General Motors assembly operations, supporting commuter-driven demand
- **Education Drivers:** Located within close proximity to University of Michigan-Flint, Mott Community College, and Kettering University
- **Established Trade Area:** Draws from surrounding communities including Swartz Creek, Montrose, Flint, Mount Morris, and Clio



McLaren
378 - BED HOSPITAL

HURLEY MEDICAL CENTER
432 - BED HOSPITAL

100 MOTT COMMUNITY COLLEGE
MOTT COMMUNITY COLLEGE - FLINT, MI



gm GM ASSEMBLY PLANT
FLINT, MI

M FLINT
UNIVERSITY OF MICHIGAN - FLINT, MI

Kettering UNIVERSITY
KETTERING UNIVERSITY - FLINT, MI

Dalton AIRPORT
Flushing Michigan

Wendy's
CHASE
WALGREENS

TRACTOR SUPPLY CO.
DOLLAR GENERAL
Huntington Bank
ALDI
PNC
MCDONALDS

Kroger

LivingJoy

Kroger

Rides to Wellness

JoelsCarz.com

FLUSHING POINTE PLAZA

Ascension

Auto Value
Parts Stores

TRV|FIT

AMOCO



Strategic Corridor Positioning
• Positioned between Flushing Rd & E Pierson Rd (~22.4K VPD)

PIERSON RD
10,683 VPD

FLUSHING RD
11,752 VPD



FLUSHING POINTE PLAZA

FLUSHING | MICHIGAN

FINANCIALS & OPERATING DATA

SUMMARY

Price	\$2,661,998
Number of Suites	8
Price Per SqFt	\$168.63
Gross Leasable Area (GLA)	15,786 SF
Lot Size	2.0 Acres
Occupancy	100.00%

RETURNS

Year 1

CAP Rate	7.54%
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OPERATING DATA

INCOME

Year 1

Scheduled Base Rental Income		\$226,261
Total Reimbursement Income	29.7%	\$67,256
Potential Gross Revenue		\$293,516
Effective Gross Revenue		\$293,516
Less: Operating Expenses	31.6%	(\$92,842)
Net Operating Income		\$200,674
Cash Flow		\$200,674
Total Return	7.54%	\$200,674

OPERATING EXPENSES

Year 1

CAM	\$88,420
Insurance	\$4,422
Total Expenses	\$92,842
Expenses/SF	\$5.88

NOTE:

Management Fee and Taxes are included in the CAM expense line above.
A full expense breakdown is provided on page 9.

OPERATING STATEMENT

INCOME	Year 1	PER SF
Scheduled Base Rental Income	226,261	14.33
Expense Reimbursement Income		
CAM	33,594	2.13
Insurance	2,274	0.14
Real Estate Taxes	31,388	1.99
Total Reimbursement Income	\$67,256	72.4% \$4.26
Effective Gross Revenue	\$293,516	\$18.59
OPERATING EXPENSES	Year 1	PER SF
Common Area Maintenance (CAM)		
Lawncare / Landscaping	4,365	0.28
Snow Removal / Salt	3,910	0.25
Maintenance	7,996	0.51
Trash Removal	3,390	0.21
Window Cleaning	800	0.05
Utilities	10,225	0.65
Management Fee	11,760	0.74
Remax Parcel Tax	14,016	0.89
Rae Lynn Parcel Tax	4,605	0.29
Hungry Howies Parcel Tax	4,783	0.30
ATI Parcel Real Estate Taxes	22,570	1.43
Insurance	4,422	0.28
Total Expenses	\$92,842	\$5.88
Expenses as % of EGR	31.6%	
Net Operating Income	\$200,674	\$12.71

