

# FOR LEASE

Retail Center w/ Drive-Thru – Clio



11474-11476 N Linden Rd.  
Clio, MI 48420

#### EXCLUSIVELY LISTED BY:

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## PROPERTY OVERVIEW

Retail space available for lease, located on N Linden Rd, across from Menards and Walmart (Supercenter), in Clio, MI. Built in 2020, this beautiful, and well-maintained property offers abundant parking, excellent visibility, and frontage.

## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$20-\$25 PSF NNN</b>
<b>Space Available:</b>	<b>1,600 – 2,760 SF</b>
<b>Building Size:</b>	<b>10,851 SF</b>
<b>Property Taxes:</b>	<b>\$51,243.90 (2025)</b>
<b>Zoning:</b>	<b>C-2</b>
<b>Year Built:</b>	<b>2020</b>

## PROPERTY HIGHLIGHTS

- Unit 11746:** Fully equipped, second-generation restaurant space, with a drive-thru.
- Unit 11742:** White-box condition

## DEMOGRAPHICS (5-Mile Radius)

- Population:** 26,005 people
- Households:** 10,650 homes
- Avg. HH Income:** \$84,786 USD
- Traffic Counts:** 6,224 VPD

# PROPERTY INFORMATION

## Photographs



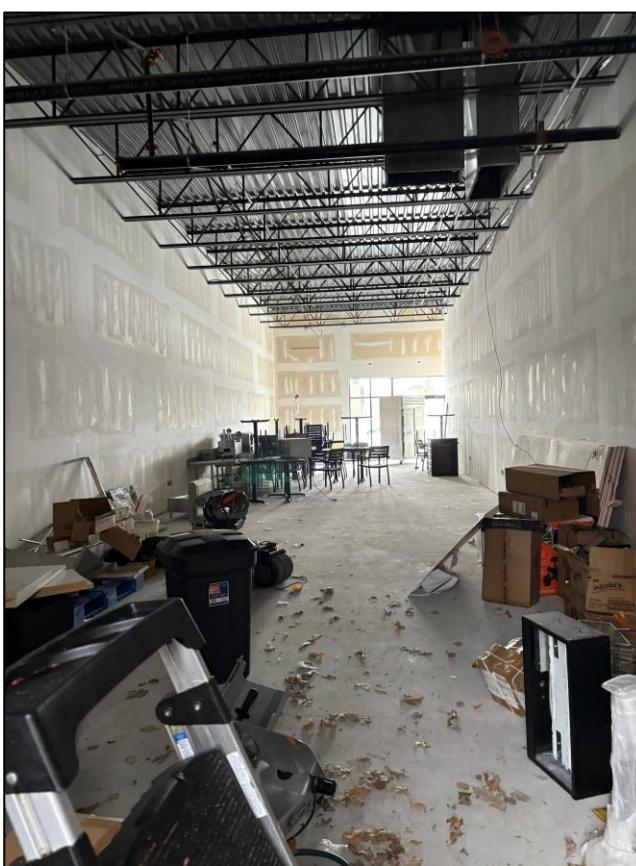
# PROPERTY INFORMATION

## Photographs – 11476 N Linden Rd.



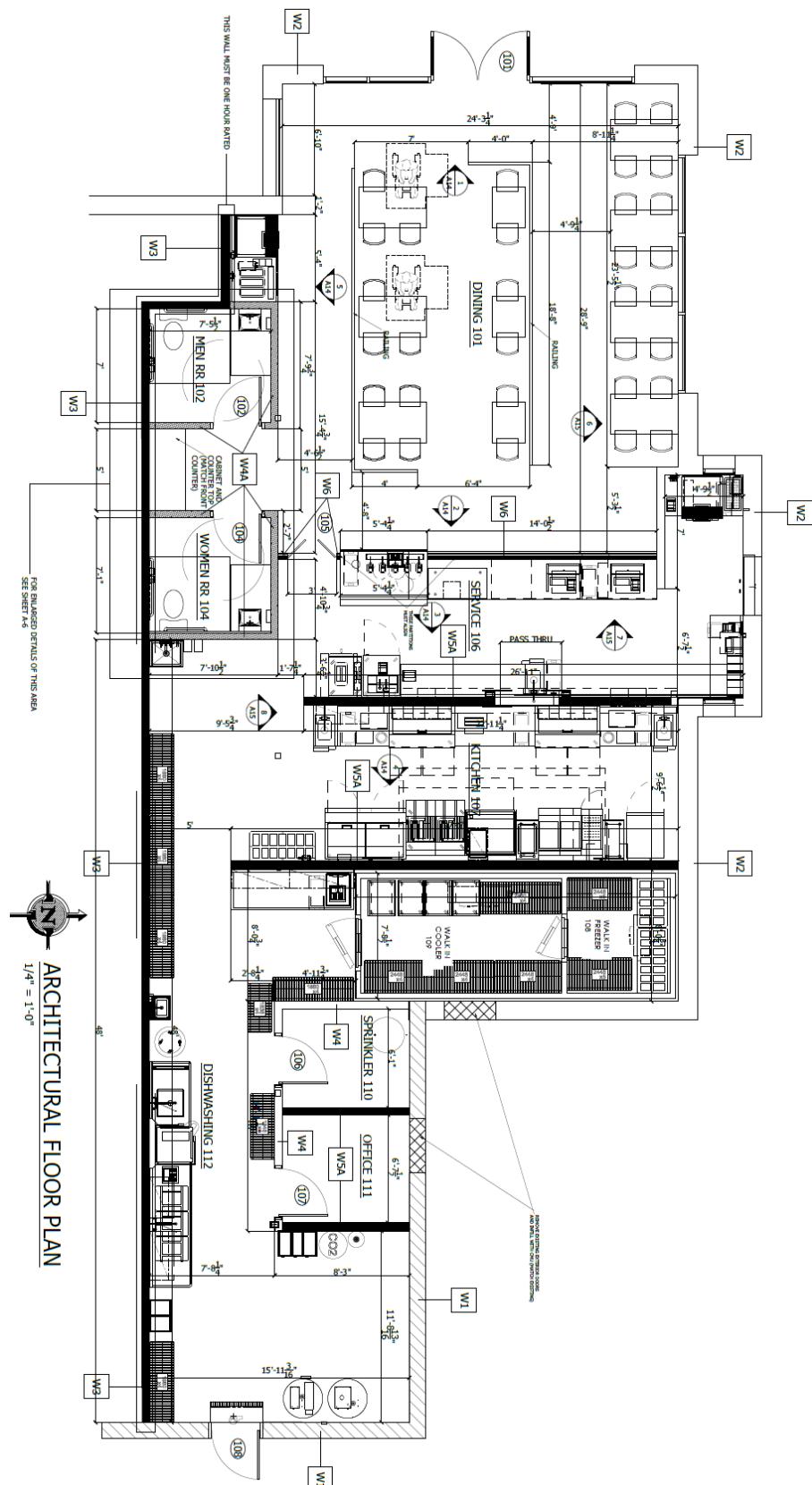
# PROPERTY INFORMATION

## Photographs – 11474 N Linden Rd.



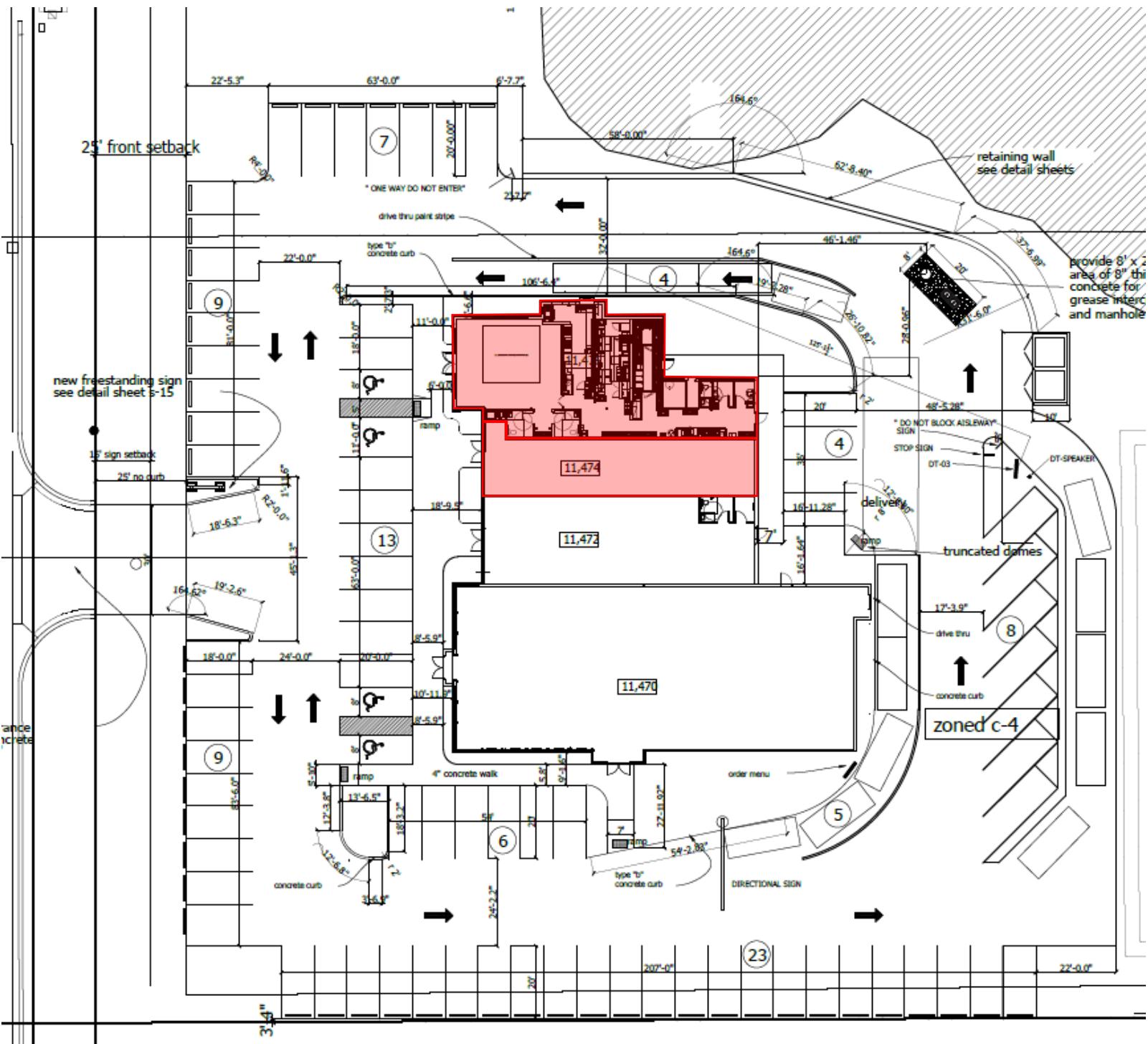
