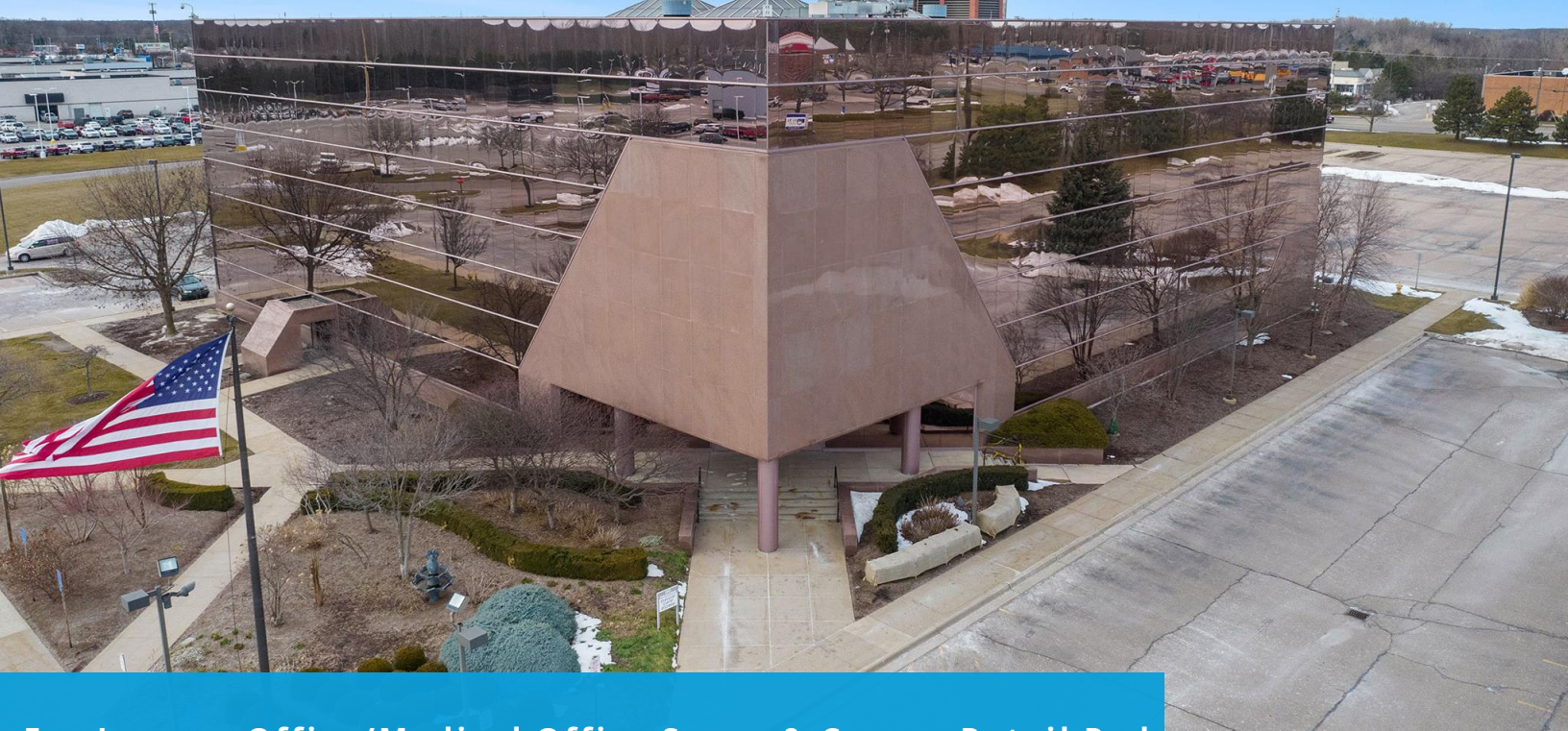




NEW LOCAL OWNERSHIP



For Lease – Office/Medical Office Space & Corner Retail Pad

Property Highlights

2050 S. Linden Road | Flint, MI

- 5,000 – 90,000 SF Available
- Premium Office Space
- Furnishings Available
- Grade & Dock Doors
- R&D/Storage Area
- Heavy Power/480 Volt
- Flexible C-2 Zoning Allows for Office/Medical/Retail Uses
- Prime Retail Corner Pad Available