TENANT SUMMARY - RENT ROLL

TENANT	SQ FT	% BLDG. SHARE	LEASE COMM.	LEASE EXP.	ANNUAL RENT PER SF	RENT PER MONTH	RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSES REIMBURSEMENTS	RENT INCREASES AND RENEWAL OPTIONS
Edward Jones	1,150	7.3%	1/1/20	12/31/29	\$13.83	\$1,325	\$15,900	N/A	N/A	NNN	\$5,260	1-Five Year, 5.67% Rent Increase at Option
ATI Physical Therapy	3,700	23.4%	1/28/13	7/31/29	\$15.68	\$4,835	\$58,016	Aug-2026	\$58,016	NNN	\$19,029	2% Annual Increases
Sun Studio	1,917	12.1%	9/1/23	9/30/27	\$16.28	\$2,600	\$31,200	N/A	N/A	Gross	\$0	None
RE/Max	2,547	16.1%	12/1/22	11/30/27	\$11.09	\$2,353	\$28,235	N/A	N/A	NNN	\$13,716	1-Three Year w/ 4.5% Avg Annual Increase
Hungry Howies	1,498	9.5%	3/1/24	2/28/29	\$17.62	\$2,200	\$26,400	N/A	N/A	NNN	\$8,129	1-Five Year, 9.1% Rent Increase at Option
Rae-Lynn Salon	1,984	12.6%	8/1/21	7/31/29	\$11.60	\$1,917	\$23,008	Aug-2027	\$23,583	NNN	\$8,898	2.5% Annual Rent Increases
Pure Psychiatry of Michigan	790	5.0%	1/1/24	12/31/31	\$14.50	\$955	\$11,455	Jan-2028	\$11,856	Gross	\$0	1-Five Year, \$0.50/SF Biennial Rent Increases
Pure Psychiatry of Michigan PLLC	2,200	13.9%	1/1/24	12/31/31	\$14.50	\$2,658	\$31,900	Jan-2028	\$33,000	Gross	\$0	1-Five Year, \$0.50/SF Biennial Rent Increases
Court House (Former)	5,710	26.4%			\$0.00	\$0	\$0	N/A	N/A	NNN	\$12,223	
Total	15,786				\$14.32	\$18,843	\$226,114				\$67,256	
Total SF Including Court House	21,638											
Occupied Tenants: 9			Unoccupied Tenants: 0			Occupied GLA: 100.00%			Unoccupied GLA: 0.00%			

NOTE: Edward Jones has termination option with 30 days notice and 2 months base rent as penalty

The former Courthouse is located on its own parcel and contributes to CAM reimbursements through the condominium structure.

The former Courthouse parcel is owned by Genesee County and is currently being purchased by the property owner. It is excluded from the offering but may be acquired separately.

A photograph of a modern, single-story office building with large glass windows and a concrete facade. The building is identified by a sign as 'PURE PSYCHIATRY of MICHIGAN'. The sign features a stylized head profile with the word 'PURE' inside. The text 'PURE PSYCHIATRY' is in red, and 'of MICHIGAN' is in white on a dark background. The building is set against a dark blue sky. In the foreground, there is a paved sidewalk and a small landscaped area with gravel and some sparse vegetation. A dark-colored car is partially visible on the left side of the frame.

FLUSHING POINTE PLAZA

FLUSHING | MICHIGAN



**DOWNTOWN
FLUSHING**

**FLUSHING POINTE
PLAZA**

**FLUSHING RD
11,752 VPD**

**PIERSON RD
10,683 VPD**



Proximity to Downtown Flushing
Supporting Local Traffic & Daily-needs Retail Demand



TENANT OVERVIEWS

Edward Jones[®]

Serving Individual Investors Since 1871

Edward Jones is a leading financial services firm in the United States, with an affiliated presence in Canada, providing personalized investment and wealth management services to individual investors, families, and small-business owners. Through its network of more than 19,000 financial advisors, the firm serves over 8 million clients and oversees approximately \$2.0 trillion in client assets under care as of December 2024. Edward Jones is distinguished by its client-focused, long-term investment philosophy and its emphasis on one-on-one financial guidance delivered through a highly decentralized branch model. The firm's stated purpose is to partner for positive impact by improving the lives of its clients and colleagues while strengthening the communities it serves, a mission supported by the dedication of approximately 52,000 associates nationwide. With a physical presence in approximately 68% of U.S. counties, Edward Jones maintains one of the most extensive retail footprints in the financial services industry, enabling strong local market penetration and community integration. This broad geographic reach, combined with the firm's scale, brand recognition, and commitment to personalized service, positions Edward Jones as a stable and well-established financial services tenant with enduring relevance in both urban and suburban markets.

RE/MAX

RE/MAX is a globally recognized real estate brokerage brand founded in 1973 and headquartered in Denver, Colorado, operating primarily through independently owned and operated franchise offices. The company provides residential and commercial real estate brokerage services, along with relocation assistance and real estate investment advisory, serving both individual homebuyers and institutional clients. RE/MAX is best known for its agent-centric, franchise-based business model, which emphasizes higher productivity, advanced technology platforms, comprehensive training programs, and strong marketing support designed to help agents operate as independent business owners. Through this structure, the brand combines localized market knowledge at the office level with the scale, visibility, and credibility of an international real estate network. Today, RE/MAX includes more than 140,000 agents operating from approximately 9,000 offices across more than 110 countries and territories, making it one of the largest real estate brokerage networks in the world. RE/MAX Holdings, Inc., the parent franchisor, is publicly traded on the New York Stock Exchange under the ticker symbol RMAX, while individual offices are not corporately owned and instead operate under long-term franchise agreements. The brand is also widely recognized for its community involvement and philanthropic efforts, most notably its long-standing partnership with Children's Miracle Network Hospitals, reflecting a commitment to local engagement and charitable giving.