## PROPERTY INFORMATION

### Floor Layout – 11476 N Linden



# PROPERTY INFORMATION

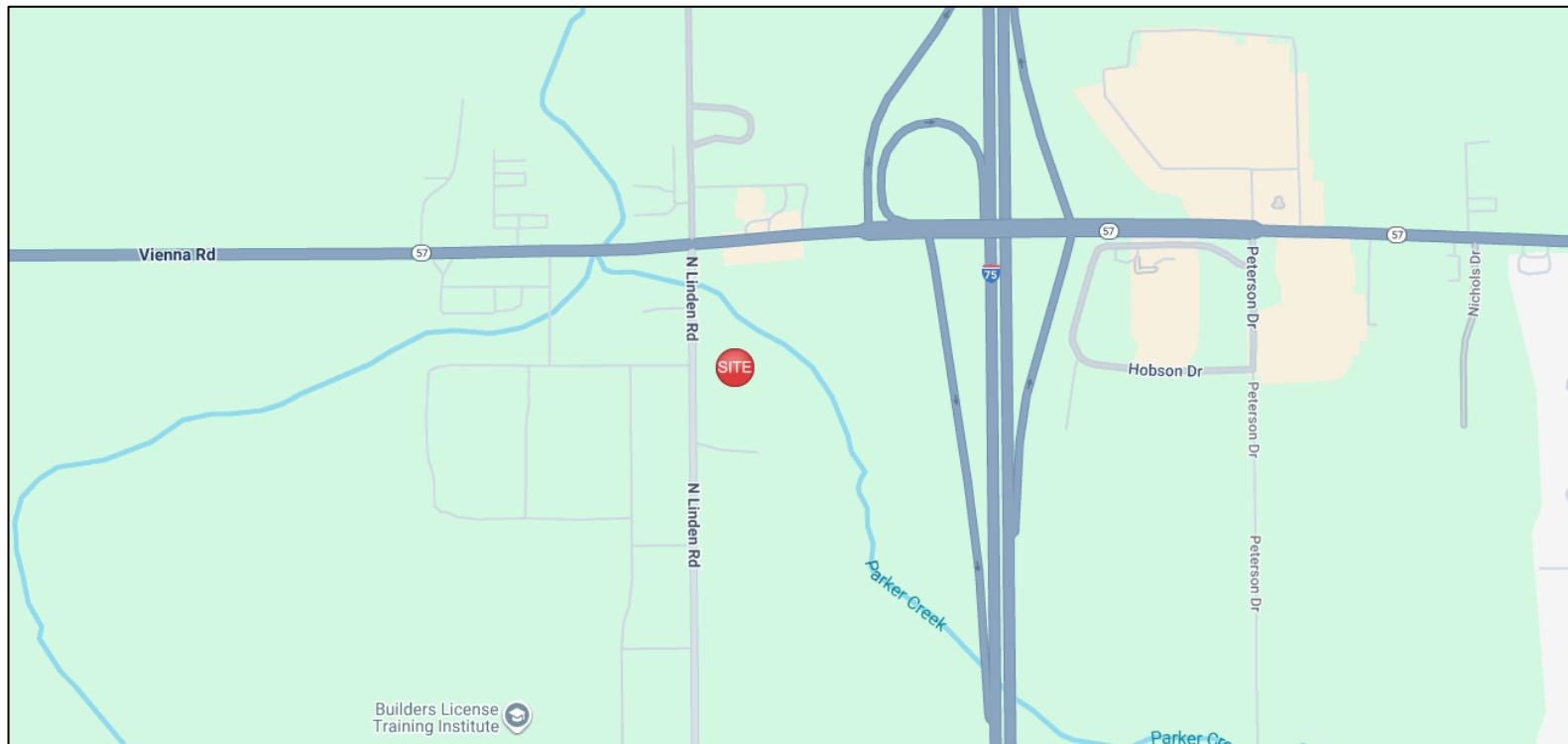
## Site Plan



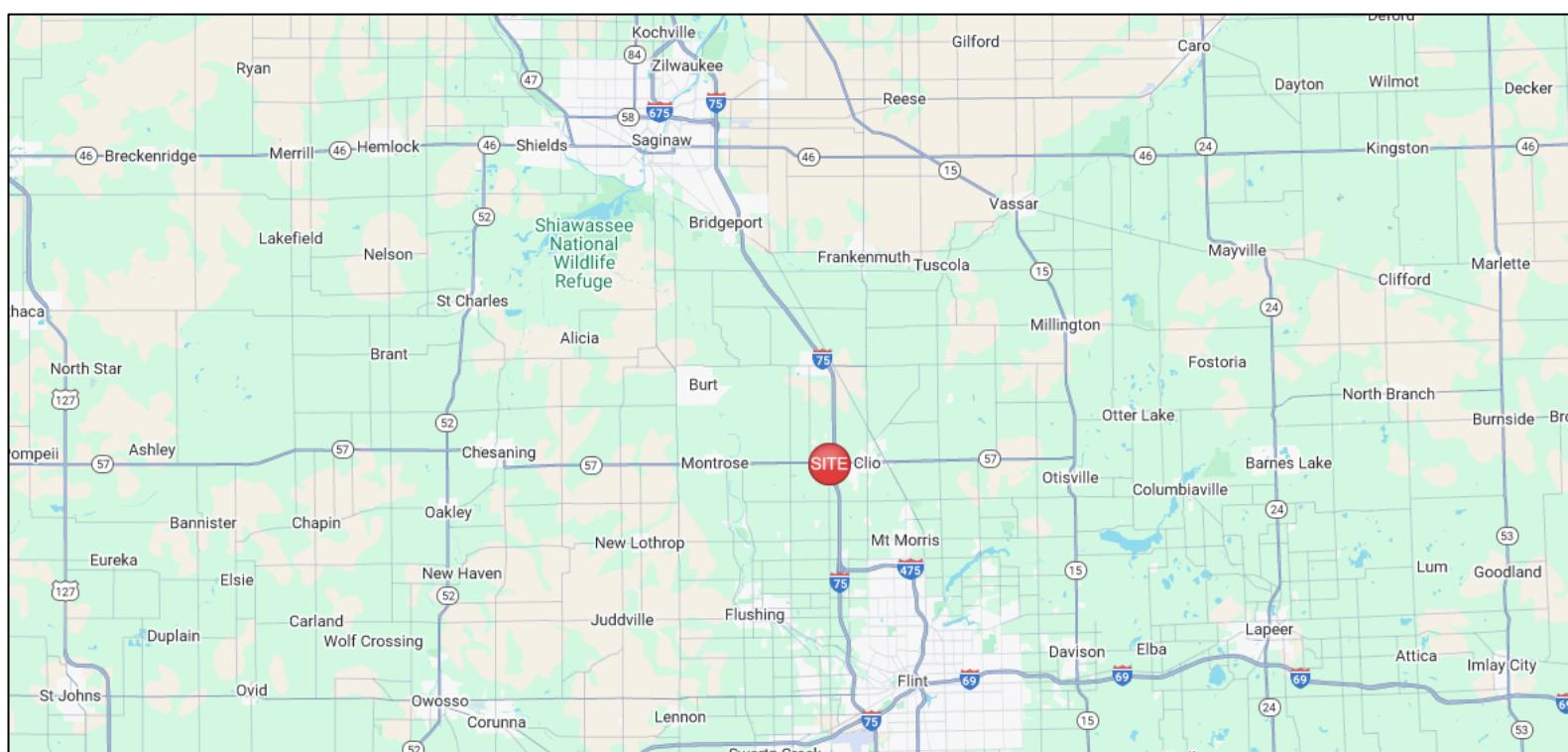
# LOCATION INFORMATION

## Location Maps

### LOCAL



### REGIONAL



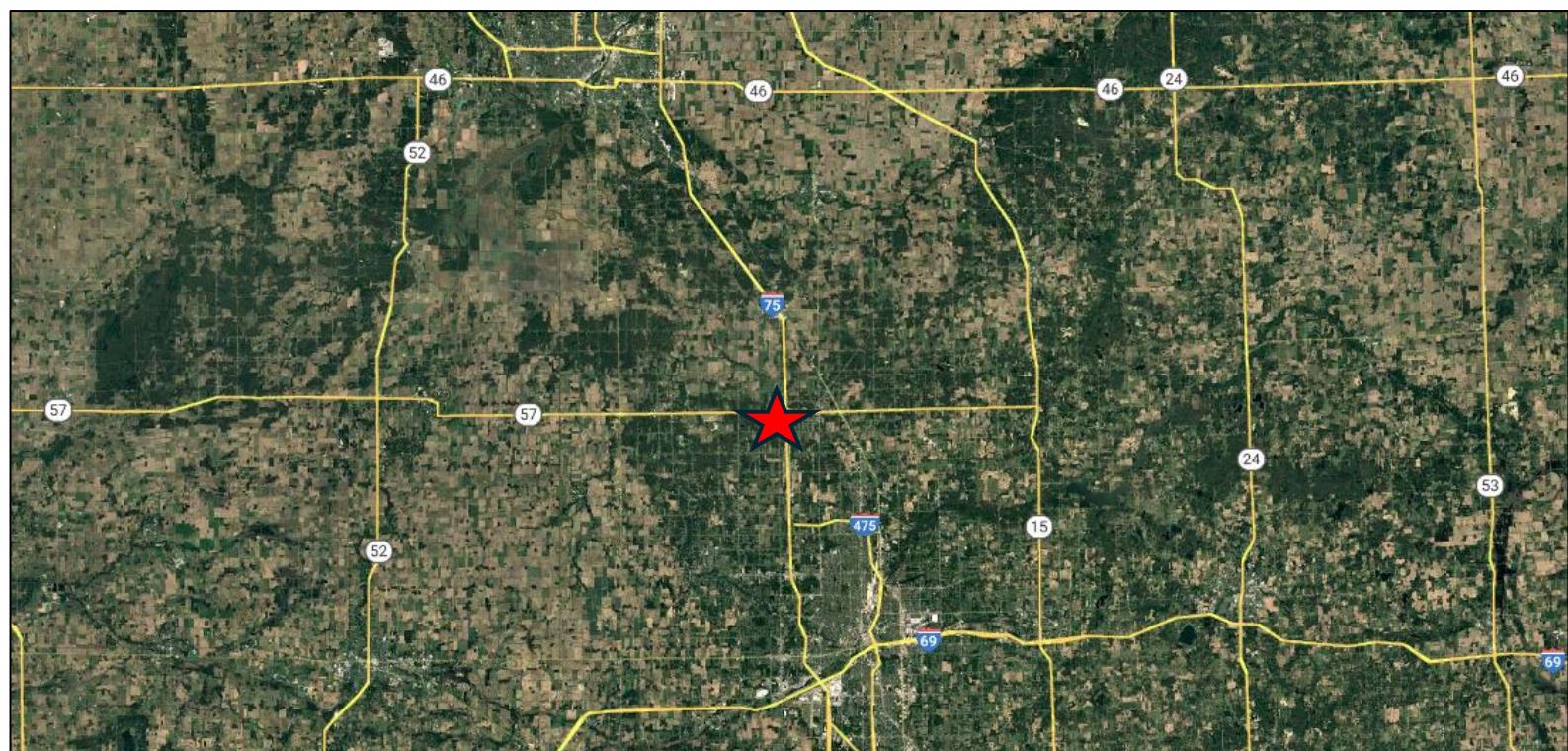
# LOCATION INFORMATION

## Aerial Maps

### LOCAL



### REGIONAL



# LOCATION INFORMATION

## Retailer Maps



# LOCATION INFORMATION

## Demographics

11470 N Linden Rd Clio, MI 48420	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	1,086	13,070	26,005
2030 Projected Population	1,061	12,767	25,407
