



**FOR LEASE**

# Valley Plaza

**4225 MILLER RD  
FLINT, MI 48507**

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 by daily. This high-traffic location serves as a dynamic hub for both established enterprises and burgeoning ventures alike.



|                  |                      |
|------------------|----------------------|
| Building SqFt    | 63,702 SqFt          |
| Year Built       | 1985                 |
| Lot Size (acres) | 7.28                 |
| Parcel ID        | 07-28-553-015        |
| Zoning Type      | Commercial           |
| County           | Genesee              |
| Frontage         | 800.00 Ft            |
| Coordinates      | 42.980356,-83.758565 |

- ❖ Direct Frontage along Miller Rd with exposure to over 29,000 Vehicles per Day
- ❖ Prime Location in Flint's Most Dominant Retail Corridor
- ❖ Adjacent to Genesee Valley Mall
- ❖ Easily Accessible with Four Point of Ingress/Egress
- ❖ Population of 103,233 within a 5-Mile Radius
- ❖ Join Nearby Retailers Target, JC Penny, DSW Shoes, Burlington, Ulta, Best Buy, and more!

**SPIGEL  
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185  
SAN ANTONIO, TEXAS 78216

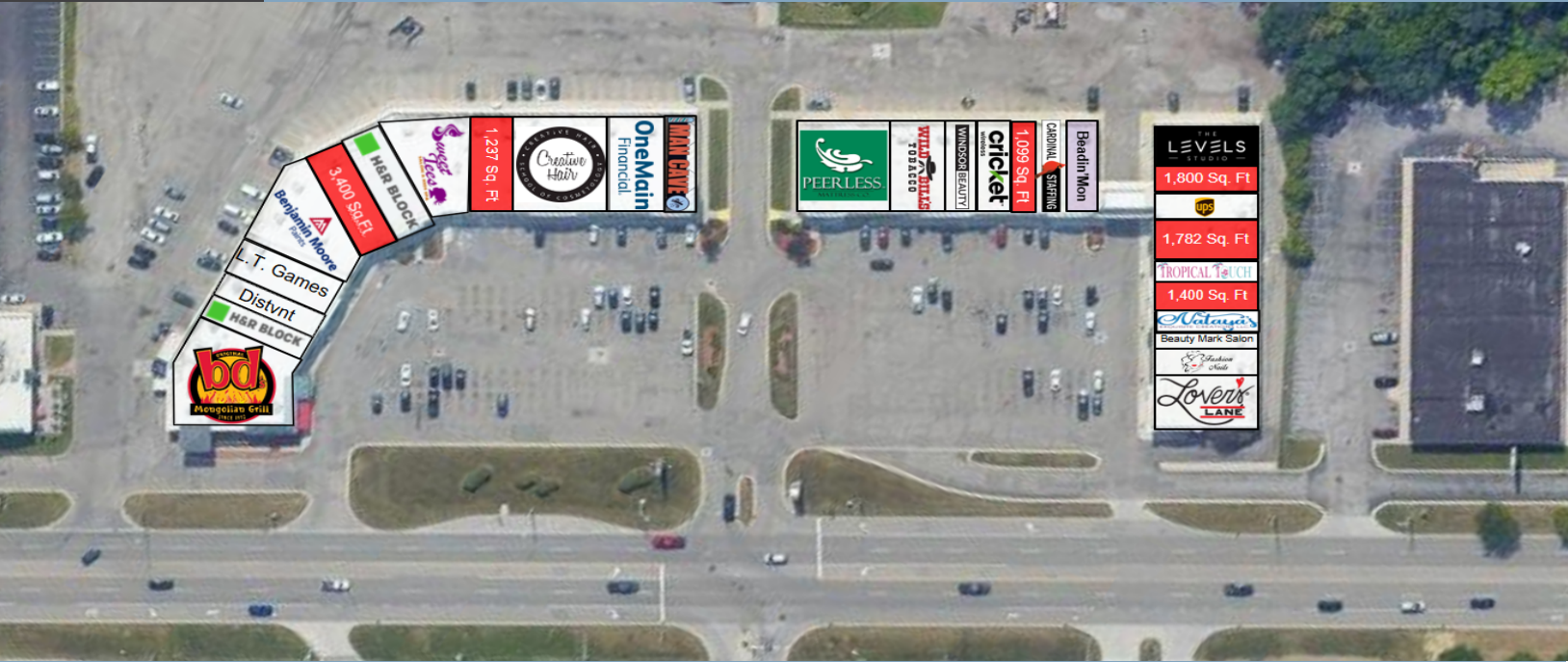


**CATHERINE MOROSCHAN**  
Regional Property Manager

Direct: 947-941-1908  
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| SPACE | SPACE USE | LEASE RATE  | LEASE TYPE | SIZE(SF) | TERM       |
|-------|-----------|-------------|------------|----------|------------|
| #A-8  | Retail    | Undisclosed | NNN        | 1,099 SF | Negotiable |
| #B-7  | Retail    | Undisclosed | NNN        | 1,400 SF | Negotiable |
| #B-3  | Retail    | Undisclosed | NNN        | 1,800 SF | Negotiable |
| #B-5  | Retail    | Undisclosed | NNN        | 1,782 SF | Negotiable |
| #C-8  | Retail    | Undisclosed | NNN        | 1,237 SF | Negotiable |
| #C-10 | Retail    | Undisclosed | NNN        | 3,835 SF | Negotiable |
| #C-11 | Retail    | Undisclosed | NNN        | 3,400 SF | Negotiable |



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| POPULATION              | 1 MILE  | 3 MILE  | 5 MILE  |
|-------------------------|---------|---------|---------|
| 2000 Population         | 1,242   | 36,635  | 121,807 |
| 2010 Population         | 1,221   | 34,697  | 112,091 |
