

1,550 - 4,400 SF  
RETAIL



FOR LEASE



## 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 Kabob City - 3,950 SF Available
- Former Jewelry Store - 1,550 SF Available
- Former Salon - 4,200 SF Available
- Notable Area Retailers Include: Gordon Food Service, Sam's Club, Home Depot, ALDI, Salvation Army, and Walmart
- Great Tenant Mix

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Modified Gross)
Available SF:	1,550 - 4,400 SF
Lot Size:	7.05 Acres
Building Size:	52,243 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,595	14,730	41,953
Total Population	3,465	34,911	104,489
Average HH Income	\$47,712	\$55,069	\$51,501



Commercial Real Estate Services, Worldwide.

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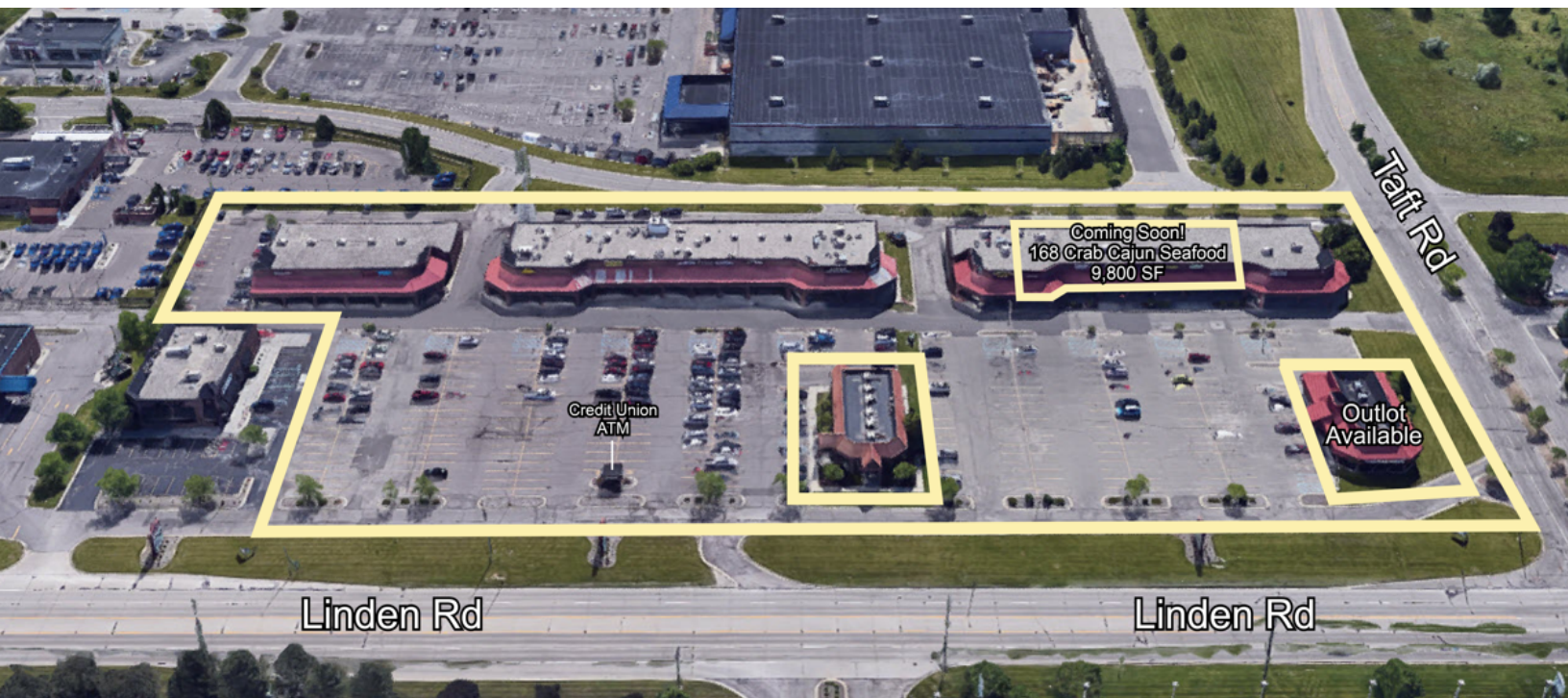
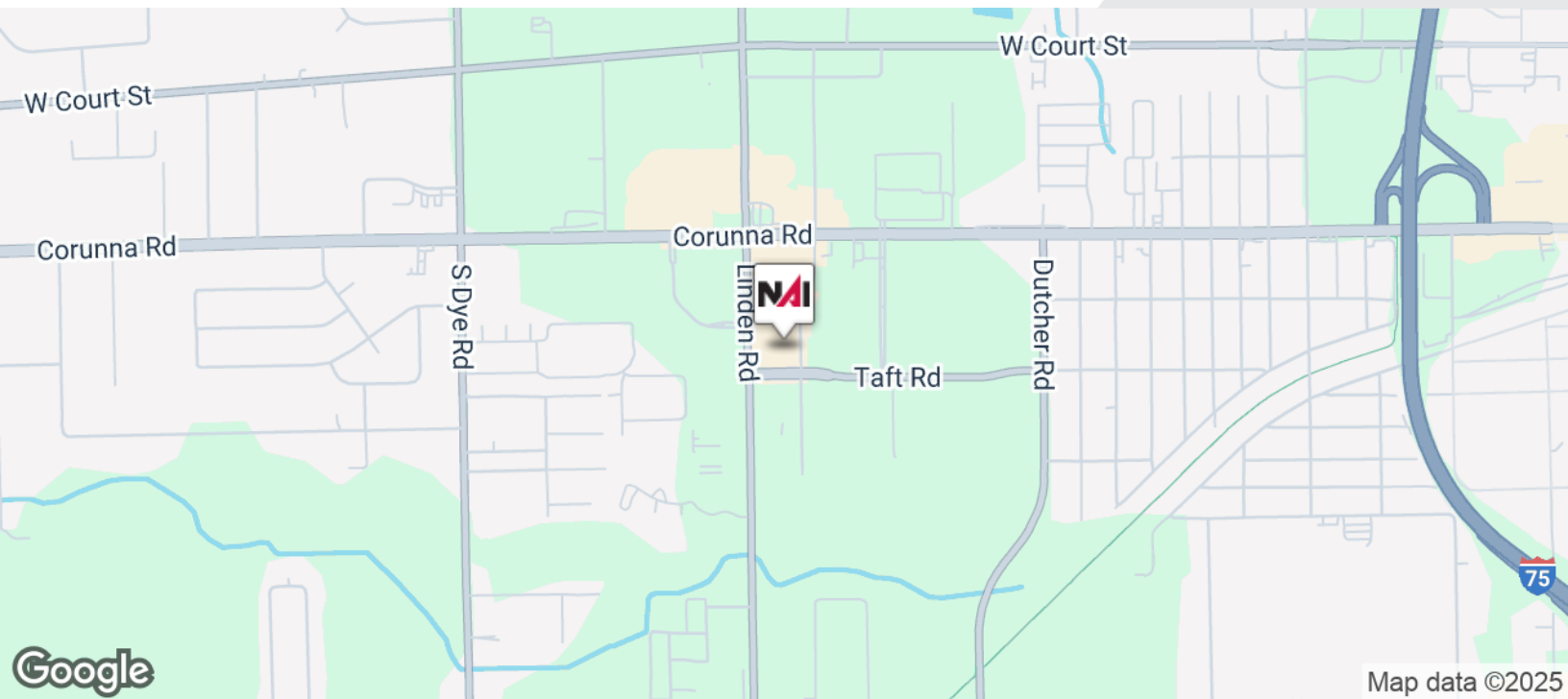
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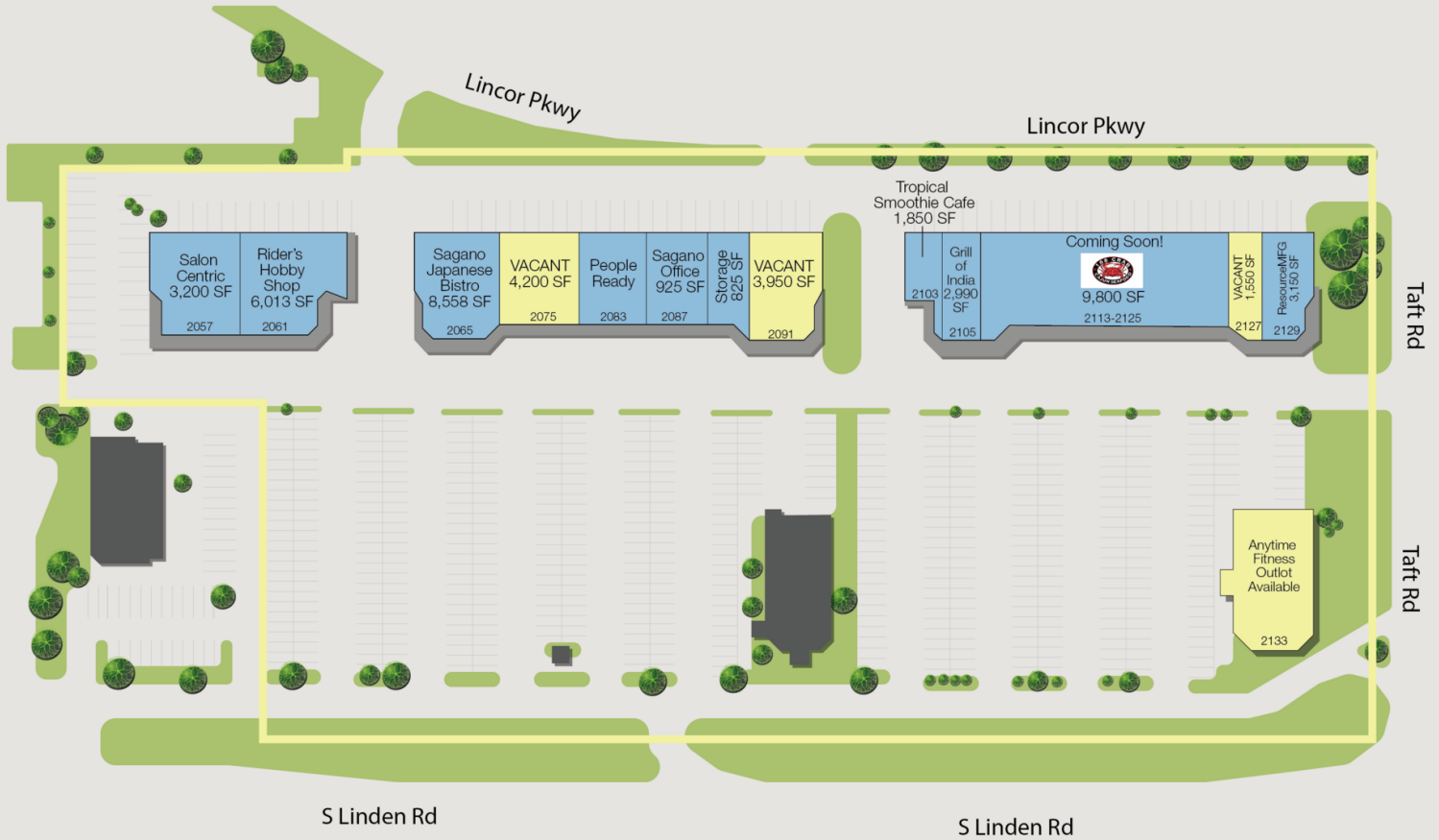
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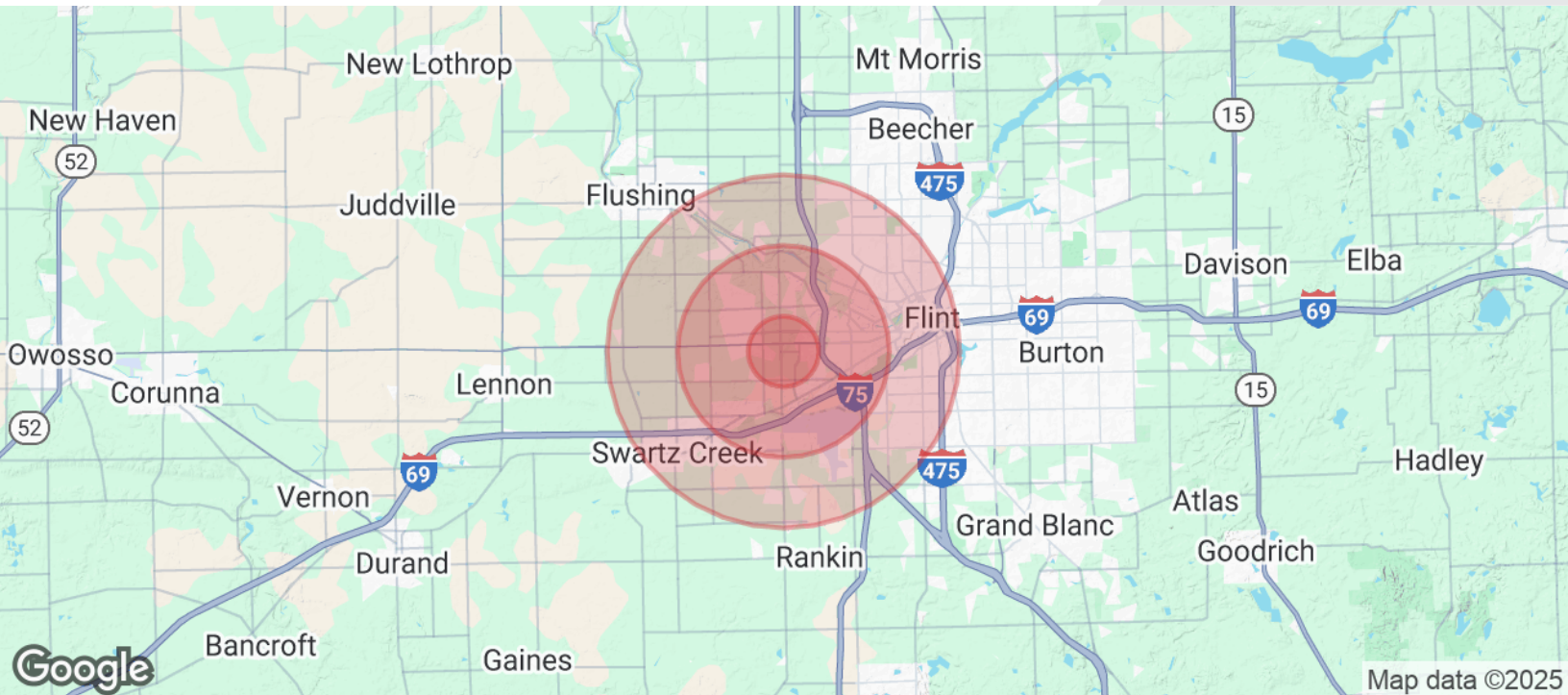




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,465	34,911	104,489
Average Age	43.4	38.5	36.6
Average Age (Male)	37.3	35.0	34.4
Average Age (Female)	47.2	42.4	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,595	14,730	41,953
# 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

2020 American Community Survey (ACS)



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