

FOR LEASE

Retail Center w/ Drive-Thru – Clio

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



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

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

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



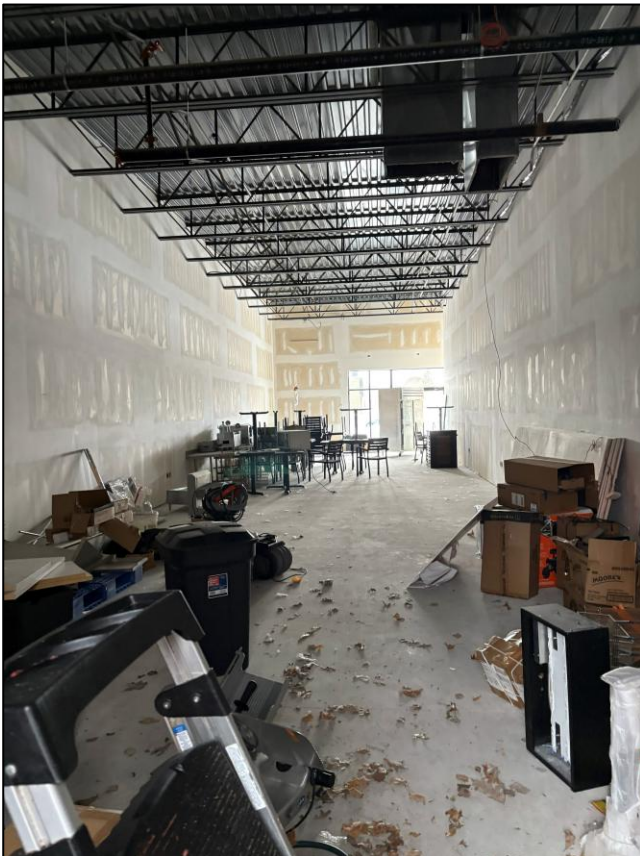
PROPERTY INFORMATION

Photographs – 11476 N Linden Rd.



