

Colliers



For Lease | Retail

Hallwood Plaza

4813-4945 Clio Road
Flint, MI



Arthur Itkis
248 226 1676
arthur.itkis@colliers.com



Paul Gyarmati
248 226 1618
paul.gyarmati@colliers.com



Chris Pochas
248 226 1614
chris.pochas@colliers.com

Colliers International Detroit
2 Corporate Dr, Suite 300
Southfield, MI 48076
www.colliers.com/detroit



Showings Now Available!

Excellent Leasing Opportunity Immediately Available

- Well Established 240,000 Square Foot Shopping Center
- Anchor And Junior-anchor Positions Available
- Great Location For Retail, Medical, And Office Users Wanting Store-front
- Located At The Hard Corner Of Two Main Roads In A Densely Populated Area
- Large Parking Field, More Than 1,700 Parking Spaces
- Additional 7 Acres And Outlots Available For Sale Or Built-to-suit
- High Traffic, Over 40,000 Cars Per Day
- Less Than A Mile From I-75 And Us-23 Highways, Minutes From I-475 And I-69 Interstates
- Join Citi Trends, Rainbow, H&r Block, Rent-a-center, Check N' Go, Davita, Huntington Bank, Happy's Pizza, And Others

Accelerating success.

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Overview

Retail/Medical/Office

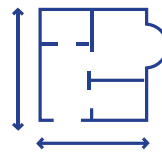
Updated Façade

Superb Landlord & Fabulous Incentives

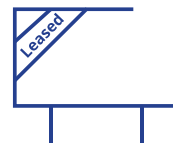
1,700 Car Parking

Anchor & Junior Anchor Positions Available

Located On A Hard Corner With Multiple Access Points On Both Roads



240,000 SF
Shopping Center



3,500 – 88,000 SF
Available



Additional 7 Acres
Available For Larger
Anchor Users



Lease Rate
\$8.50/SF, NNN

Demographics

	1 Mile	3 Mile	5 Mile
Population	8,985	65,772	131,269
Avg. Income	\$39,813	\$41,612	\$47,332
Households	3,462	24,662	53,710