Hungry Howie's Pizza is a nationally recognized quick-service pizza brand founded in 1973 and headquartered in Madison Heights, Michigan. The company is best known for pioneering its signature Flavored Crust[®] pizza, which has become a core brand differentiator within the highly competitive pizza segment. Hungry Howie's operates primarily through a franchise-based business model, with the vast majority of its restaurants independently owned and operated by local franchisees. The brand offers a full menu of made-to-order pizzas, subs, salads, wings, and bread products, with a strong emphasis on value-driven pricing, carryout and delivery service, and neighborhood convenience. Today, Hungry Howie's operates more than 500 locations across approximately 20 states, with a particularly strong presence throughout the Midwest and Southeast. The company remains privately held and continues to emphasize operational consistency, franchisee support, and community involvement at the local level, making it a well-established and recognizable tenant within retail and neighborhood shopping centers.



TENANT SUMMARY

ATI is a nationally-recognized rehabilitation provider, specializing in research-based physical therapy, workers' compensation rehab, employer worksite solutions, sports medicine, and a variety of specialty therapies.

TENANT
ATI Physical Therapy

HEADQUARTERS	DATE FOUNDED
Bolingbrook, IL	1996
LOCATIONS	NYSE
830+	ATIP

atipt.com



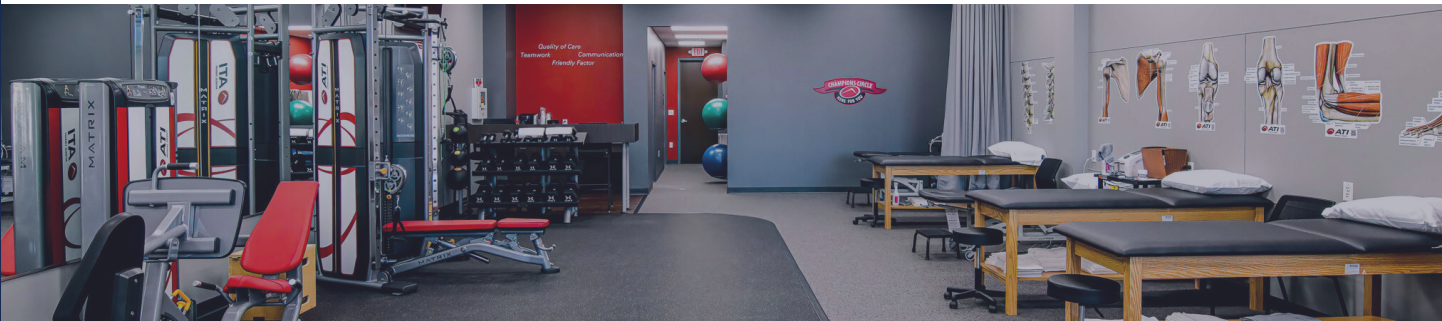
 \$753.1 M

Total Annual Revenue
in Billions (2024)



At ATI Physical Therapy, we are committed to helping people live better. We provide convenient access to high-quality care to prevent and treat musculoskeletal (MSK) pain. Our approximately 900 locations in 24 states and virtual practice operate under the largest single-branded platform built to support standardized clinical guidelines and operating processes. With outcomes from more than 3 million unique patient cases, ATI strives to utilize quality standards designed to deliver proven, predictable and impactful patient outcomes. From preventative services in the workplace and athletic training support to outpatient clinical services and online physical therapy via our online platform, CONNECT™, a complete list of our service offerings can be found at [ATIpt.com](https://atipt.com). ATI is based in Bolingbrook, Illinois.

For FY 2024, ATI Physical Therapy reported annual revenue of \$753.1 million, representing approximately 7.7% year-over-year growth.





TENANT OVERVIEWS



Sun Vibe Studio is a full-service tanning salon dedicated to exceptional customer service. They provide a variety of services, including UV tanning, red light therapy, and spray tanning. Beyond tanning services, Sun Vibe also features a boutique that offers year-round vacation/cruise outfits, swimwear, and current season clothing, making it a one-stop vacation shop.