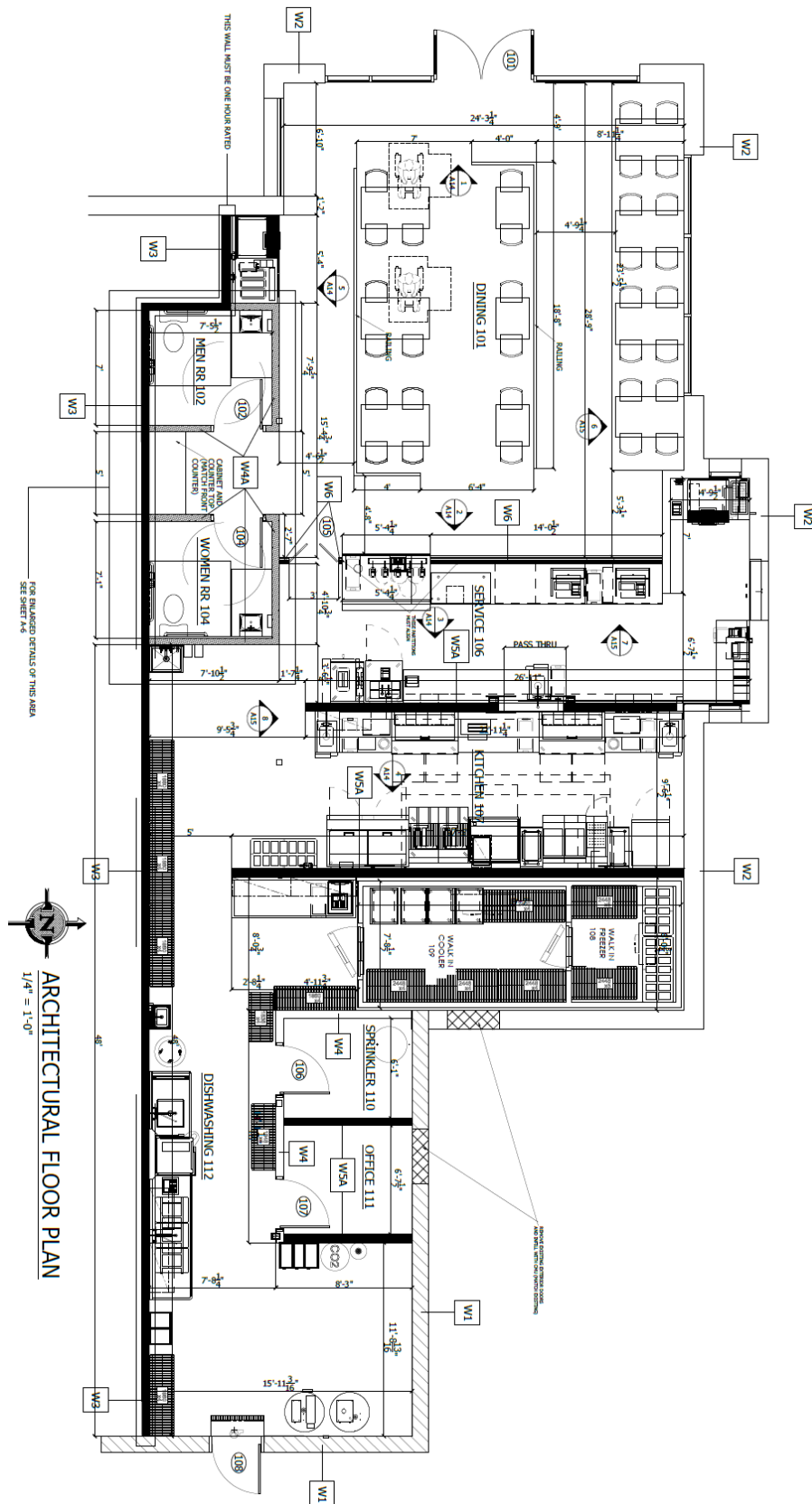
PROPERTY INFORMATION

Photographs – 11474 N Linden Rd.



