EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

PIERSON PLAZA

4366-4368 W Pierson Road, Flint, MI 48504



FOR SALE

248.476.3700

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



PROPERTY OVERVIEW

The Thomas Duke Company is pleased to bring to market Pierson Plaza in Flint, Michigan. 18,648 SF Retail Center anchored by Dollar Tree with two new tenants recently signing 5-year leases. Pierson Plaza is situated on 3.63 Acres providing an investor with existing cash-flow and an opportunity to expand the building and add an outlot.

OFFERING SUMMARY

Sale Price:	$1,650,000
Building Size:	18,648 SF
Year Built:	1985
Zoning:	C-2 Community Commercial

PROPERTY HIGHLIGHTS

- Dollar Tree Anchored Center for Sale
- Interstate exit ramp visibility from I-75
- Dollar Tree has 20 Year Operating History at the Site and recently renewed 5 Year Lease
- New 5 Year Lease with H&R Block and Total Wireless
- 1,800 SF vacancy for additional income
- Outlot and Expansion Opportunity
- 9.87% CAP rate

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

BUILDING INFORMATION

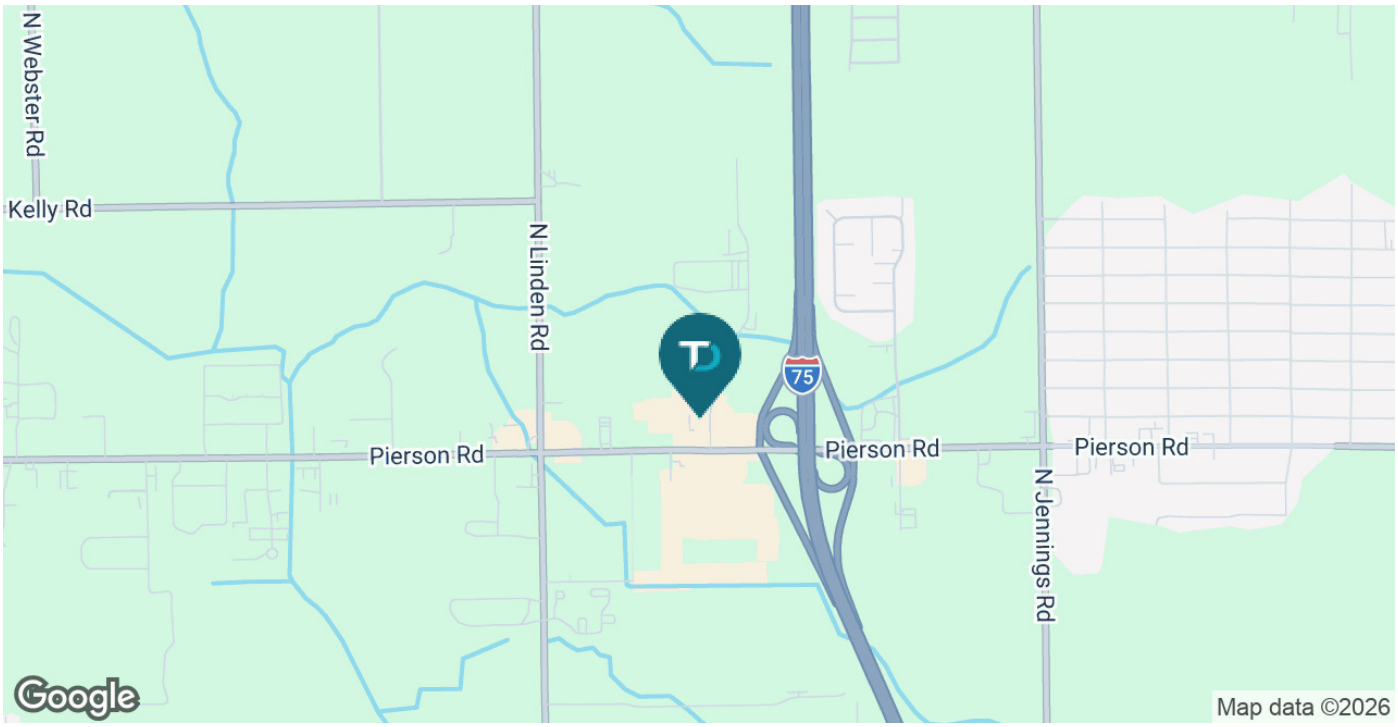
Price/SF:	$88.48
Building Size:	18,648 SF
Year Built:	1985
Number of Floors:	1
Parking Spaces:	164

