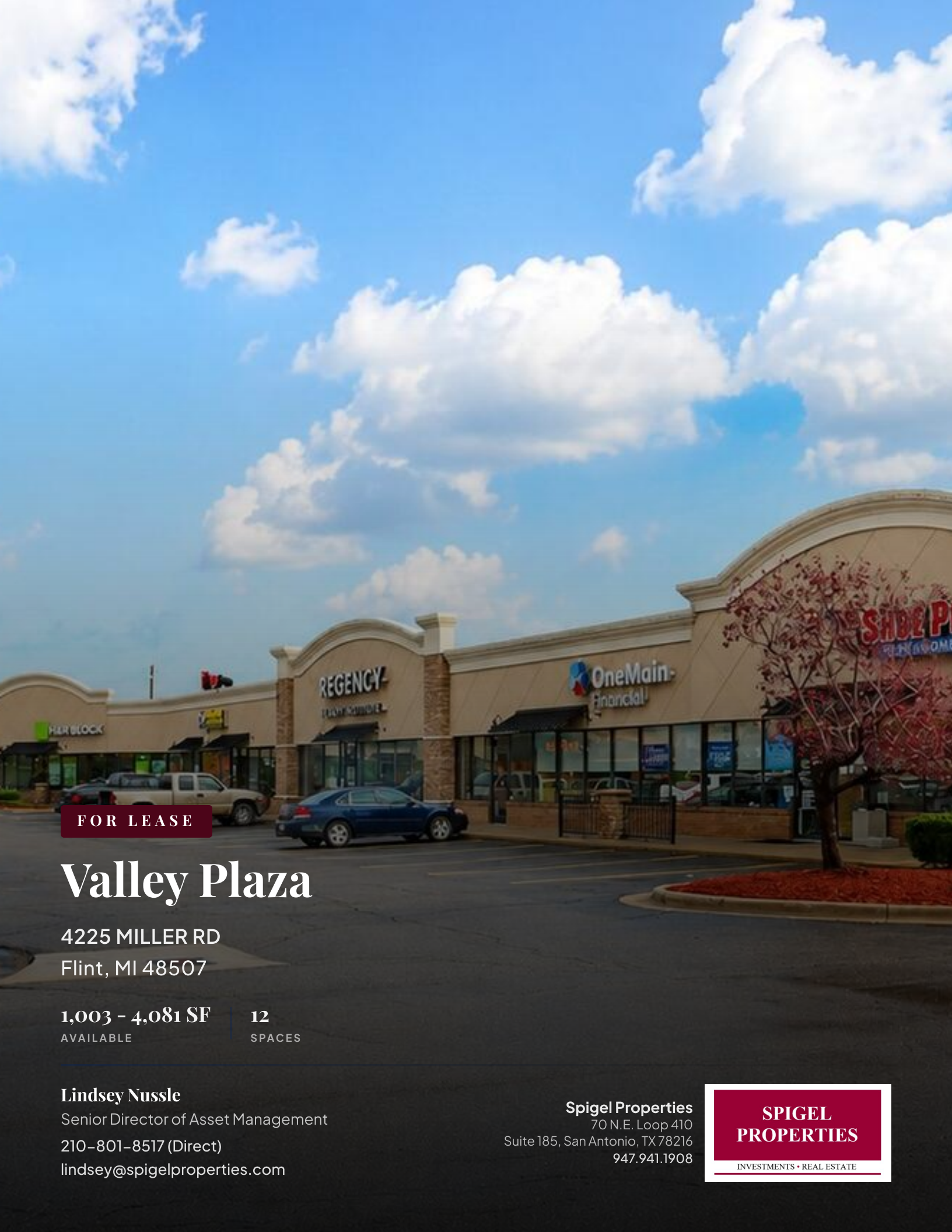




FOR LEASE

Valley Plaza

4225 MILLER RD
Flint, MI 48507

1,003 - 4,081 SF
AVAILABLE

12
SPACES

Lindsey Nussle
Senior Director of Asset Management
210-801-8517 (Direct)
lindsey@spigelproperties.com

Spigel Properties
70 N.E. Loop 410
Suite 185, San Antonio, TX 78216
947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

22,220 SF AVAILABLE SF	Negotiable ASKING RATE	12 SPACES AVAILABLE	1985 YEAR BUILT	7.28 LOT SIZE
63,702 SqFt BUILDING SQFT	07-28-553-015 PARCEL ID	Commercial ZONING TYPE	Genesee COUNTY	800.00 Ft FRONTAGE
42.980356,-83.758565 COORDINATES				

EXECUTIVE SUMMARY

- Valley Plaza presents an unparalleled opportunity for retail success in the heart of Flint Township, Michigan. Spanning 63,702 square feet, this vibrant neighborhood center is strategically positioned along Miller Road, the premier retail thoroughfare in the region.
- Enjoying prime visibility with frontage on Miller Road, businesses within Valley Plaza benefit from exposure to the steady stream of over 29,000 vehicles passing daily. This high-traffic location serves as a dynamic hub for both established enterprises and burgeoning ventures alike.