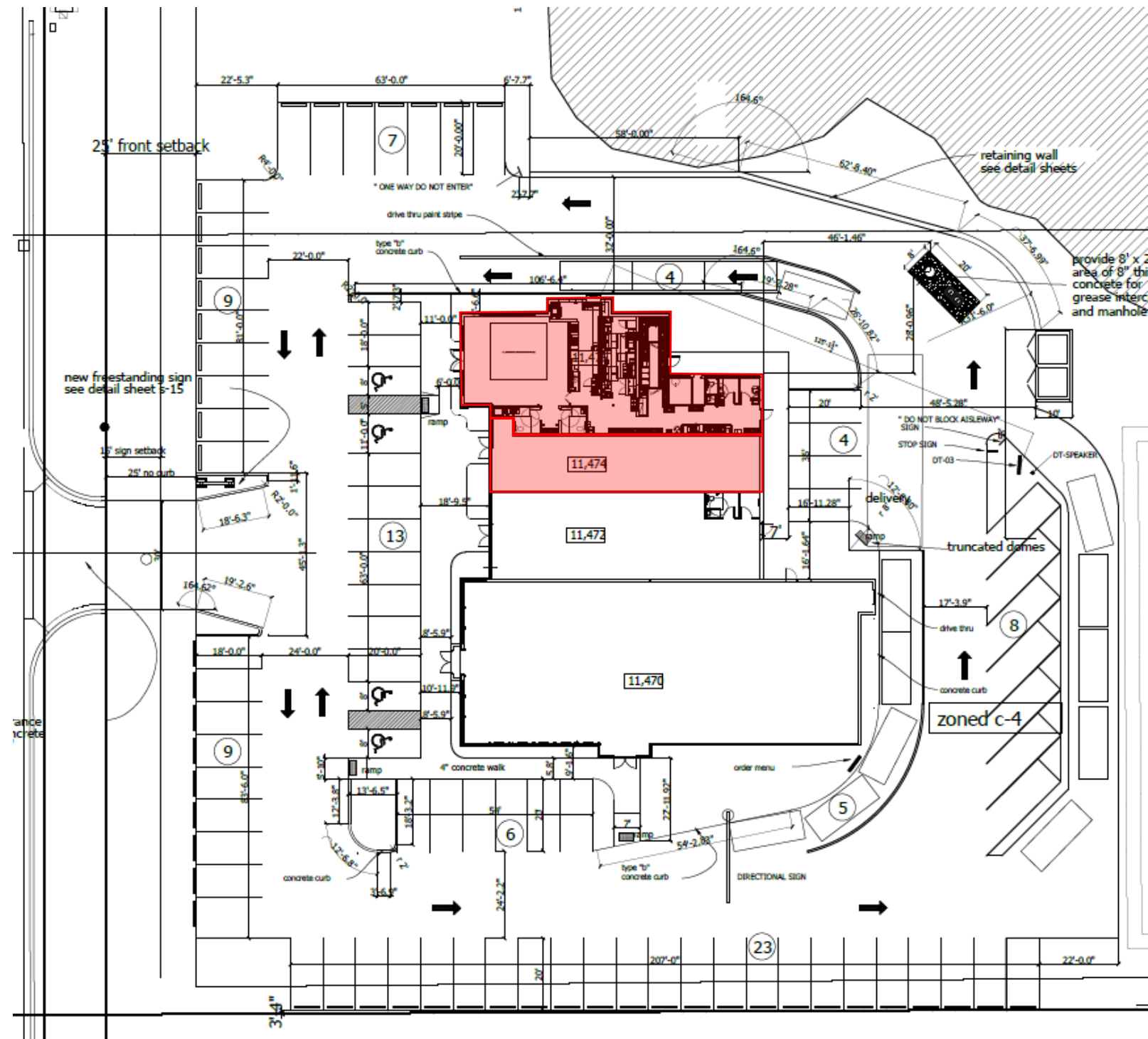
PROPERTY INFORMATION

Floor Layout – 11476 N Linden



PROPERTY INFORMATION

Site Plan



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A map showing the location of the site (marked with a red dot and labeled 'SITE') in the Denver area. The site is located near the intersection of N Linden Rd and Parker Creek. Major roads shown include Vienna Rd, N Linden Rd, Peterson Dr, Hobson Dr, and Nichols Dr. The map also shows the I-75 highway and the location of the Builders License Training Institute.