PROPERTY INFORMATION

Lot Size:	3.63 Acres
Property Type:	Retail
Property Subtype:	Strip Center
Taxes:	Summer 2025 - $9,140.60 Winter 2025 - $38,780.12
Zoning	C-2 Community Commercial
Traffic Count:	Pierson Rd - 18,254 VPD I-75 - 83,748 VPD
Legal Description:	Available Upon Request
APN:	14-28-300-007

LOCATION INFORMATION

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



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INCOME & EXPENSES: 4366-4368 W Pierson Road | Flint, MI 48504

PIERSON PLAZA RENT ROLL

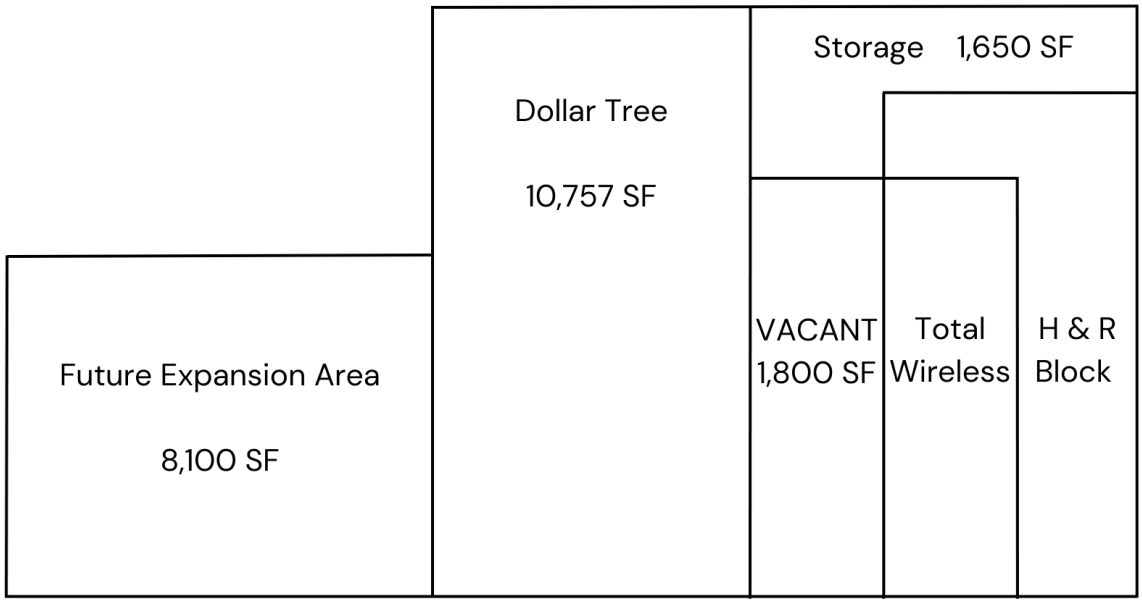
SUITE	TENANT	SQ.FT.	MONTHLY RENT	ANNUAL RENT	LEASE TYPE	LEASE START	LEASE END
100-101	Dollar Tree Stores Inc	10996	$12,316.08	$147,792.96	NNN	11/1/2005	2/28/2031
102	Velocity Wireless LLC	2300	$2,108.33	$25,299.96	NNN	7/1/2025	6/31/2030
103	VACANT	1800					
104	H & R Block	1800	$1,620.00	$19,440.00	NNN	11/20/2024	04/30/2029
Sign	Skozze LLC		$125.00	$1,500.00		03/06/2016	03/31/2026
TOTAL			$16,169.41	$194,032.92			

