



## Ballenger Pointe

2270 Ballenger Hwy, Flint, MI 48503



**JMC MANAGEMENT** LLC  
A FULL SERVICE BROKERAGE AND MANAGEMENT FIRM

**Trena Edmondson**

JMC Management, LLC

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Rental Rate:	\$7.62 - \$12.29 /SF/YR
Total Space Available:	21,948 SF
Max. Contiguous:	8,244 SF
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	10
Center Properties:	4
Frontage:	565' on Ballenger Hwy
Gross Leasable Area:	92,103 SF
Walk Score ®:	53 (Somewhat Walkable)
Rental Rate Mo:	\$1.02 /SF/MO

# Ballenger Pointe

\$7.62 - \$12.29 /SF/YR

A three-building shopping plaza on Ballenger Highway in Flint Township. The 7.43-acre property has parking for more than 450 vehicles. The site is a half-mile from U.S. 23 and Interstate 75 in Flint Township. The largest building is 74,850 square feet, while the other two are 9,900 square feet. The site will support general businesses, offices, or restaurants....

- Perfect for a doctor's office or private medical practice



### 1st Floor Ste H3

Space Available	2,442 SF
Rental Rate	\$12.29 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Well maintained Medical/Professional Offices with National Tenants on site.All offices conveniently located on the first floor with a lot of parking available.

### 1st Floor Ste Suite D

Space Available	3,811 SF
Rental Rate	\$8.82 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Can be retail, office or medical

### 1st Floor Ste Suite E

Space Available	8,244 SF
Rental Rate	\$9.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

### 1st Floor Ste Suite G-2

Space Available	1,260 SF
Rental Rate	\$7.62 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Can be retail, office or medical

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1st Floor Ste Suite J

Space Available	4,456 SF
Rental Rate	\$9.43 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Can be retail, office or medical

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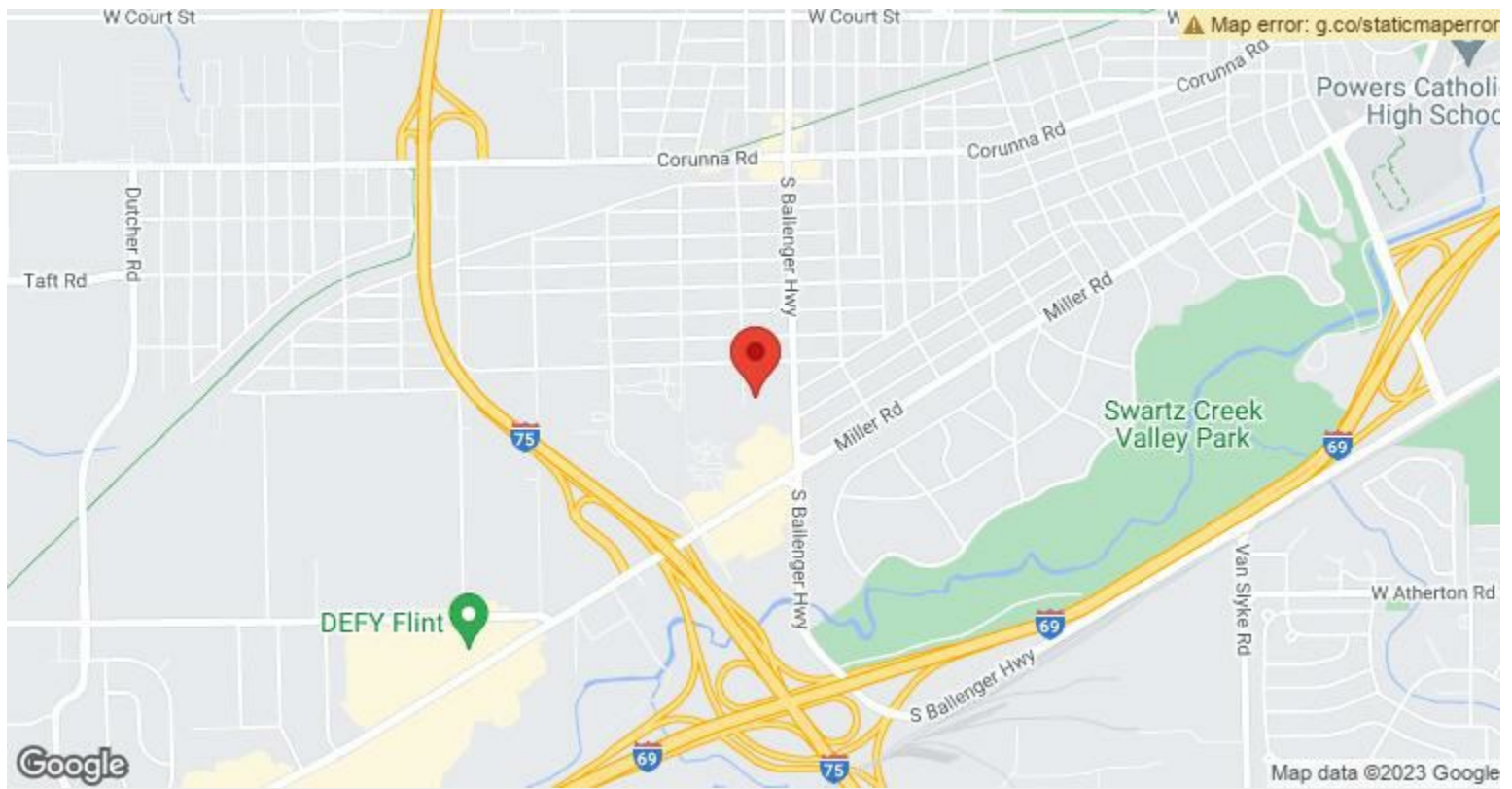
1st Floor Ste Suite M

Space Available	1,735 SF
Rental Rate	\$12.10 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Can be retail, office or medical

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
DaVita Kidney Care	-	
Hart Medical	-	
Special Education & Behavioral Connect	-	
The Children's Office	-	
Urgent Medical Centre Of Flint	-	
Walgreens	-	



## 2270 Ballenger Hwy, Flint, MI 48503

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## Property Photos





## Property Photos





2308-16 & 2284 S. BALLENGER HIGHWAY



NOTES:

1. TENANT SPACE AREA CALCULATIONS WHERE EXISTING DEMISING WALLS ARE PRESENT: DETERMINED BY MEASUREMENT TO THE CENTER OF DEMISING WALLS/PARTITIONS AND TO THE EXTERIOR FACE OF EXTERIOR WALLS.

2. INTERIOR TENANT SPACE WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE AS SHOWN. FOR EXACT WIDTH AND DEPTH DIMENSIONS, EACH TENANT SPACE SHOULD BE MEASURED BY A QUALIFIED PROFESSIONAL.

3. THE ORIENTATION OF THE INDICATED NORTH ARROW MAY NOT BE "TRUE NORTH", BUT IS SUBSTANTIALLY NORTH. AS SUCH, IT IS "CALLING NORTH" AND IS NOT INTENDED FOR NAVIGATIONAL USAGE.

## Site Plan

## 2284 S. BALLENGER HIGHWAY