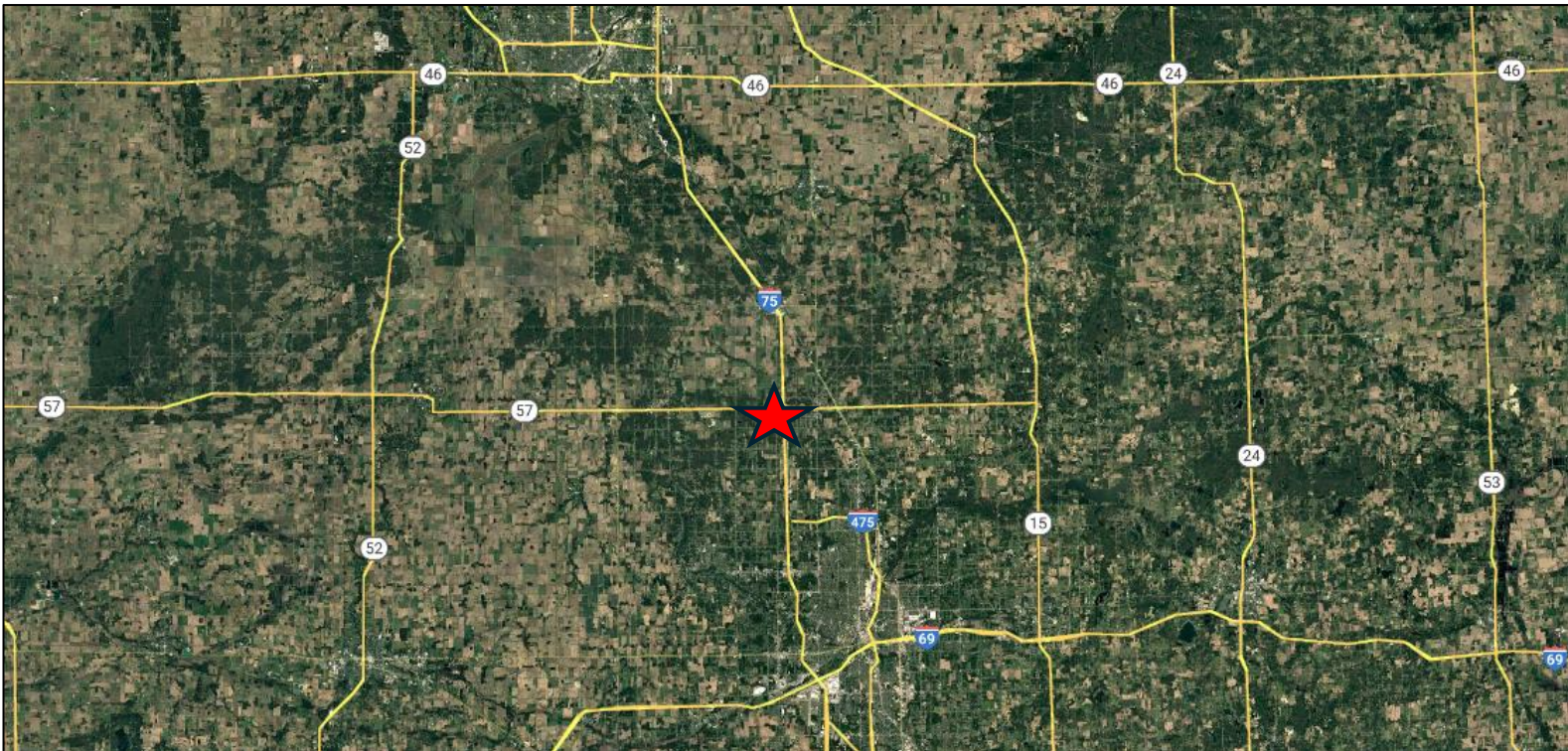
The map displays the Saginaw, Michigan region. A red circle labeled 'SITE' is positioned near the intersection of Interstate 75 (I-75) and Interstate 475 (I-475). Major highways shown include I-75, I-475, I-69, and US-24. Local roads such as M-57, M-52, and M-46 are also visible. The Shiawassee National Wildlife Refuge is located to the northwest of the site. Numerous towns and cities are labeled, including Saginaw, Bridgeport, Frankenmuth, Tuscola, Vassar, Mayville, Millington, Fostoria, Otter Lake, Columbiaville, Barnes Lake, North Branch, Burnside, Brant, St. Charles, Alicia, Burt, Montrose, Clio, Otisville, Mt. Morris, Flushing, Juddville, New Lothrop, New Haven, Oakley, Chesaning, Ashley, North Star, Breckenridge, Merrill, Hemlock, Shields, Zilwaukee, Kochville, Ryan, Lakefield, Nelson, Bannister, Chapin, Elsie, Carland, Wolf Crossing, Ovid, Duplain, St. Johns, Owosso, Corunna, Lennon, Swartz Creek, Davison, Elba, Lapeer, Attica, Imlay City, Goodland, Lum, Burnside, North Branch, Fostoria, Mayville, Kingston, Wilmot, Dayton, Caro, Decker, and Marlette.