NOI CALCULATION:

INCOME:	
Schedule Income	$194,032.92
CAM Income	$45,849.36
Scheduled Gross Income	$239,882.28
Expenses	$76,987.54
SCHEDULED NET INCOME:	$162,894.47

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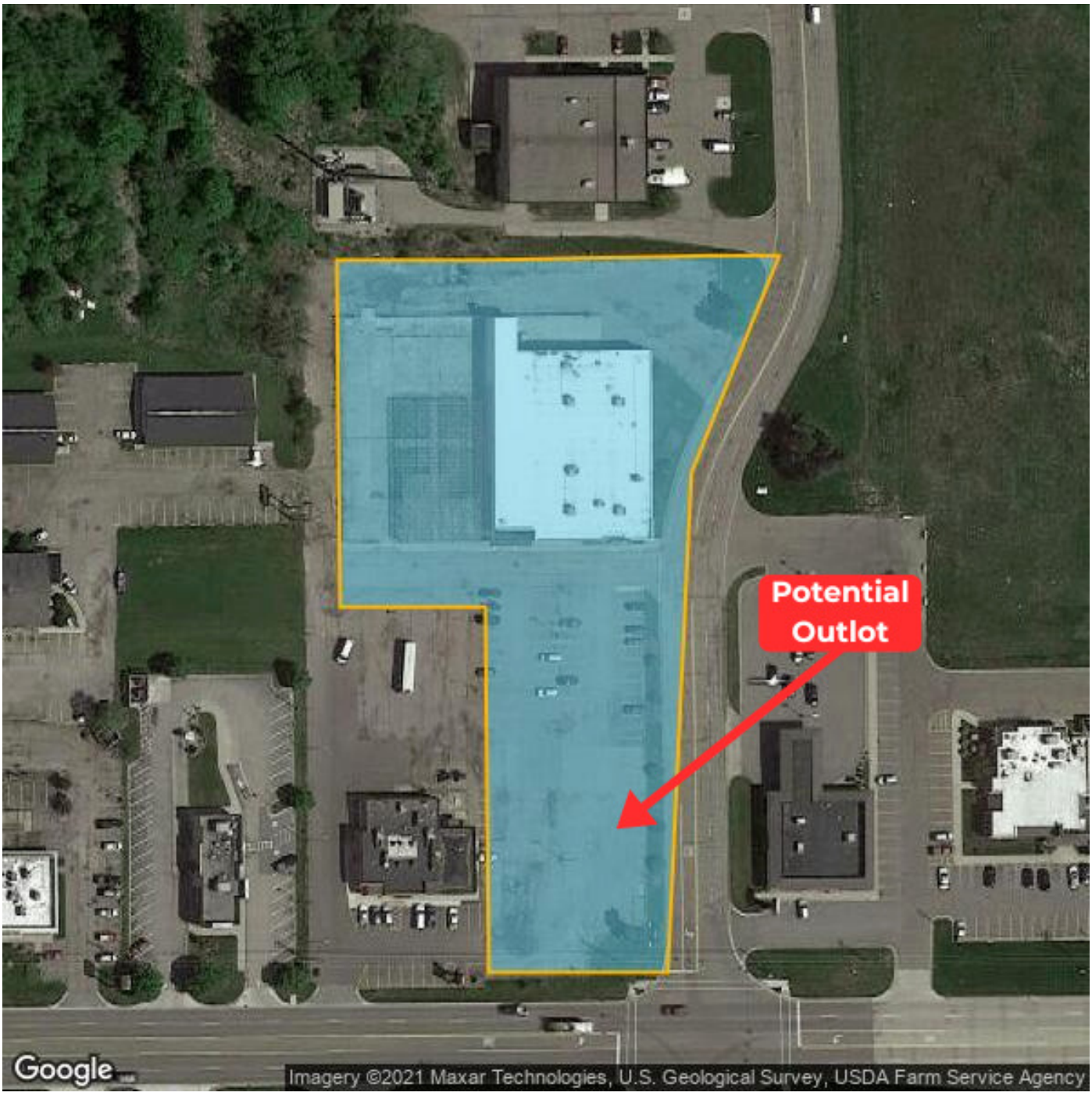
FLOOR PLAN: 4366-4368 W Pierson Road | Flint, MI 48504



