EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

PIERSON PLAZA

4366-4368 W. Pierson Road, Flint, MI 48504



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
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OFFERING SUMMARY: 4366-4368 W. Pierson Road | Flint, MI 48504



PROPERTY OVERVIEW

16,016 sf multi tenant retail building

OFFERING SUMMARY

Lease Rate:	$12 SF/yr (NNN)
Building Size:	16,016 SF
Available SF:	1,800 - 3,450 SF
Year Built:	1980
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Join Dollar Tree
- Flexible floor plans
- Ample parking with easy access to Pierson and I-75
- Visibility from I-75 exit ramp

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Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 4366-4368 W. Pierson Road | Flint, MI 48504

BUILDING INFORMATION

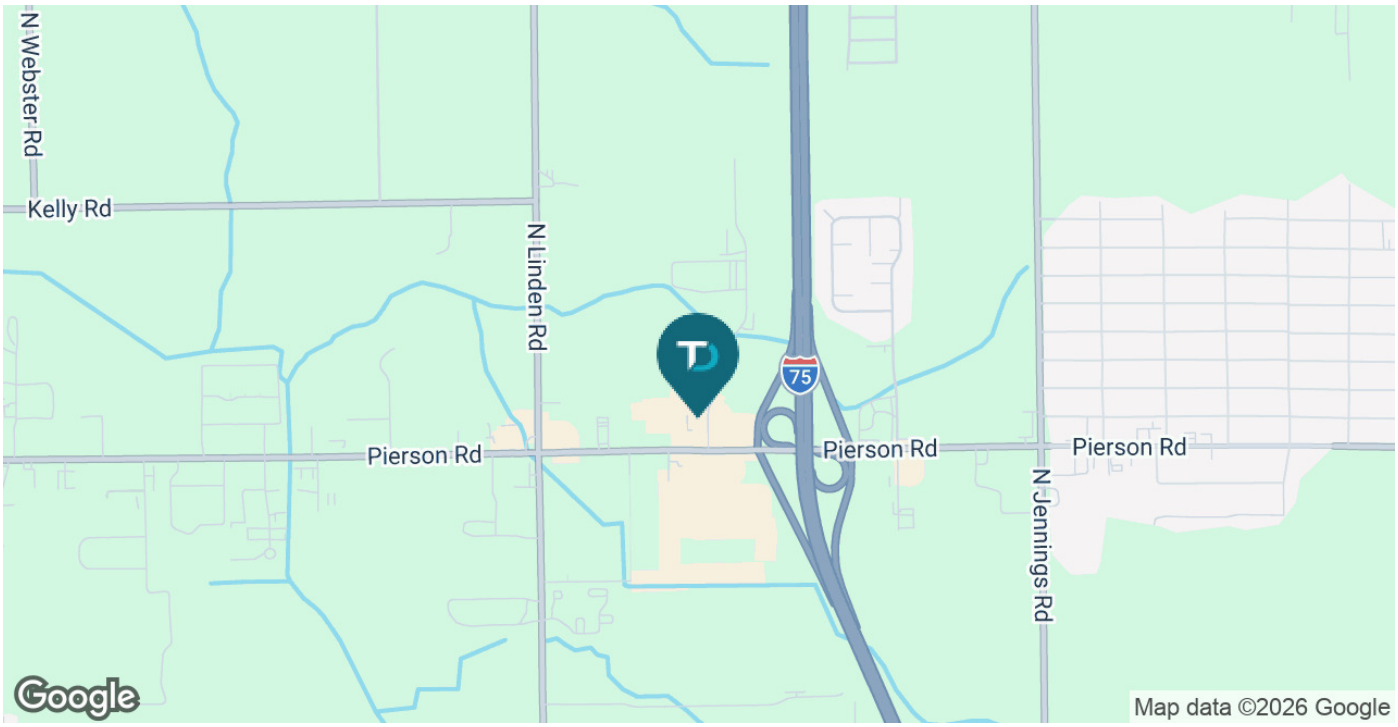
Building Size:	16,016 SF
Year Built:	1980
Number of Floors:	1
Utilities:	City Water & Sanitary Sewer
Parking:	74 spaces

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	C-2
Traffic Count:	W. Pierson Rd - 24,044 VPD (CoStar 2025)
APN:	14-28-300-007