Rae Lynn Salon offers a broad spectrum of beauty services including hair and nail care for the entire family. They specialize in a variety of treatments such as highlights, ombre, Brazilian blowouts, color correction, and cutting & styling. The salon is known for providing personalized consultations to ensure the best possible hair care for their clients. They also sell products from well-known brands like Aveda and Bed Head, enhancing their service offerings.

Operating with a family-oriented approach, Rae Lynn Salon invites clients to enter as guests and leave feeling like family. Their commitment to quality service and customer satisfaction is evident through their specialized services and product offerings, aiming to meet the diverse needs of their clientele



Pure Psychiatry of Michigan focuses on providing tailored psychiatric and behavioral health care to patients of all ages living in and around Ann Arbor, Clarkston, Fort Gratiot, Flushing, Lansing, Monroe, Plymouth, Wayne, Wixom and Wyandotte, Michigan. The team has extensive experience helping people with mental health disorders. We work with dedicated providers to bring relief from conditions like depression, bipolar disorder, social anxiety, attention deficit hyperactive disorder (ADHD), attention deficit disorder (ADD) and more.

RE/MAX
SUN VIBEZ STUDIO
HUNGRY HOWIE'S
RAE-LYNN SALON

PIERSON RD
10,683 VPD

FLUSHING RD
11,752 VPD

ATI PHYSICAL THERAPY
EDWARDJONES
PURE PSYCHIATRY OF MICHIGAN

An aerial photograph of a commercial building at dusk. The building is a single-story structure with a flat roof and large windows. In front of the building is a large parking lot with several cars parked. The sky is dark with some clouds, and the surrounding area is filled with trees. The text "FLUSHING POINTE PLAZA" is overlaid in large, white, bold letters. Below it, a thin horizontal line separates the title from the location "FLUSHING | MICHIGAN".

FLUSHING POINTE PLAZA

FLUSHING | MICHIGAN



RE/MAX
SUN VIBEZ STUDIO

RAE-LYNN SALON

FLUSHING RD
11,752 VPD

PIERSON RD
10,683 VPD

ATI PHYSICAL THERAPY
EDWARD JONES
PURE PSYCHIATRY OF MICHIGAN

HUNGRY HOWIE'S



THE LOCATION

FLUSHING, MICHIGAN

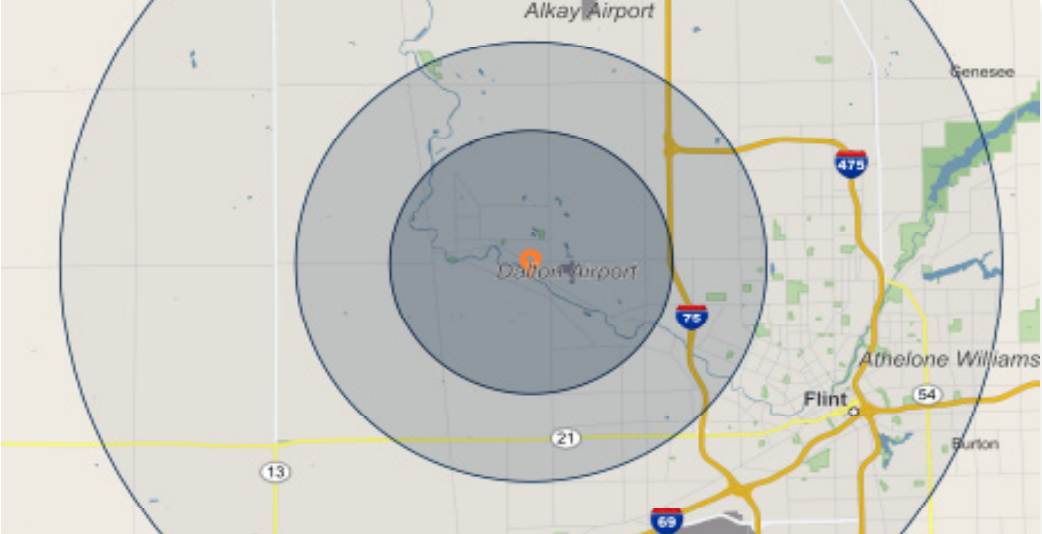
Flushing, Michigan is a suburban community in Genesee County located approximately 9 miles west of Flint. The city developed along the Flint River and today functions as a residential suburb within the broader Mid-Michigan region.