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

LOCAL



REGIONAL



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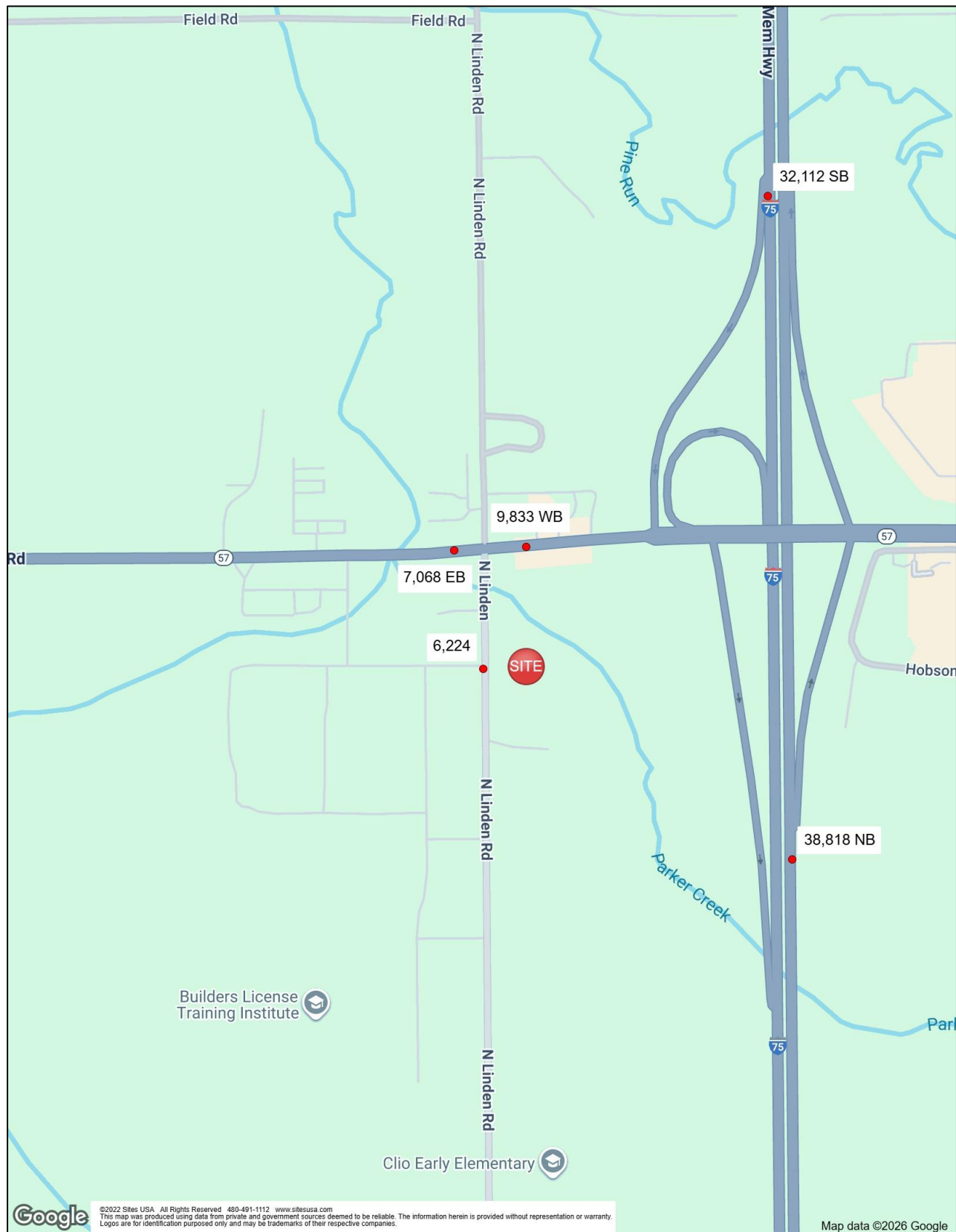
11470 N Linden Rd Clio, MI 48420	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	1,086	13,070	26,005
2030 Projected Population	1,061	12,767	25,407
2020 Census Population	1,123	13,597	26,442
2010 Census Population	1,126	13,722	26,869
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	-0.2%	-0.3%	-0.2%
Households			
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%
Age			
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
Marital Status & Gender			
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%
Income			
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

11470 N Linden Rd Clio, MI 48420	1 mi radius	3 mi radius	5 mi radius
Race			
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%
Hispanic			
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%
Education (Adults 25 & Older)			
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%
Housing			
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%
Homes Built by Year			
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%
Home Values			
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

11470 N Linden Rd Clio, MI 48420	1 mi radius	3 mi radius	5 mi radius
Labor Force			
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%
Occupation			
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%
Transportation to Work			
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%
Travel Time			
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
Consumer Expenditure			
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





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