

LINDEN ROAD CROSSING FOR LEASE

11382-11394 N Linden Road, Clio, MI 48420



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 11382-11394 N Linden Road | Clio, MI 48420



PROPERTY OVERVIEW

Office/Retail center

OFFERING SUMMARY

Lease Rate: \$14.00 SF/yr (Gross + Utilities)
Building Size: 21,000 SF
Available SF: 1,032 - 1,123 SF
Year Built: 1998
Zoning: C4 - Highway Commercial District

PROPERTY HIGHLIGHTS

- Very well maintained center
- Great frontage on N Linden Road
- Across the street from major retailers such as Walmart, Menards, and Dollar Tree
- Competitive lease rates
- Professionally managed center

BUILDING/PROPERTY INFORMATION: 11382-11394 N Linden Road | Clio, MI 48420
BUILDING INFORMATION

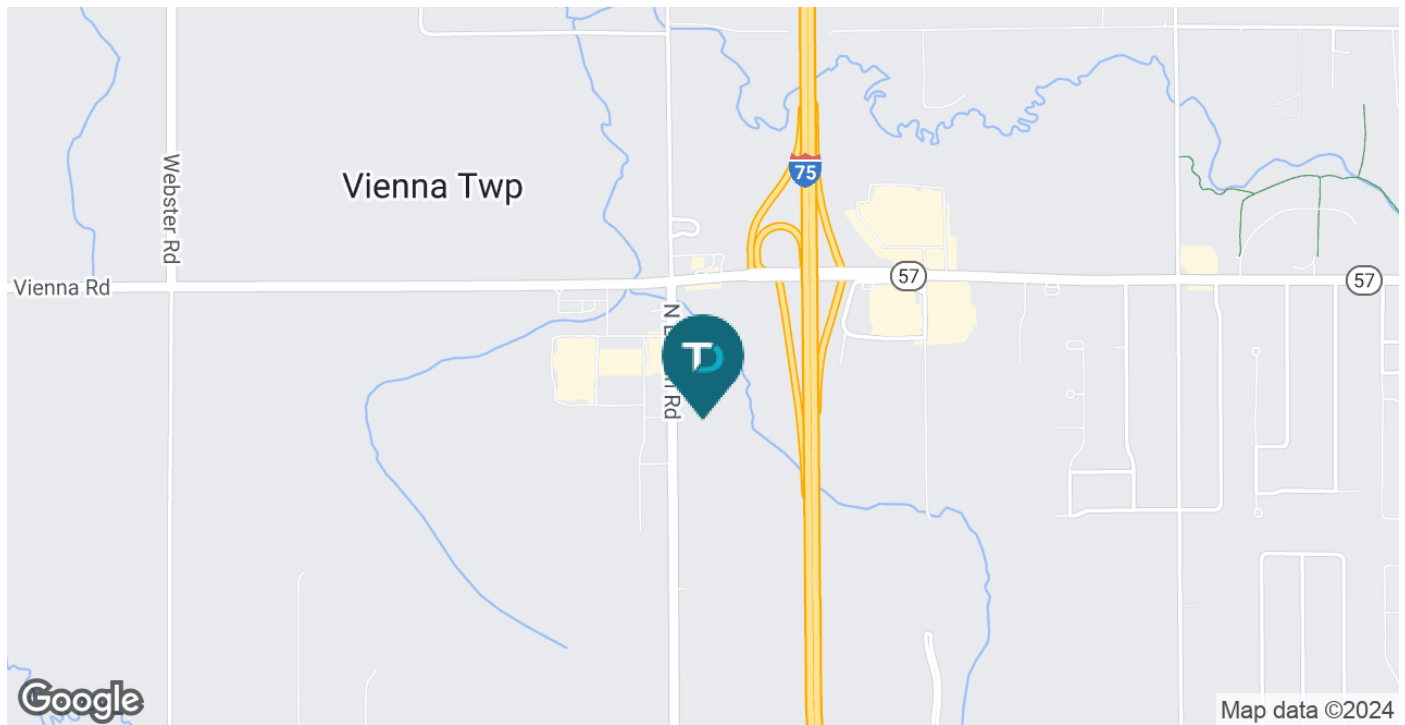
Price/SF:	\$14.00/SF Gross + Utilities
Building Size:	21,000 SF
Year Built:	1998
Number of Floors:	1
Utilities:	Well & Sanitary Sewer
Parking Spaces:	200