2020 Census Population	1,123	13,597	26,442
2010 Census Population	1,126	13,722	26,869
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	-0.2%	-0.3%	-0.2%
<b>Households</b>			
2025 Estimated Households	420	5,514	10,650
2030 Projected Households	413	5,424	10,475
2020 Census Households	436	5,637	10,662
2010 Census Households	423	5,483	10,493
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-	-	0.1%
<b>Age</b>			
2025 Est. Population Under 10 Years	9.8%	10.2%	10.9%
2025 Est. Population 10 to 19 Years	12.2%	11.8%	11.7%
2025 Est. Population 20 to 29 Years	8.1%	10.7%	11.6%
2025 Est. Population 30 to 44 Years	16.4%	17.3%	17.7%
2025 Est. Population 45 to 59 Years	18.6%	17.6%	18.0%
2025 Est. Population 60 to 74 Years	24.7%	21.7%	20.3%
2025 Est. Population 75 Years or Over	10.2%	10.7%	9.8%
2025 Est. Median Age	46.9	44.0	42.5
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	50.9%	49.8%	50.1%
2025 Est. Female Population	49.1%	50.2%	49.9%
2025 Est. Never Married	29.5%	32.1%	33.9%
2025 Est. Now Married	55.7%	47.0%	45.3%
2025 Est. Separated or Divorced	8.8%	14.4%	14.5%
2025 Est. Widowed	6.0%	6.5%	6.2%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	17.8%	6.5%	5.6%
2025 Est. HH Income \$150,000 to \$199,999	7.5%	5.1%	5.4%
2025 Est. HH Income \$100,000 to \$149,999	19.5%	14.8%	16.3%
2025 Est. HH Income \$75,000 to \$99,999	23.5%	15.6%	15.0%
2025 Est. HH Income \$50,000 to \$74,999	16.5%	21.9%	19.8%
2025 Est. HH Income \$35,000 to \$49,999	4.5%	12.9%	13.1%
2025 Est. HH Income \$25,000 to \$34,999	3.3%	5.4%	6.5%
2025 Est. HH Income \$15,000 to \$24,999	4.2%	9.0%	8.5%
2025 Est. HH Income Under \$15,000	3.3%	8.8%	9.9%
2025 Est. Average Household Income	\$133,700	\$87,192	\$84,786
2025 Est. Median Household Income	\$94,276	\$67,458	\$67,199
2025 Est. Per Capita Income	\$51,960	\$37,009	\$34,944
2025 Est. Total Businesses	118	357	669
2025 Est. Total Employees	1,199	3,522	5,853