*Not drawn to scale, all dimensions approximate

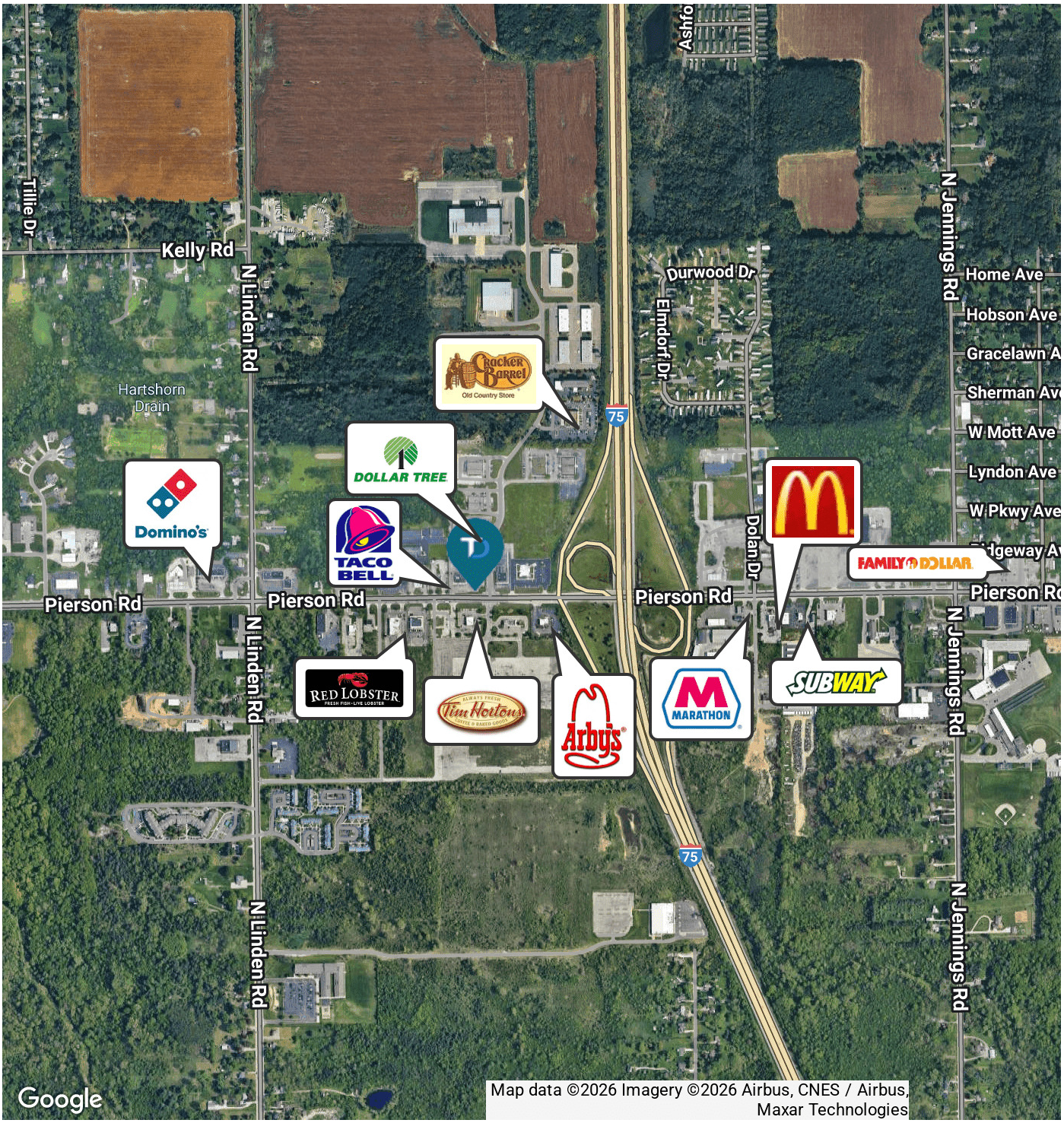
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PARCEL MAP: 4366-4368 W Pierson Road | Flint, MI 48504