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	C4 - Highway Commercial Dis
Traffic Count:	N Linden Rd - 11,249 vpd(202 Vienna Rd - 14,718 vpd(2022)
Legal Description:	Available upon request
APN:	18-21-100-009

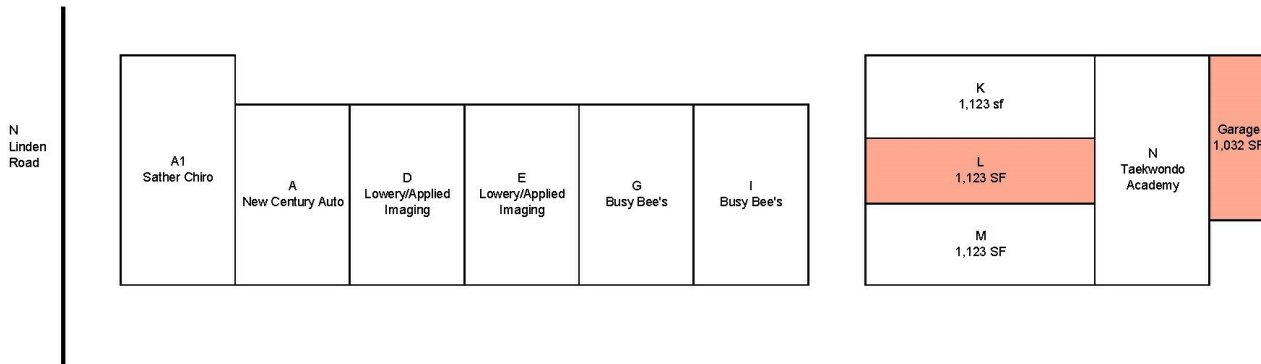
LOCATION INFORMATION

Located on the East side of Linden Road, South of Vienna Road (M57).



LEASE SPACES: 11382-11394 N Linden Road | Clio, MI 48420

Linden Crossing Stacking Plan



LEASE INFORMATION

Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	1,032 - 1,123 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
L	Available	1,123 SF	Gross + Utilities	\$14.00 SF/yr	Retail/Office space
Garage	Available	1,032 SF	Gross + Utilities	\$14.00 SF/yr	-