PROPERTY HIGHLIGHTS

- Direct frontage along Miller Road with exposure to over 29,000
- Prime location in Flint's most dominant retail corridor
- Easily accessible with four points of ingress/egress
- Population of 103,233 within a 5-mile radius
- Lighted Parking Lot with Ample Parking.
- Join nearby retailers Target, JC Penny, DSW Shoes, Burlington, Ulta, Best Buy and more!

ACCESSIBILITY

 TRANSIT	 AIRPORTS	 HIGHWAYS
Bishop Airport1.2 mi	Bishop International Airport1.3 mi	Chevrolet-Buick Freeway0.3 mi
WBD Miller at Valley Plaza292 ft	Oakland County International Airport27.8 mi	I 690.3 mi
WBD Miller at Somerset Town Cen.0.1 mi	L.z. Durand9.6 mi	I 75;US 231.2 mi
		I 752.5 mi

Space Available

#A1-3

NEGOTIABLE

SF AVAILABLE

4,081 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#A6

NEGOTIABLE

SF AVAILABLE

1,400 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#A8

NEGOTIABLE

SF AVAILABLE

1,099 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#B1

NEGOTIABLE

SF AVAILABLE

1,071 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#B2

NEGOTIABLE

SF AVAILABLE

1,519 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#B4

NEGOTIABLE

SF AVAILABLE

1,003 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#B7

NEGOTIABLE

SF AVAILABLE

1,400 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#B8

NEGOTIABLE

SF AVAILABLE

1,060 SF

TERM

—

TYPE

NNN

USE

Retail

#B9

NEGOTIABLE

SF AVAILABLE

1,115 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#C8

NEGOTIABLE

SF AVAILABLE

1,237 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#C10

SF AVAILABLE

3,835 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#C11

NEGOTIABLE

SF AVAILABLE

3,400 SF

TERM

Negotiable

TYPE

NNN

USE

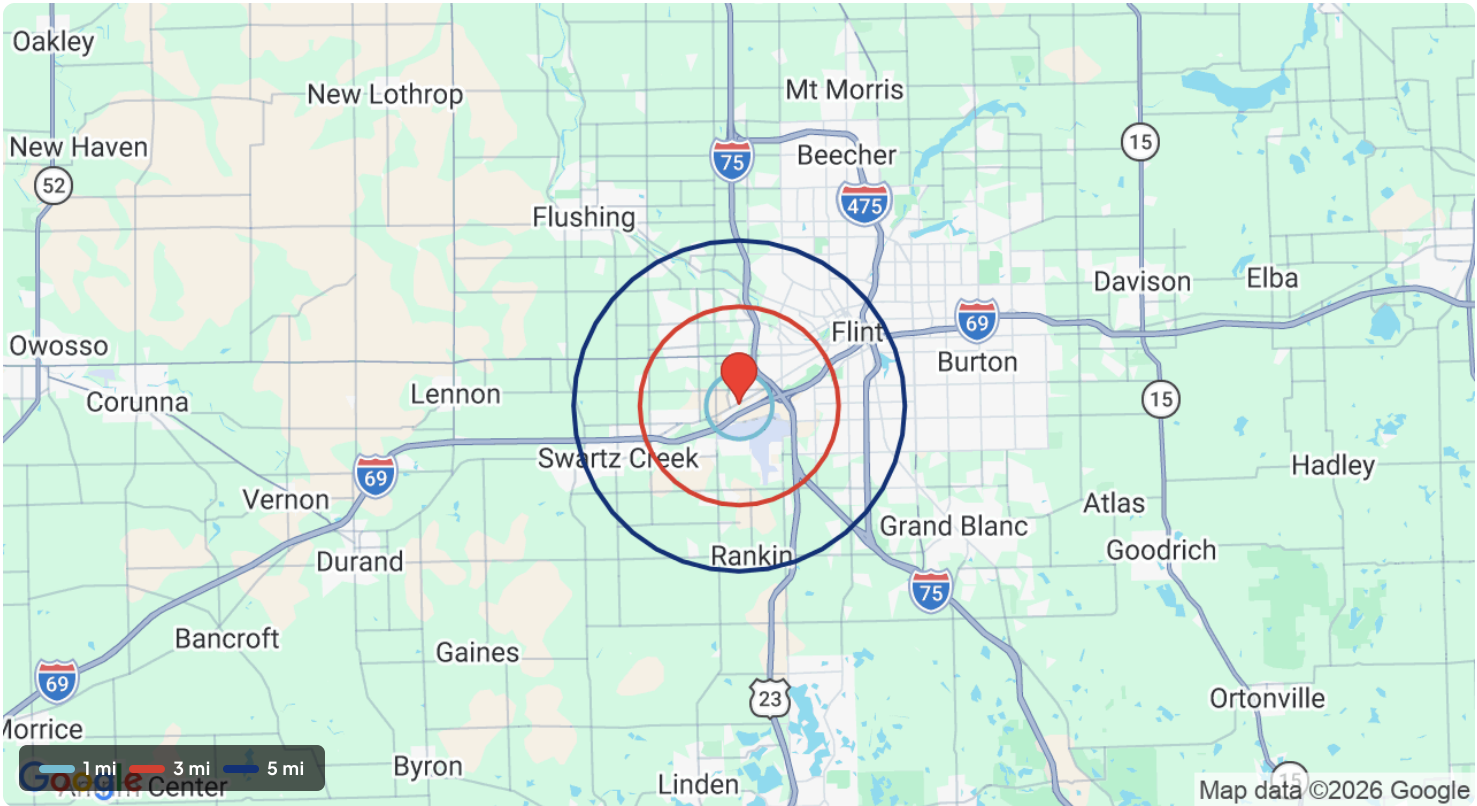
Retail



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,255	36,646	121,902
2010 Population	1,221	34,695	112,170
2026 Population	1,140	33,346	100,356
2031 Population	1,120	32,881	98,988
2026–2031 Growth Rate	–0.35 %	–0.28 %	–0.27 %