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Current Tenants

Rent-A-center

Lee Nails

Wigland

Check N' Go

Flex High

DaVita

Rainbow

Barber Shop

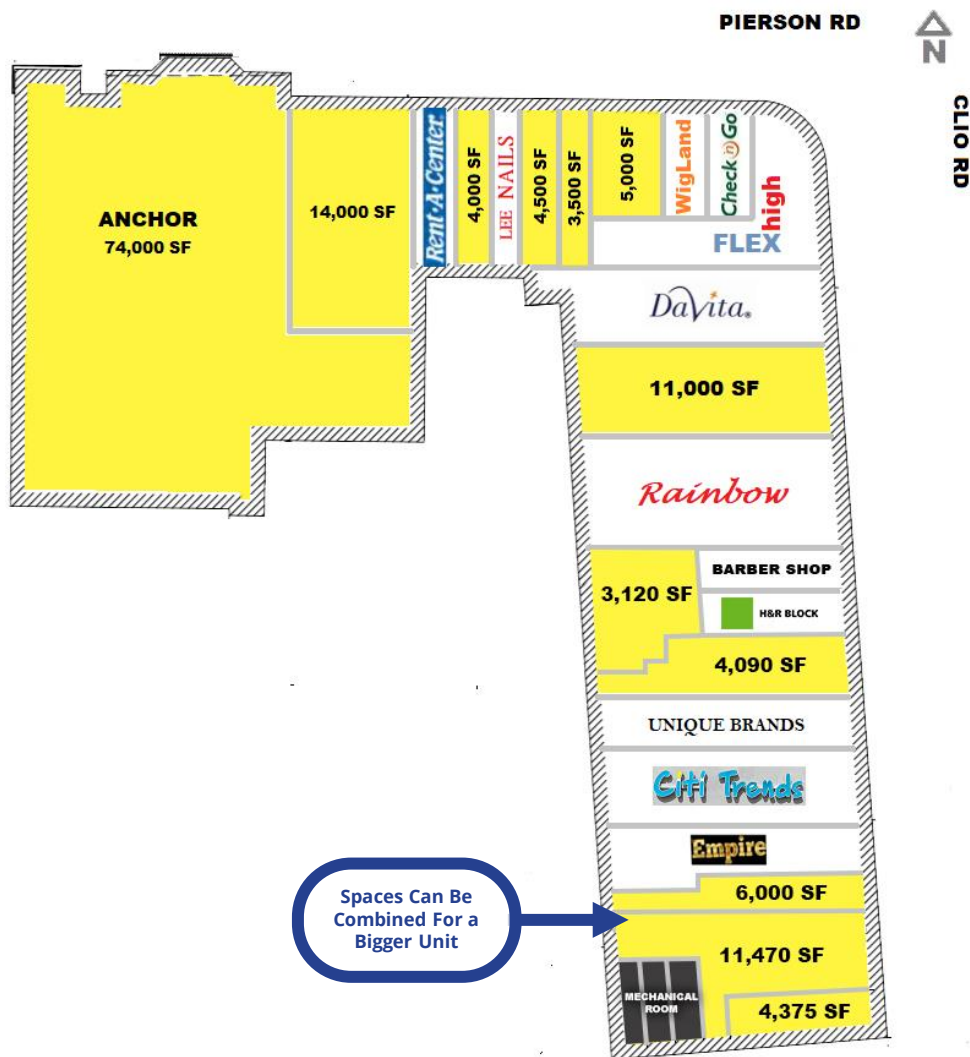
H&R Block

Unique Brands

Citi Trends

Empire

Huntington Bank



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Property Site Plan



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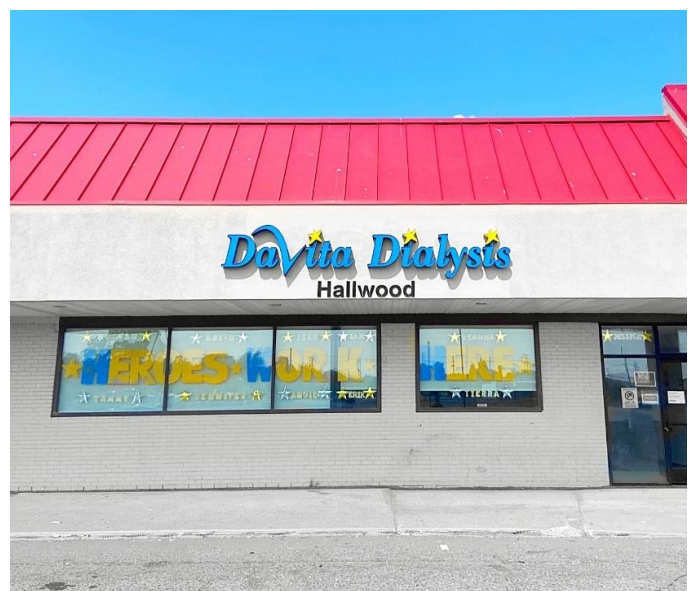
Property Photos