ADDITIONAL PHOTOS: 11382-11394 N Linden Road | Clio, MI 48420





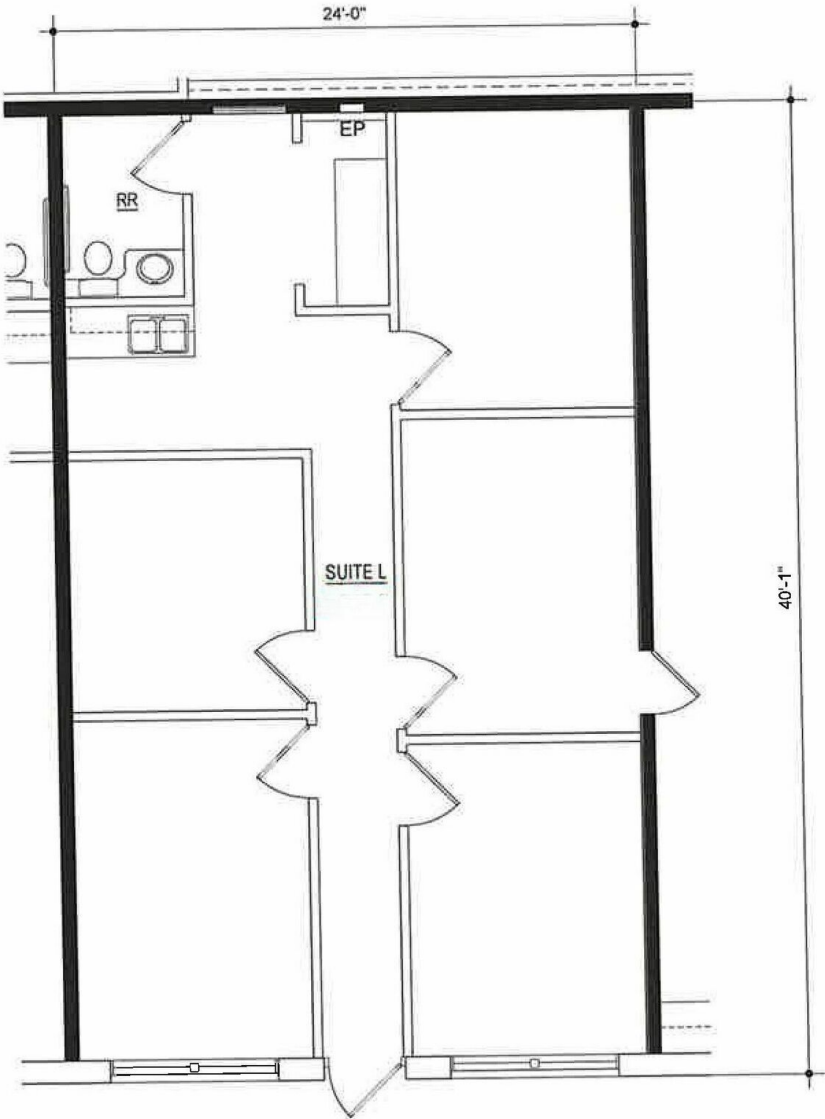
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11394 N LINDEN RD, CLIO, MI 48420

SUITE L
AS-BUILT FLOOR PLAN

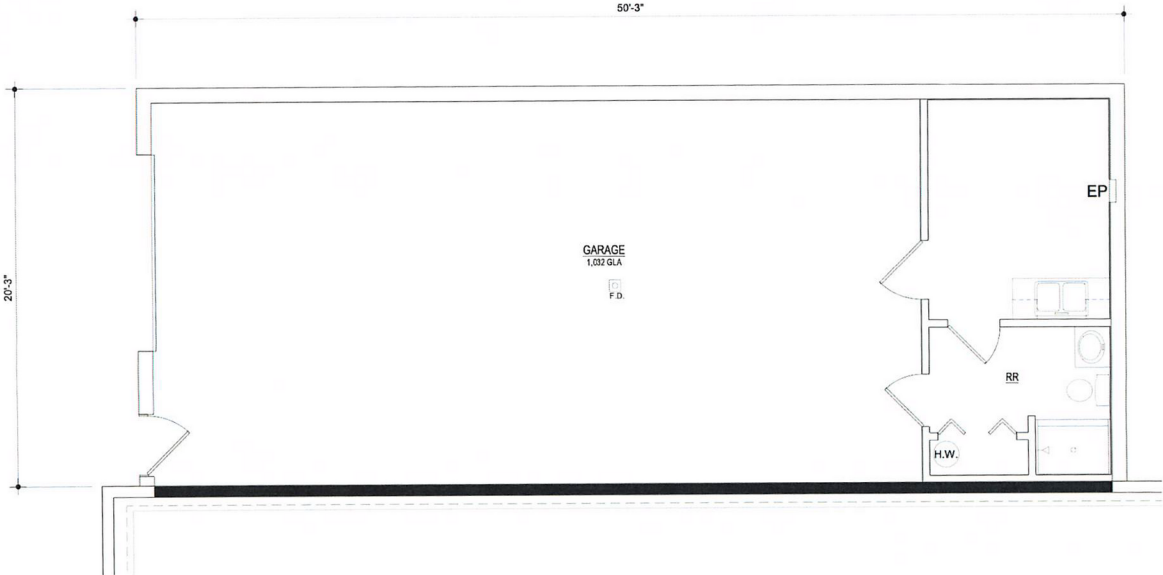


8-3-2023

SCALE: 3/16" = 1'-0"