LOCATION INFORMATION

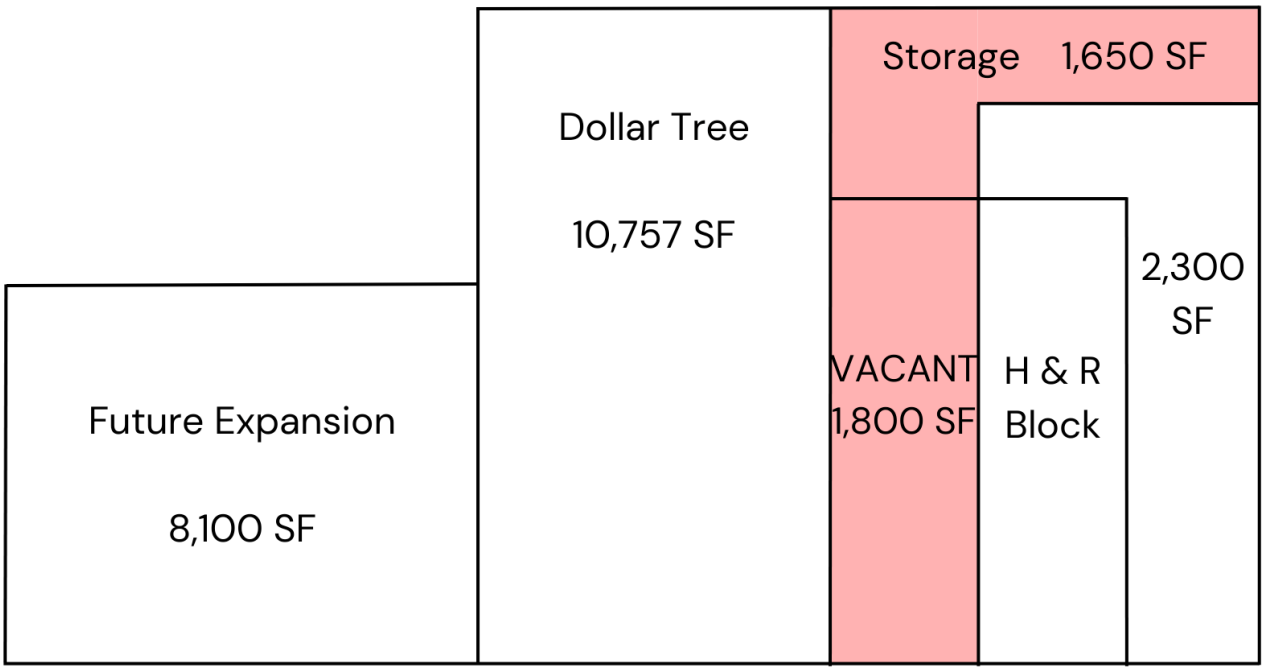
Located on the North side of Pierson Road, just West of US-23/I-75.



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LEASE SPACES: 4366-4368 W. Pierson Road | Flint, MI 48504



*Not drawn to scale, all dimensions approximate

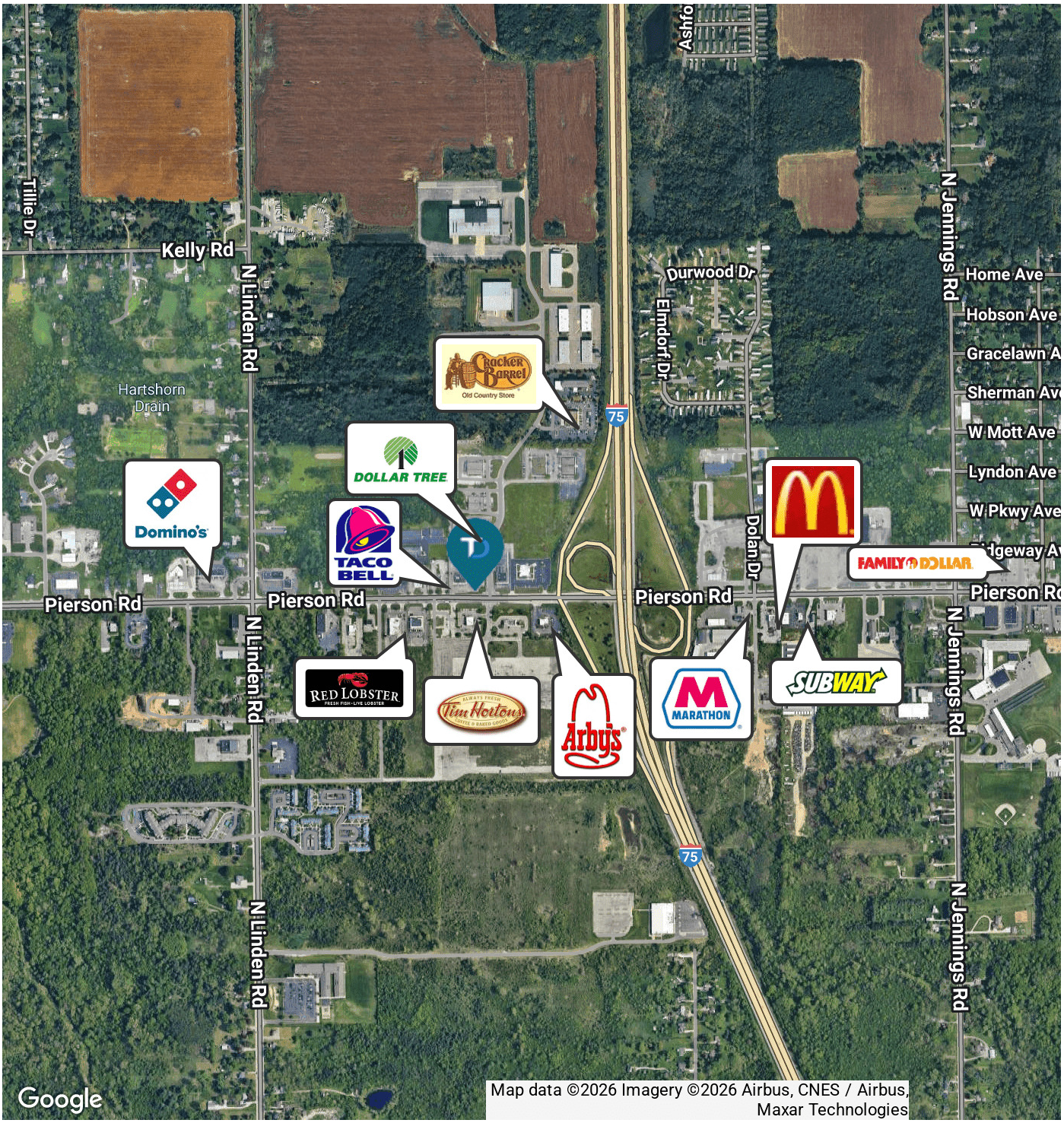
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 3,450 SF	Lease Rate:	$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	Available	1,800 - 3,450 SF	NNN	$12.00 SF/yr	Can be combined with storage space