# LOCATION INFORMATION

## Demographics

11470 N Linden Rd Clio, MI 48420	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2025 Est. White	88.6%	87.2%	85.6%
2025 Est. Black	6.3%	7.0%	8.4%
2025 Est. Asian or Pacific Islander	0.4%	0.6%	0.5%
2025 Est. American Indian or Alaska Native	0.1%	0.3%	0.3%
2025 Est. Other Races	4.5%	5.0%	5.2%
<b>Hispanic</b>			
2025 Est. Hispanic Population	40	567	1,181
2025 Est. Hispanic Population	3.7%	4.3%	4.5%
2030 Proj. Hispanic Population	4.5%	5.3%	5.5%
2020 Hispanic Population	3.0%	3.6%	3.8%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	803	9,541	18,724
2025 Est. Elementary (Grade Level 0 to 8)	1.2%	1.2%	1.8%
2025 Est. Some High School (Grade Level 9 to 11)	5.4%	6.3%	6.3%
2025 Est. High School Graduate	31.3%	37.5%	37.9%
2025 Est. Some College	24.0%	21.6%	23.5%
2025 Est. Associate Degree Only	9.5%	12.6%	11.8%
2025 Est. Bachelor Degree Only	21.0%	15.0%	13.1%
2025 Est. Graduate Degree	7.6%	5.8%	5.6%
<b>Housing</b>			
2025 Est. Total Housing Units	446	5,902	11,512
2025 Est. Owner-Occupied	87.7%	69.8%	69.5%
2025 Est. Renter-Occupied	6.5%	23.6%	23.0%
2025 Est. Vacant Housing	5.8%	6.6%	7.5%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	4.6%	3.1%	4.7%
2025 Homes Built 2000 to 2009	9.2%	8.9%	7.6%
2025 Homes Built 1990 to 1999	15.8%	10.2%	10.2%
2025 Homes Built 1980 to 1989	6.1%	7.7%	8.2%
2025 Homes Built 1970 to 1979	29.1%	24.2%	22.8%
2025 Homes Built 1960 to 1969	12.7%	13.2%	12.4%
2025 Homes Built 1950 to 1959	7.9%	12.1%	12.8%
2025 Homes Built Before 1949	8.7%	14.0%	13.9%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	0.5%	0.2%	0.3%
2025 Home Value \$500,000 to \$999,999	3.9%	2.3%	2.8%
2025 Home Value \$400,000 to \$499,999	4.6%	2.8%	2.6%
2025 Home Value \$300,000 to \$399,999	14.0%	9.5%	8.5%
2025 Home Value \$200,000 to \$299,999	39.6%	27.9%	26.9%
2025 Home Value \$150,000 to \$199,999	20.4%	26.1%	24.0%
2025 Home Value \$100,000 to \$149,999	8.4%	16.2%	16.2%
2025 Home Value \$50,000 to \$99,999	4.4%	9.2%	9.0%
2025 Home Value \$25,000 to \$49,999	1.0%	1.8%	2.9%
2025 Home Value Under \$25,000	3.1%	4.1%	6.9%
2025 Median Home Value	\$225,028	\$187,250	\$179,631
2025 Median Rent	\$771	\$684	\$702