John Fricke
Direct | 248 872 7820
john.fricke@colliers.com



John Salsberry
Direct | 248 760 5100
john.salsberry@colliers.com

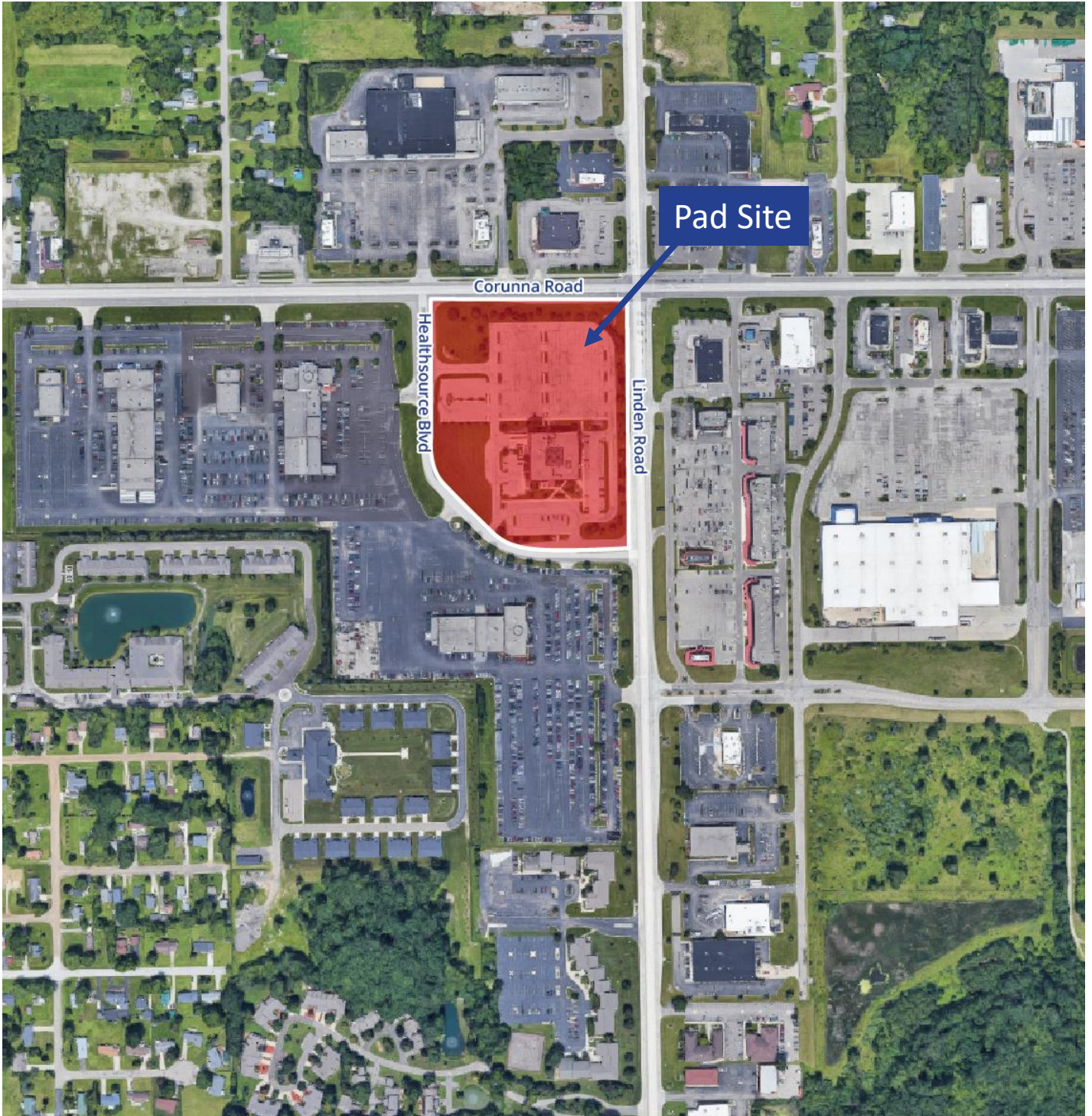
Colliers Detroit, 400 W 4th Street, Suite 350 Royal Oak, MI 48067
www.colliers.com/detroit



Aerial

For Lease

2050 S. Linden Road | Flint, MI





Demographic One Page Summary

2050 S Linden Rd, Flint, Michigan, 48532

Prepared by Colliers
Latitude: 43.000578
Longitude: -83.772682

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	3,837	36,249	95,908
Total Households	1,892	15,627	40,687
Total Family Households	936	9,097	23,420
Average Household Size	2.00	2.29	2.30
Median Age	47.6	41.7	40.4
Population Age 25+	3,006	25,747	66,747
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.85%	-0.33%	-1.09%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.33%	-0.67%	-0.36%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.35%	-0.35%	-0.29%
Households	-0.16%	-0.13%	-0.08%
Families	-0.34%	-0.25%	-0.21%
Median Household Income	2.59%	2.70%	2.76%
Current Year Population by Sex			
Male Population	1,806	17,078	45,843
% Male	47.1%	47.1%	47.8%
Female Population	2,031	19,171	50,065
% Female	52.9%	52.9%	52.2%
Current Year Race and Ethnicity			
Total	3,837	36,249	95,909
White Alone	71.0%	51.0%	51.0%
Black Alone	17.6%	38.7%	39.2%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	1.1%	1.3%	1.0%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.4%	1.5%	1.5%
Two or More Races	8.4%	6.9%	6.8%
Hispanic Origin	4.7%	3.9%	4.1%
Diversity Index	50.6	61.5	61.5
Current Year Educational Attainment			
Total	3,008	25,750	66,749
Less than 9th Grade	0.6%	2.4%	2.1%
9th - 12th Grade, No Diploma	7.0%	6.9%	7.5%
High School Graduate	34.1%	27.7%	30.7%
GED/Alternative Credential	3.2%	4.0%	5.2%
Some College, No Degree	28.8%	25.2%	24.4%
Associate Degree	7.9%	12.8%	11.8%
Bachelor's Degree	11.3%	12.2%	11.3%
Graduate/Professional Degree	7.1%	8.8%	6.9%
Current Year Income and Households Summary			
Median Household Income	\$38,660	\$45,058	\$42,495
Average Household Income	\$51,618	\$63,739	\$60,077
Per Capita Income	\$25,293	\$27,232	\$25,439
Current Year Summary Business Data			
Total Businesses	450	2,004	4,410
Total Daytime Population	6,526	44,549	122,069
Daytime Population: Workers	4,238	23,272	62,783
Daytime Population: Residents	2,288	21,277	59,286

