



**FOR LEASE**

# Valley Plaza

**4225 MILLER RD  
FLINT, MI 48507**

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 by daily. This high-traffic location serves as a dynamic hub for both established enterprises and burgeoning ventures alike.



Building SqFt	63,702 SqFt
Year Built	1985
Lot Size (acres)	7.28
Parcel ID	07-28-553-015
Zoning Type	Commercial
County	Genesee
Frontage	800.00 Ft
Coordinates	42.980356,-83.758565

- ❖ Direct Frontage along Miller Rd with exposure to over 29,000 Vehicles per Day
- ❖ Prime Location in Flint's Most Dominant Retail Corridor
- ❖ Adjacent to Genesee Valley Mall
- ❖ Easily Accessible with Four Point of Ingress/Egress
- ❖ Population of 103,233 within a 5-Mile Radius
- ❖ Join Nearby Retailers Target, JC Penny, DSW Shoes, Burlington, Ulta, Best Buy, and more!

**SPIGEL  
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185  
SAN ANTONIO, TEXAS 78216



**CATHERINE MOROSCHAN**  
Regional Property Manager

Direct: 947-941-1908  
catherine@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#A-8	Retail	Undisclosed	NNN	1,099 SF	Negotiable
#B-1	Retail	Undisclosed	NNN	1,071 SF	Negotiable
#B-2	Retail	Undisclosed	NNN	1,519 SF	Negotiable
#B-3	Retail	Undisclosed	NNN	1,800 SF	Negotiable
#B-7	Retail	Undisclosed	NNN	1,400 SF	Negotiable
#B-9	Retail	Undisclosed	NNN	1,115 SF	Negotiable
#C-8	Retail	Undisclosed	NNN	1,237 SF	Negotiable
#C-10	Retail	Undisclosed	NNN	3,835 SF	Negotiable
#C-11	Retail	Undisclosed	NNN	3,400 SF	Negotiable



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,242	36,635	121,807
2010 Population	1,221	34,697	112,091
2022 Population	1,143	33,670	101,406
2027 Population	1,121	33,202	100,165
2022-2027 Growth Rate	-0.39 %	-0.28 %	-0.25 %
2022 Daytime Population	6,612	47,345	121,017

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	104	1,908	6,963
\$15000-24999	49	1,806	4,753
\$25000-34999	33	2,045	5,826
\$35000-49999	132	2,295	6,745
\$50000-74999	124	3,013	7,850
\$75000-99999	97	1,790	4,751
\$100000-149999	56	1,306	4,169
\$150000-199999	13	230	1,118
\$200000 or greater	0	268	886
Median HH Income	\$ 47,808	\$ 44,155	\$ 42,642
Average HH Income	\$ 57,692	\$ 60,010	\$ 60,831

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	593	16,113	49,137
2010 Total Households	597	14,983	45,684
2022 Total Households	609	14,668	43,067
2027 Total Households	601	14,571	42,856
2022 Average Household Size	1.86	2.27	2.29
2022 Owner Occupied Housing	369	8,920	26,572
2027 Owner Occupied Housing	373	9,041	26,938
2022 Renter Occupied Housing	240	5,748	16,495
2027 Renter Occupied Housing	228	5,530	15,918
2022 Vacant Housing	27	1,570	5,407
2022 Total Housing	636	16,238	48,474



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## ABOUT FLINT

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.

### CITY OF FLINT

#### AREA

CITY	34.1 SQ MI
LAND	33.4 SQ MI
WATER	0.7 SQ MI
ELEVATION	751 FT

#### POPULATION

POPULATION	81,252
ESTIMATE (2021)	80,628
RANK	12
DENSITY	2,429.78 SQ MI
URBAN	298,964



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