FLOOR PLAN GARAGE: 11382-11394 N Linden Road | Clio, MI 48420



PREPARED BY METRO CAD GROUP

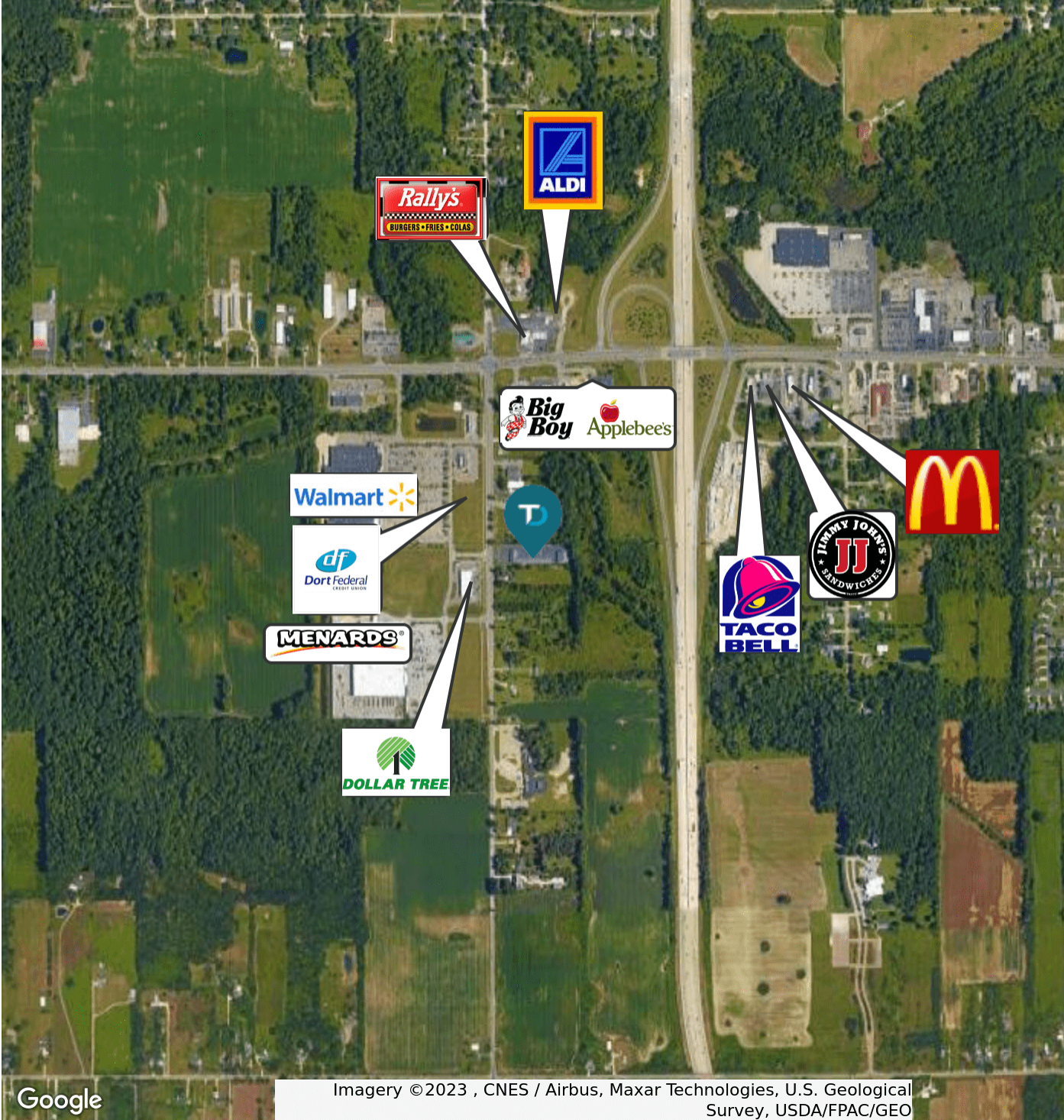
11394 N LINDEN RD, CLIO, MI 48420
 GARAGE
 AS-BUILT FLOOR PLAN
 4-12-2022



