

FOR LEASE | RETAIL | UP TO 36,000 SF

PIRATE'S PLAZA



4067-4085 MILLER ROAD
FLINT TWSP, MI 48507

PROPERTY HIGHLIGHTS:

- Up to 36,000 SF Available
- 28,000 SF - former Christmas Tree Shops
- **CAN BE DEMISED INTO 2 SMALLER SPACES STARTING AT 10,000 SF**
- 8,000 SF - former Five Below
- Join - Ulta, Burlington, Pet Smart, DSW, Old Navy, and Jo-Ann, along with many other national tenants
- Situated in the heart of Flint Twsp premier retail corridor
- High traffic counts in the immediate and surrounding area
- Landlord is extremely motivated!
- Asking Lease rate: \$6.00-\$8.00/SF - NNN

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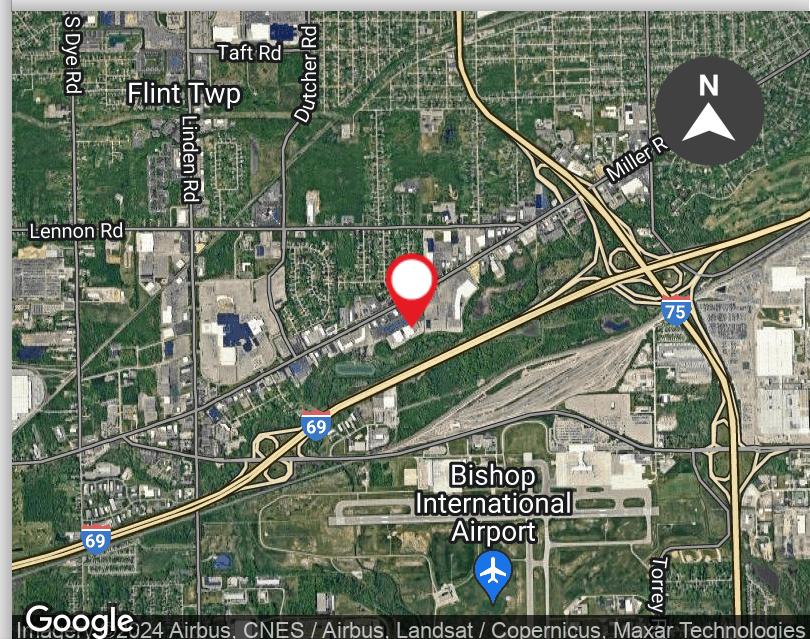
FOR MORE INFORMATION PLEASE CONTACT:



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PIRATE'S PLAZA SITE PLANS



PIRATE'S PLAZA LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
I-69 and W.Bristol Rd	46,445
Miller Road and Curtis Dr NE	25,365

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	1,323	38,525	113,013
Total Households	607	18,840	56,737
Average HH Income	\$47,740	\$46,626	\$46,155

PIRATE'S PLAZA PROPERTY PHOTOS