Flushing is characterized by a dense suburban environment with a strong base of owner-occupied housing, established neighborhoods and a locally recognized public school system. The community maintains a small-town setting with a walkable downtown district, local parks and neighborhood-oriented retail, supporting a stable residential population.

The city’s location provides convenient access to nearby regional corridors and surrounding communities, allowing residents to commute to employment centers while maintaining a quieter residential setting. Flushing’s proximity to larger municipalities, combined with its local amenities and community infrastructure, supports consistent demand for service-oriented retail and daily-needs uses.

Residential development in the area consists primarily of single-family homes built during mid- and late-20th-century suburban expansion, with limited new construction in the immediate market. This established housing base contributes to long-term population stability and consistent local consumer demand.

Overall, Flushing operates as a stable suburban community defined by its residential character, local connectivity and reliance on nearby employment and retail hubs, supporting neighborhood-oriented commercial uses within the market.



DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
POPULATION			
2025 POPULATION ESTIMATE	23,041	55,815	210,344
2030 POPULATION PROJECTION	22,943	55,583	209,722
DAYTIME POPULATION	20,342	45,990	194,140
HOUSEHOLD			
2025 HOUSEHOLDS ESTIMATE	9,700	23,919	91,212
2030 HOUSEHOLDS PROJECTION	9,715	23,973	91,578
INCOME			
2025 AVERAGE HH INCOME	\$97,684	\$80,560	\$67,325

ECONOMY | FLINT MSA

- The Flint Metropolitan Statistical Area (MSA) encompasses Genesee County and serves as a primary economic hub for Mid-Michigan, with a population exceeding 400,000 residents
- The regional economy is anchored by automotive manufacturing, led by General Motors’ Flint Assembly plant, and supported by major healthcare systems that provide significant employment and daily traffic
- The market is supported by established retail corridors, higher education institutions and regional transportation infrastructure, driving consistent commuter activity and demand for service-oriented retail uses

MAJOR AREA EMPLOYERS

NATIONAL AMUSEMENTS INC
HURLEY MEDICAL CENTER
STATE OF MICHIGAN
UNITED STATES DEPT TREASURY
FLINT MCLAREN
INSIGHT RESEARCH INSTITUTE
AI-FLINT LLC
LEAR CORPORATION
MOTT COMMUNITY COLLEGE
U OF M - FLINT

GENESEE COUNTY

MICHIGAN



POPULATION & LOCATION

- Genesee County's 2020 Census population was 406,211, making it the fifth most populated county in Michigan.
- Genesee County is located in the midst of the I-69 International Trade Corridor, a major distribution route with interstate access to Detroit, Chicago and Canada-to-Mexico connections, along with Bishop International Airport and rail service.
- The county's location and diverse activities offers low cost-of-living without sacrificing cultural amenities or outdoor recreation. The immediate area offers top-notch hospitals and world renowned education centers.

BIRTHPLACE OF GENERAL MOTORS

- Flint is home to Factory One, where General Motors began its legacy in the automotive industry. Flint Assembly, a 5.2 million square-foot facility, is among the longest-running assembly plants in North America. Opened in 1947 as part of the post-World War II industrial expansion, the plant has produced more than 15 million vehicles. Today, Flint Assembly manufactures heavy-duty crew and regular cab trucks for the Chevrolet Silverado and GMC Sierra HD Denali/Sierra HD. The facility remains a major regional employer, with approximately 4,588 employees supporting ongoing production.

BUICK CITY REDEVELOPMENT

- Ashley Capital is redeveloping the former Buick City site into the Flint Commerce Center, a \$300 million, multi-phase industrial park spanning approximately 350 acres. The project is planned to deliver approximately 3.5 million square feet of logistics and light manufacturing space across 10 buildings and is expected to support approximately 2,500 to 3,000 permanent, full-time jobs upon completion. The first phase of development has been successfully completed, with the initial 330,000-square-foot building delivered in 2024 and now fully leased to national distribution users, marking a key milestone in the ongoing redevelopment of the site. Future phases are currently underway and will be delivered based on tenant demand and market conditions.

CERTIFIED CONNECTED COMMUNITY

- Outlined in the county's Technology Action Plan, Genesee County achieved certification under Connected Nation's Connected Community Engagement Program. This national platform recognizes communities that are excelling in their pursuit of accelerated access, adoption, and use of broadband.



EXCLUSIVELY LISTED BY

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FLUSHING POINTE PLAZA

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