



**WOODCREST**  
CAPITAL, LLC

# Linden Creek

4520 Linden Creek Pkwy | Flint Township MI

**LEASING**  
**(817) 927-0050**

**Flex**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

**4,230 SF**

**Medical: 3,277 SF**



- 34,500 SF Flex Building
- Genesee County, Michigan
- ½ Mile from I-69
- Adjacent to Bishop International Airport (FNT)

Type	PSF
NNN's	\$ 3.20
Lease Rates	Call for Rates

Traffic Counts	
I-69	46,304 VPD
Linden Rd	16,033 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	1,508	18,614	81,914	240,983
Households	582	8,078	33,807	95,192
Average HH Income	\$75,276	\$65,321	\$62,873	\$84,290

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset  
 \*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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Traffic data by Placerai 2021 dataset. Map locations approximate