SCALE: 1/4" = 1'-0"

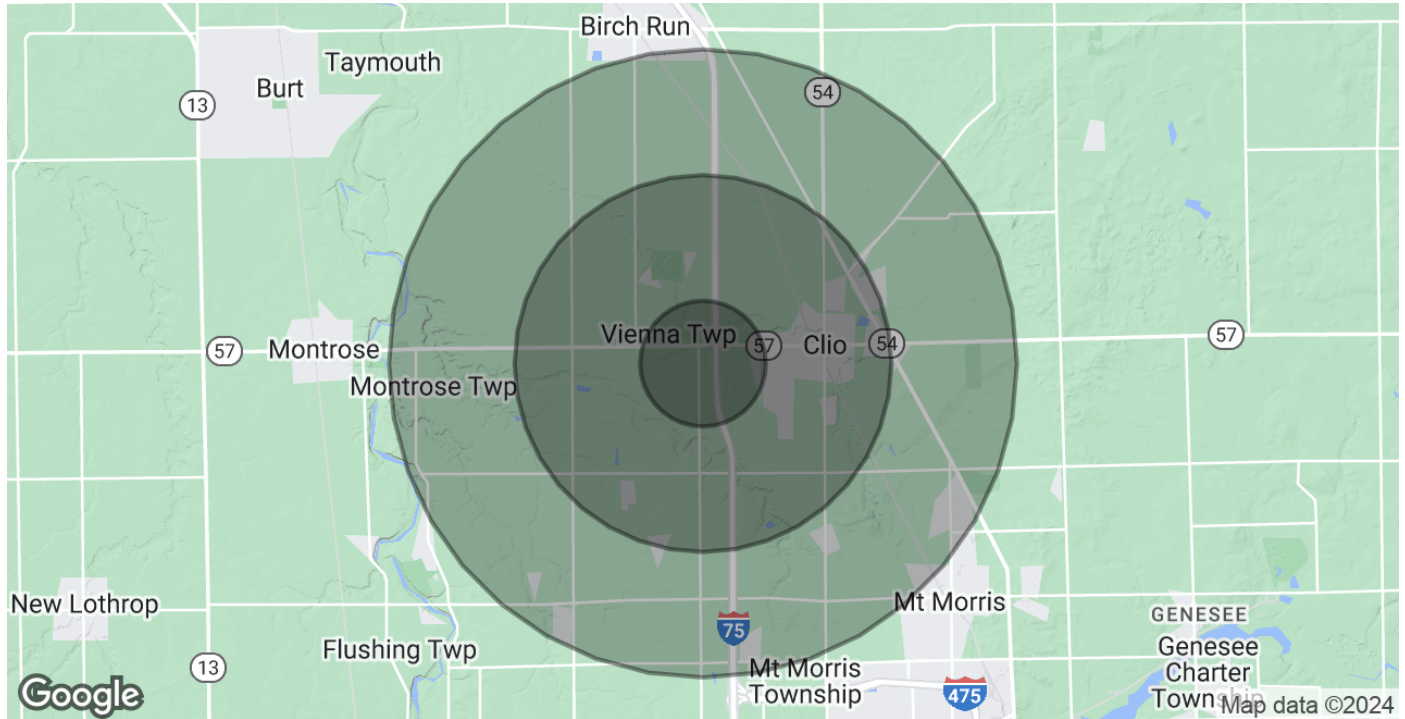


RETAILER MAP: 11382-11394 N Linden Road | Clio, MI 48420



Google

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DEMOGRAPHICS MAP & REPORT: 11382-11394 N Linden Road | Clio, MI 48420


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	909	11,164	25,647
Average Age	45.6	45.0	43.4
Average Age (Male)	37.1	39.4	41.3
Average Age (Female)	48.1	47.7	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	350	5,179	11,652
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$99,012	\$68,250	\$62,001
Average House Value	\$155,332	\$120,537	\$122,005

2020 American Community Survey (ACS)