Data Notes:

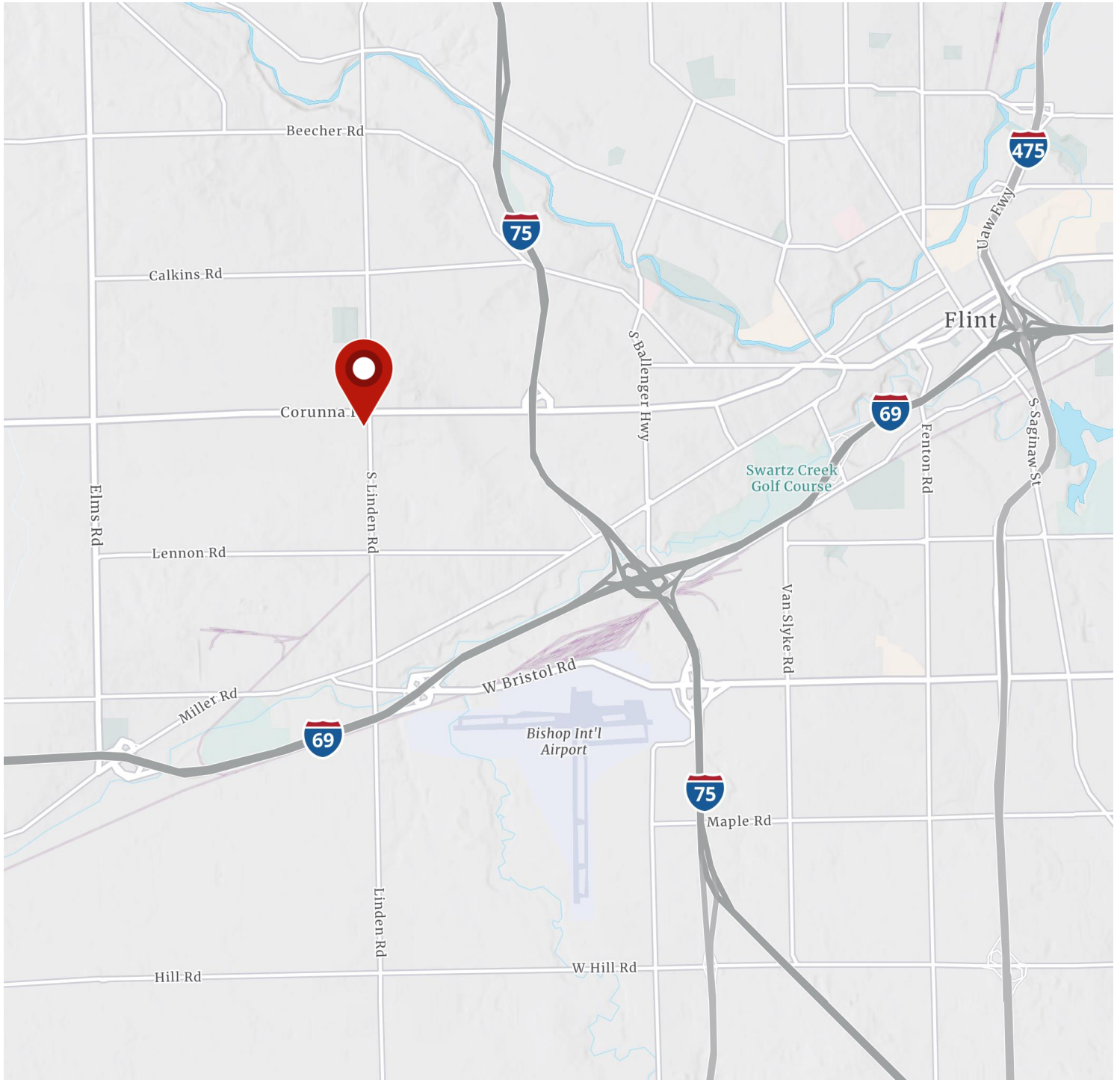
- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
- Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri, Esri-Data Axle, U.S. Census

Location Map

For Lease

2050 S. Linden Road | Flint, MI



We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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