

RETAIL PROPERTY // FOR SALE

# 4,488 SF RETAIL BUILDING W/DRIVE-THRU & OPERATING APPLIANCES BUSINESS INCLUDED

4415 CORUNNA RD  
FLINT TWP, MI 48532



- Stand-alone retail building near I-75
- Separate 23-car parking lot
- Roof & HVAC in excellent condition
- Traffic count: 14,500 cars per day
- Building has drive-thru lane and window
- \$100,000-plus in inventory included

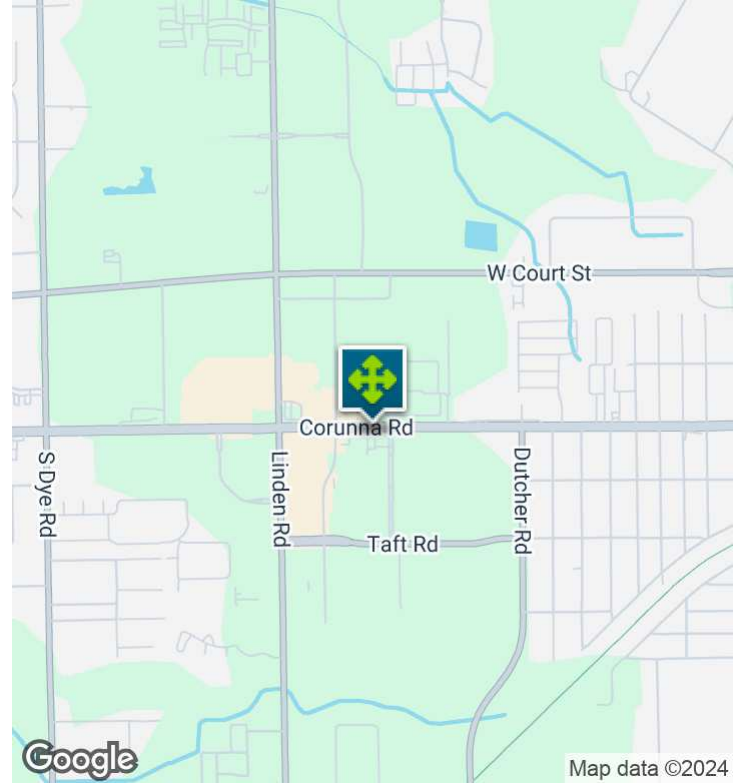


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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$950,000</b>
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### OFFERING SUMMARY

<b>Building Size:</b>	4,488 SF
<b>Lot Size:</b>	0.86 Acres
<b>Price / SF:</b>	\$211.68
<b>Year Built:</b>	2003
<b>Renovated:</b>	2023
<b>Zoning:</b>	C-2
<b>Market:</b>	Detroit
<b>Submarket:</b>	Flint
<b>Traffic Count:</b>	14,500

### PROPERTY OVERVIEW

Successful appliances business and 4,488 SF retail building for sale on super busy Corunna Rd in Flint Twp; less than a mile from I-75. Join Starbucks, Tropical Smoothie, Walmart, and Home Depot in thriving commercial area on one of Flint's most popular roads. 23 car parking lot. Building includes showroom, restrooms, office and storage area with overhead door. Former drive-thru with drive-thru lane and window still present. Over \$100,000 in inventory included in sale.

### LOCATION OVERVIEW

Located one mile off the I-75 exit amid popular commercial corridor.