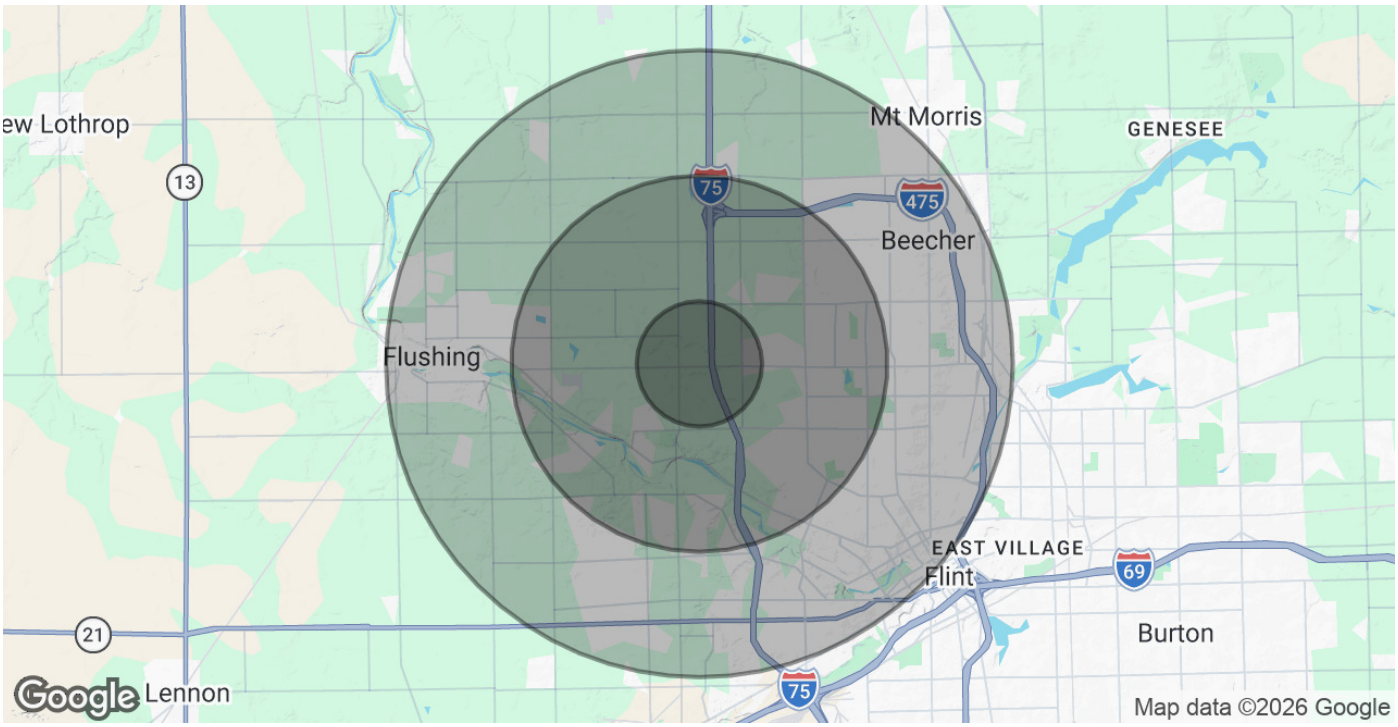
RETAILER MAP: 4366-4368 W. Pierson Road | Flint, MI 48504



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DEMOGRAPHICS MAP & REPORT: 4366-4368 W. Pierson Road | Flint, MI 48504



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,589	34,542	97,539
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	701	14,292	40,682
# of Persons per HH	2.3	2.4	2.4
Average HH Income	$57,733	$58,573	$58,028
Average House Value	$117,653	$135,871	$128,145

2020 American Community Survey (ACS)

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