

# FORMER GANDER OUTDOORS

5038-A MILLER ROAD, FLINT, MI 48507

65,780 SF AVAILABLE

FOR SUB-LEASE



**GREG NEWMAN**

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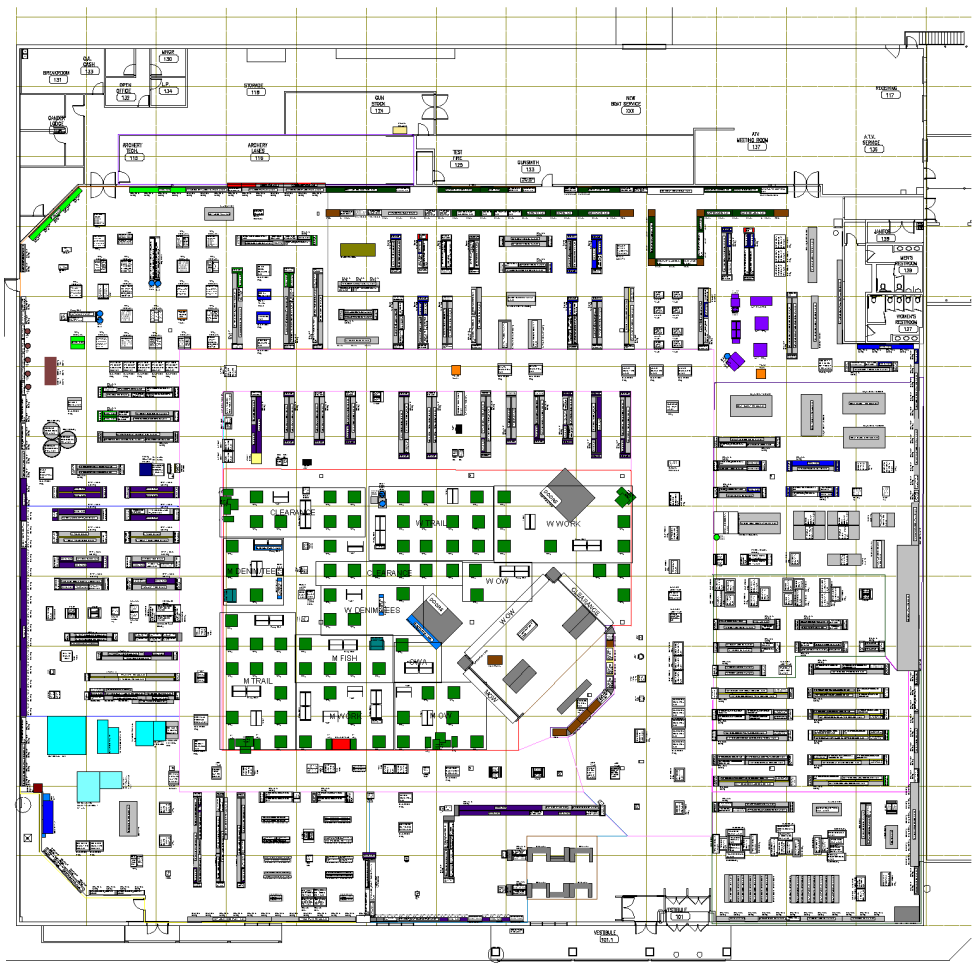
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## SITE PLAN



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TRADE AERIAL



Map data ©2022 Google Imagery ©2022, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,995	86,180	322,349
Average age	41.9	37.8	36.4
Average age (Male)	34.9	35.7	34.3
Average age (Female)	46.4	40.1	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	897	35,126	127,450
# of persons per HH	2.2	2.5	2.5
Average HH income	\$47,676	\$55,544	\$49,044
Average house value	\$132,748	\$120,450	\$121,029

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	3.3%	3.5%	3.2%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	1,721	61,082	197,528
Total Population - Black	151	19,114	107,260
Total Population - Asian	47	1,607	3,178
Total Population - Hawaiian	0	8	63
Total Population - American Indian	2	516	1,867
Total Population - Other	33	682	2,834

\* Demographic data derived from 2020 ACS - US Census

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## BROKERS



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