### PROPERTY HIGHLIGHTS

- Stand-alone retail building near I-75
- Separate 23-car parking lot
- Roof & HVAC in excellent condition
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- \$100,000-plus in inventory included



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

Appliances 4 Less



 **P.A. COMMERCIAL**  
Corporate & Investment Real Estate

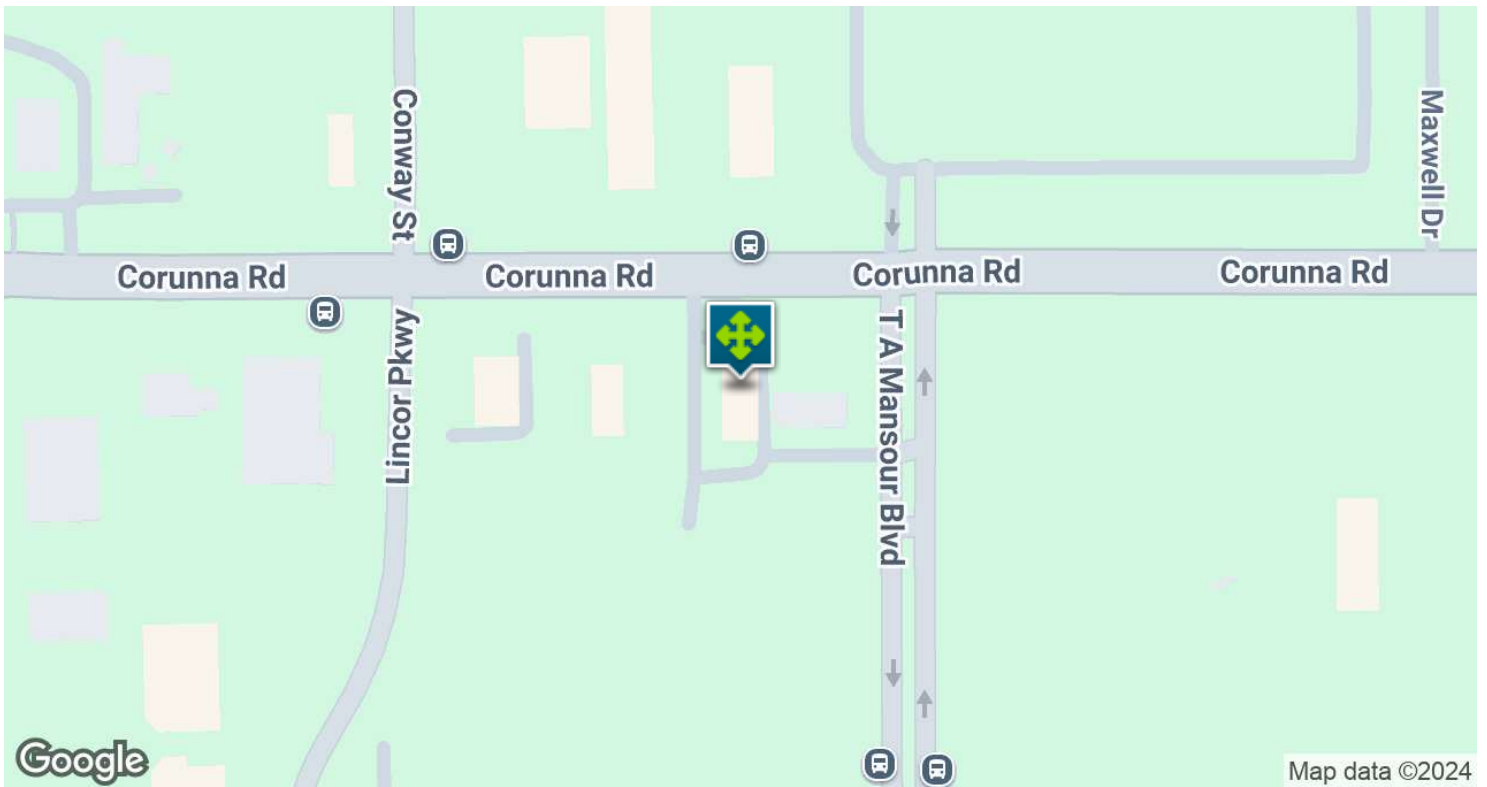
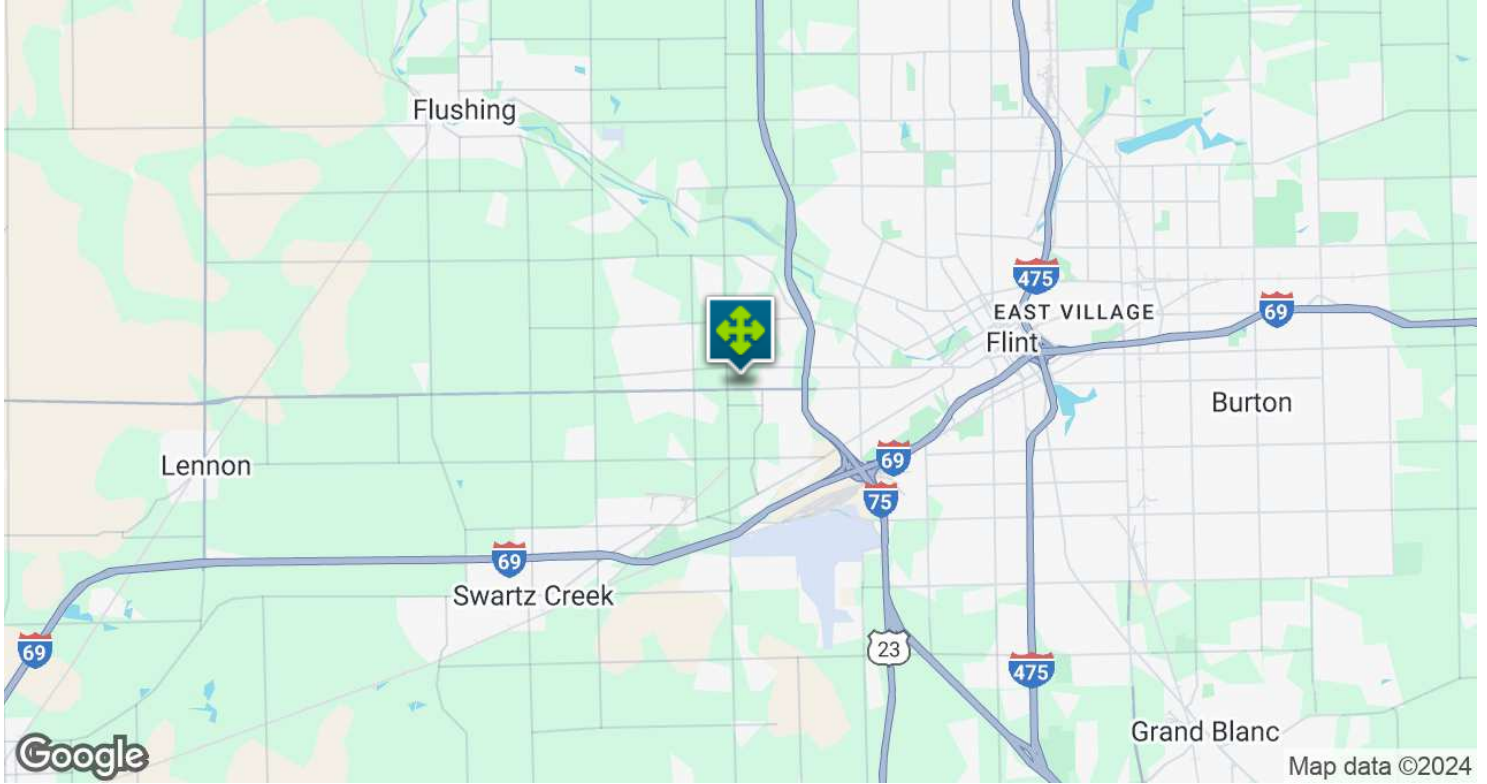
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RETAILER MAP