| 2022 Population         | 1,143   | 33,670  | 101,406 |
| 2027 Population         | 1,121   | 33,202  | 100,165 |
| 2022-2027 Growth Rate   | -0.39 % | -0.28 % | -0.25 % |
| 2022 Daytime Population | 6,612   | 47,345  | 121,017 |

| 2022 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15000     | 104       | 1,908     | 6,963     |
| \$15000-24999         | 49        | 1,806     | 4,753     |
| \$25000-34999         | 33        | 2,045     | 5,826     |
| \$35000-49999         | 132       | 2,295     | 6,745     |
| \$50000-74999         | 124       | 3,013     | 7,850     |
| \$75000-99999         | 97        | 1,790     | 4,751     |
| \$100000-149999       | 56        | 1,306     | 4,169     |
| \$150000-199999       | 13        | 230       | 1,118     |
| \$200000 or greater   | 0         | 268       | 886       |
| Median HH Income      | \$ 47,808 | \$ 44,155 | \$ 42,642 |
| Average HH Income     | \$ 57,692 | \$ 60,010 | \$ 60,831 |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households        | 593    | 16,113 | 49,137 |
| 2010 Total Households        | 597    | 14,983 | 45,684 |
| 2022 Total Households        | 609    | 14,668 | 43,067 |
| 2027 Total Households        | 601    | 14,571 | 42,856 |
| 2022 Average Household Size  | 1.86   | 2.27   | 2.29   |
| 2022 Owner Occupied Housing  | 369    | 8,920  | 26,572 |
| 2027 Owner Occupied Housing  | 373    | 9,041  | 26,938 |
| 2022 Renter Occupied Housing | 240    | 5,748  | 16,495 |
| 2027 Renter Occupied Housing | 228    | 5,530  | 15,918 |
| 2022 Vacant Housing          | 27     | 1,570  | 5,407  |
| 2022 Total Housing           | 636    | 16,238 | 48,474 |



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## ABOUT FLINT

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.



### CITY OF FLINT

#### AREA

|           |            |
|-----------|------------|
| CITY      | 34.1 SQ MI |
| LAND      | 33.4 SQ MI |
| WATER     | 0.7 SQ MI  |
| ELEVATION | 751 FT     |

#### POPULATION

|                 |                |
|-----------------|----------------|
| POPULATION      | 81,252         |
| ESTIMATE (2021) | 80,628         |
| RANK            | 12             |
| DENSITY         | 2,429.78 SQ MI |
| URBAN           | 298,964        |

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