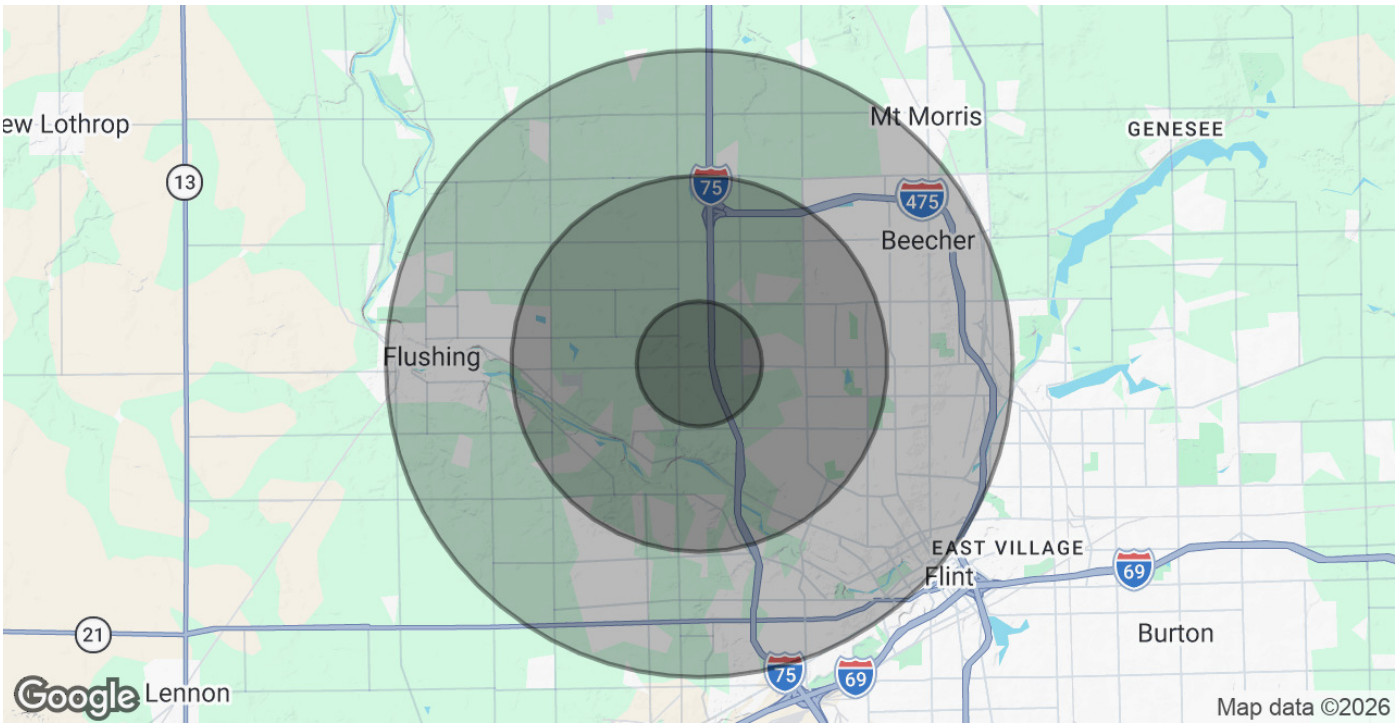
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RETAILER MAP: 4366-4368 W Pierson Road | Flint, MI 48504



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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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