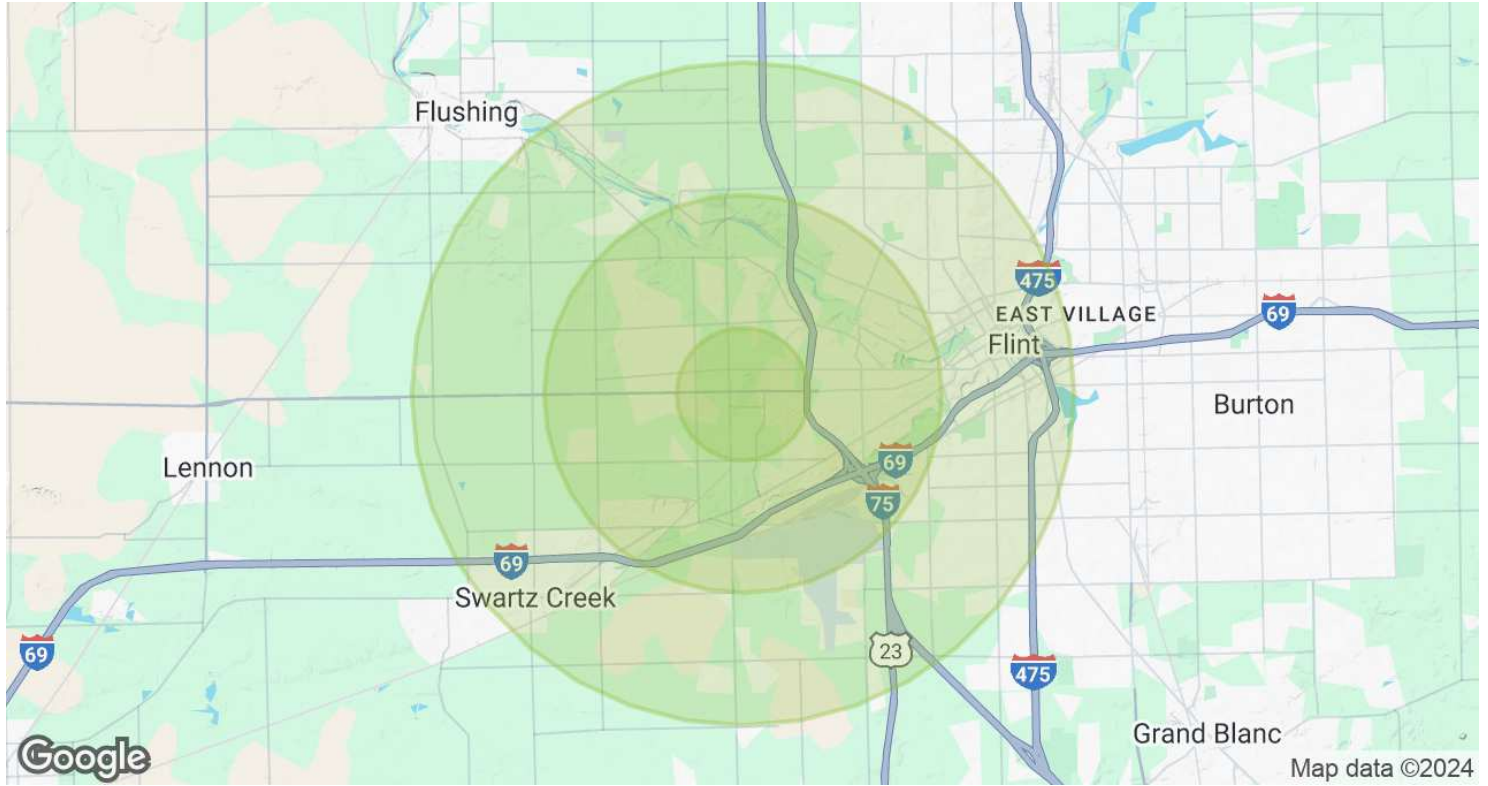
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LOCATION MAP



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**DEMOGRAPHICS MAP & REPORT**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,840	38,736	98,770
Average Age	47	41	41
Average Age (Male)	44	39	40
Average Age (Female)	49	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,880	16,427	41,806
# of Persons per HH	2	2.4	2.4
Average HH Income	\$55,427	\$62,512	\$60,145
Average House Value	\$175,314	\$147,291	\$138,488

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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