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Aerial



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Merchant Map



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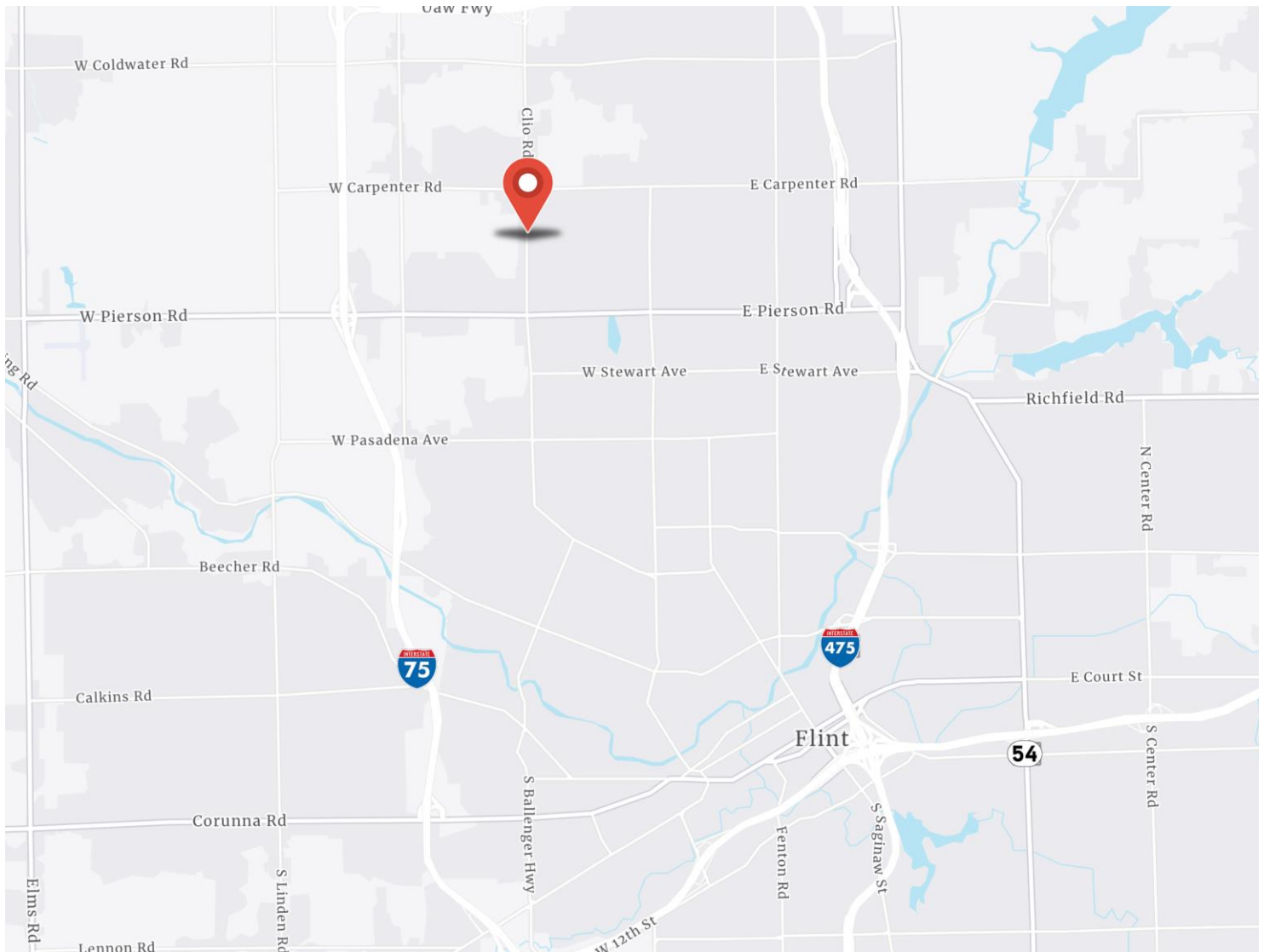
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Location Map



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Summary Profile

4813 Clio Rd Flint, MI 48504		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	8,347	59,178	125,197
	2025 Projected Population	8,666	63,979	130,463
	2010 Census Population	9,132	64,245	135,463
	2000 Census Population	11,661	82,097	159,671
	Projected Annual Growth 2020 to 2025	0.8%	1.6%	0.8%
	Historical Annual Growth 2000 to 2020	-1.4%	-1.4%	-1.1%
	2020 Median Age	36.0	35.8	37.3
HOUSEHOLDS	2020 Estimated Households	3,462	24,662	53,710
	2025 Projected Households	3,511	26,046	54,495
	2010 Census Households	3,482	24,636	53,474
	2000 Census Households	4,299	29,954	61,613
	Projected Annual Growth 2020 to 2025	0.3%	1.1%	0.3%
	Historical Annual Growth 2000 to 2020	-1.0%	-0.9%	-0.6%
RACE AND ETHNICITY	2020 Estimated White	18.5%	20.7%	44.1%
	2020 Estimated Black or African American	76.5%	74.0%	49.0%
	2020 Estimated Asian or Pacific Islander	0.2%	0.4%	1.0%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.6%
	2020 Estimated Other Races	4.3%	4.4%	5.3%
	2020 Estimated Hispanic	3.0%	2.7%	4.3%
INCOME	2020 Estimated Average Household Income	\$39,813	\$41,612	\$47,332
	2020 Estimated Median Household Income	\$33,585	\$32,792	\$36,123
	2020 Estimated Per Capita Income	\$16,669	\$17,566	\$20,684
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.4%	3.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	10.1%	10.9%	9.8%
	2020 Estimated High School Graduate	43.1%	36.4%	35.3%
	2020 Estimated Some College	28.8%	30.0%	28.1%
	2020 Estimated Associates Degree Only	6.6%	7.9%	8.8%
	2020 Estimated Bachelors Degree Only	5.8%	7.9%	9.8%
	2020 Estimated Graduate Degree	2.6%	3.6%	4.8%
BUSINESS	2020 Estimated Total Businesses	216	1,441	5,239
	2020 Estimated Total Employees	1,853	12,240	51,590
	2020 Estimated Employee Population per Business	8.6	8.5	9.8
	2020 Estimated Residential Population per Business	38.7	41.1	23.9



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