2026 Daytime Population	6,260	51,528	123,080

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	597	16,116	49,185	less than \$15,000	94	1,536	6,167
2010 Total Households	597	14,982	45,718	\$15,000–\$24,999	56	1,293	3,940
2026 Total Households	622	14,962	43,914	\$25,000–\$34,999	34	1,341	4,252
2031 Total Households	623	15,053	44,206	\$35,000–\$49,999	104	2,433	6,116
2026 Avg. Household Size	1.82	2.2	2.22	\$50,000–\$74,999	107	3,023	8,382
2026 Owner Occupied Housing	402	8,994	26,967	\$75,000–\$99,999	108	1,966	5,094
2031 Owner Occupied Housing	413	9,293	27,817	\$100,000–\$149,999	66	2,308	6,489
2026 Renter Occupied Housing	220	5,968	16,947	\$150,000–\$199,999	24	678	2,281
2031 Renter Occupied Housing	210	5,759	16,389	\$200,000 or greater	28	385	1,194
2026 Vacant Housing	19	1,559	5,374	Median HH Income	\$55,469	\$57,658	\$53,971
2026 Total Housing	641	16,521	49,288	Average HH Income	\$69,991	\$70,335	\$68,741



Source: ESRI / ArcGIS Business Analyst



Market Overview



POPULATION
100,515

AREA
34.1 sq mi

ELEVATION
751 ft

TIME ZONE
Eastern Time Zone

COUNTY
Genesee County

INCORPORATED
1818

STATE
Michigan

Flint is the largest city and seat of Genesee County, Michigan, United States. Located along the Flint River, 66 miles (106 km) northwest of Detroit, it is a principal city within the region known as Mid Michigan. At the 2020 census, Flint had a population of 81,252, making it the twelfth largest city in Michigan.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	1,140	Population	33,346	Population	100,356
Median HH Income	\$55,469	Median HH Income	\$57,658	Median HH Income	\$53,971
Households	622	Households	14,962	Households	43,914

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



Lindsey Nussle

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210-801-8517 lindsey@spigelproperties.com



Catherine Moroschan

Property Manager

947-941-1908 catherine@spigelproperties.com

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE SPIGEL PROPERTIES ADVISOR FOR MORE DETAILS.