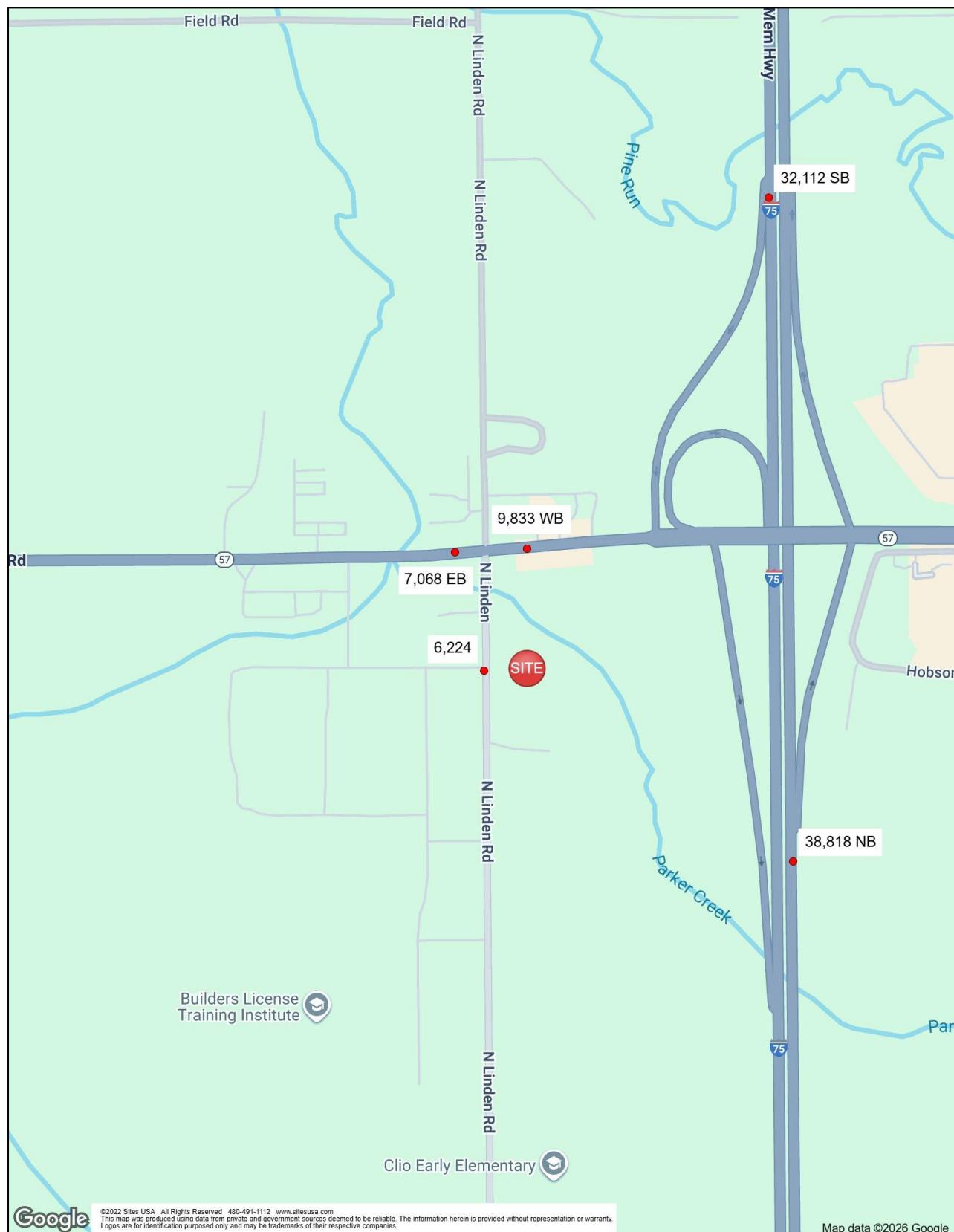
# LOCATION INFORMATION

## Demographics

11470 N Linden Rd Clio, MI 48420	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	898	10,795	21,321
2025 Est. Civilian Employed	52.1%	55.8%	55.1%
2025 Est. Civilian Unemployed	3.4%	3.7%	4.4%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	44.4%	40.5%	40.5%
2025 Labor Force Males	51.1%	49.2%	49.7%
2025 Labor Force Females	48.9%	50.8%	50.3%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	468	6,023	11,739
2025 Mgmt, Business, & Financial Operations	23.6%	15.8%	14.1%
2025 Professional, Related	14.9%	17.1%	17.0%
2025 Service	14.4%	16.9%	17.0%
2025 Sales, Office	18.8%	19.1%	19.5%
2025 Farming, Fishing, Forestry	0.3%	0.8%	1.1%
2025 Construction, Extraction, Maintenance	16.5%	12.4%	12.5%
2025 Production, Transport, Material Moving	11.5%	18.0%	18.8%
2025 White Collar Workers	57.3%	51.9%	50.7%
2025 Blue Collar Workers	42.7%	48.1%	49.3%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	85.3%	80.1%	81.4%
2025 Drive to Work in Carpool	8.5%	8.8%	8.5%
2025 Travel to Work by Public Transportation	0.4%	1.0%	0.7%
2025 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
2025 Walk or Bicycle to Work	2.0%	1.8%	1.5%
2025 Other Means	0.2%	0.2%	0.3%
2025 Work at Home	3.6%	8.1%	7.5%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	27.5%	26.0%	22.5%
2025 Travel to Work in 15 to 29 Minutes	39.8%	37.4%	40.5%
2025 Travel to Work in 30 to 59 Minutes	22.1%	25.2%	26.3%
2025 Travel to Work in 60 Minutes or More	10.5%	11.4%	10.7%
2025 Average Travel Time to Work	21.8	23.4	23.4
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$49.36 M	\$491.46 M	\$948.18 M
2025 Est. Apparel	\$903.91 K	\$9.14 M	\$17.68 M
2025 Est. Contributions, Tax and Retirement	\$14.6 M	\$120.21 M	\$226.4 M
2025 Est. Education	\$1.15 M	\$10.91 M	\$20.9 M
2025 Est. Entertainment	\$2.79 M	\$28.37 M	\$54.9 M
2025 Est. Food, Beverages, Tobacco	\$5.67 M	\$61.76 M	\$120.76 M
2025 Est. Health Care	\$3 M	\$37.83 M	\$72.66 M
2025 Est. Household Furnishings and Equipment	\$1.31 M	\$13.04 M	\$25.15 M
2025 Est. Household Operations, Shelter, Utilities	\$10.11 M	\$110.99 M	\$216.62 M
2025 Est. Miscellaneous Expenses	\$841.09 K	\$8.43 M	\$16.28 M
2025 Est. Personal Care	\$600.46 K	\$6.63 M	\$13 M
2025 Est. Transportation	\$8.38 M	\$84.16 M	\$163.83 M

# LOCATION INFORMATION

## Traffic Counts



# CONTACT INFORMATION



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