

For Lease 1,400 - 4,400 SF



Lincor Park Shopping Center

2113-2125 S Linden
Flint, Michigan 48532

Property Highlights

- Located on Linden Rd and Corunna Rd
- Close Proximity to the Major Expressways I-75 and I-69
- Anytime Fitness Outlot - 4,400 SF Available
- Former Inline Yoga Studio - 1,400 SF Available
- Former Kabob City - 3,950 SF Available
- Former Jewelry Store - 1,550 SF Available
- Notable Area Retailers Include: Gordon Food Service, Sam's Club, Home Depot, ALDI, Salvation Army, and Walmart
- Great Tenant Mix

OFFERING SUMMARY

Available SF	1,400 - 4,400 SF
Lease Rate	\$15.00/PSF NNN
Lot Size	7.05 Acres
Building Size	52,243 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,465	\$47,712
3 Miles	34,911	\$55,069
5 Miles	104,489	\$51,501

For more information

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Additional Photos



Location Maps



Retailer Map



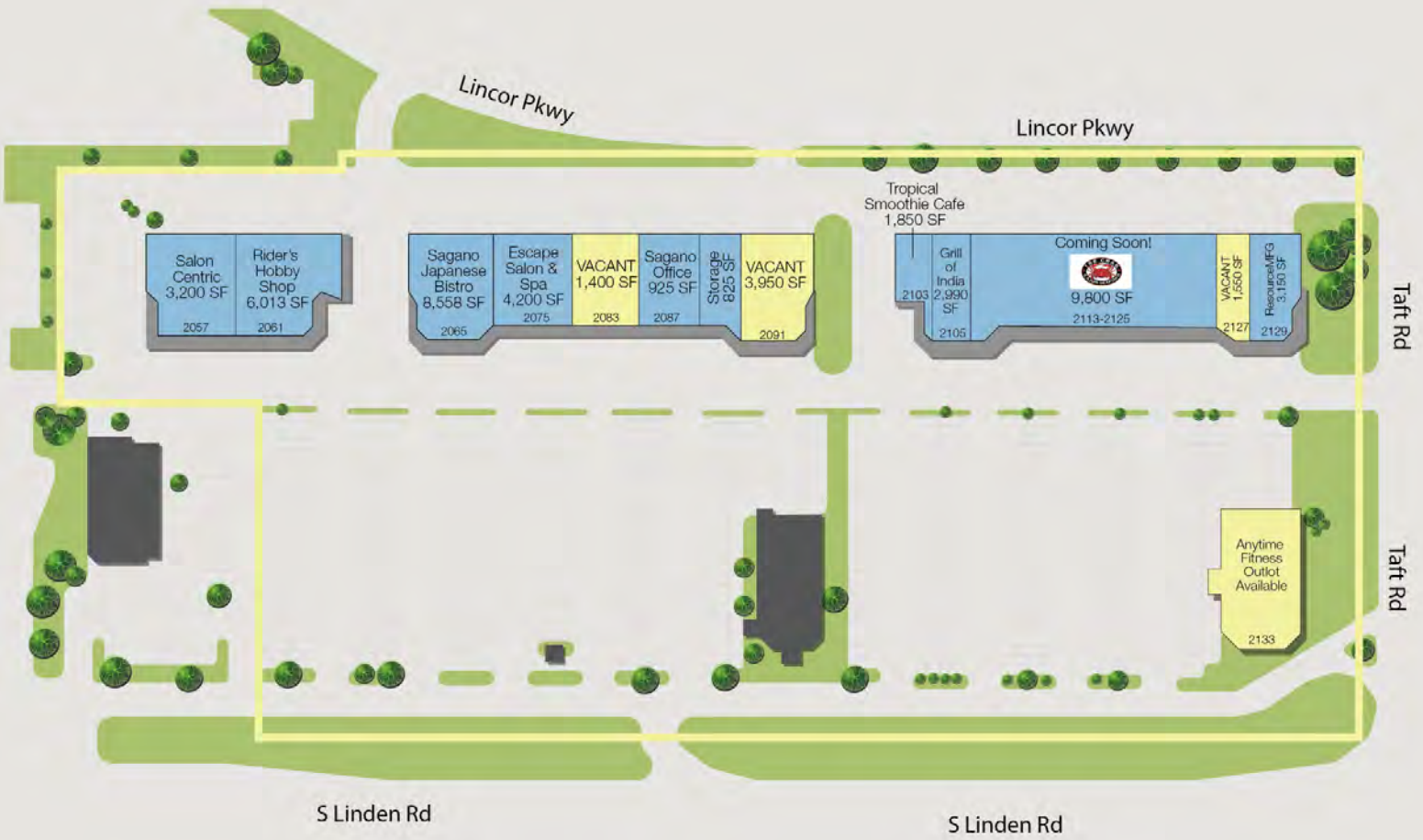
Subject Property

Genesse Valley Center

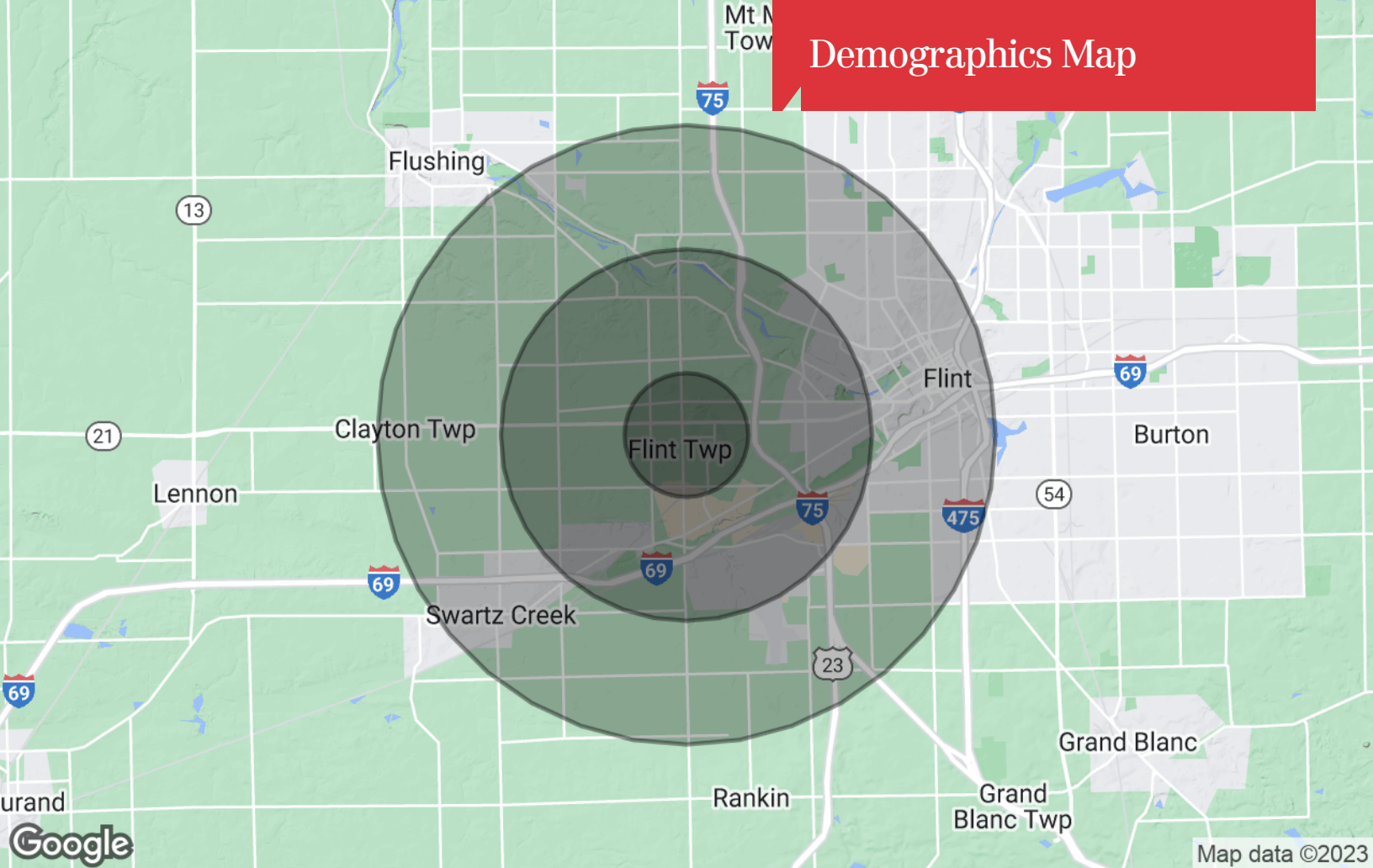
- JCPenney
- CHAMPS
- maurices
- Bath & Body Works
- macys
- Sears

Google

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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,465	34,911	104,489
MEDIAN AGE	43.4	38.5	36.6
MEDIAN AGE (MALE)	37.3	35.0	34.4
MEDIAN AGE (FEMALE)	47.2	42.4	38.8

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,595	14,730	41,953
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$47,712	\$55,069	\$51,501
AVERAGE HOUSE VALUE	\$148,327	\$127,887	\$106,901

Race

	1 Mile	3 Miles	5 Miles
% WHITE	82.7%	70.6%	62.0%
% BLACK	11.8%	24.8%	35.1%
% ASIAN	4.0%	3.1%	1.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.9%	0.4%	0.5%
% OTHER	0.5%	1.0%	0.7%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.8%	3.7%	3.3%

* Demographic data derived from 2020 ACS - US Census