

Valley Plaza

BEST
RENTAL
RATES...

 OneMain
Financial

FOR LEASE

Valley Plaza

4225 MILLER RD

Flint, MI 48507

1,071 - 3,835 SF

11

AVAILABLE

SPACES

Catherine Moroschan

Property Manager

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Spigel Properties

70 N.E. Loop 410

Suite 185, San Antonio, TX 78216

947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

1,071 - 3,835 SF

AVAILABLE SF

Negotiable

ASKING RATE

11

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
- Adjacent to Genesee Valley Mall
- 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

Bishop Airport	1.2 mi
WBD Miller at Valley Plaza	89 ft
WBD Miller at Somerset Town Cen.	0.1 mi

AIRPORTS

Bishop International Airport	1.3 mi
Oakland County International Airport	27.8 mi
L.Z. Durand	9.6 mi

HIGHWAYS

Chevrolet-Buick Freeway	0.3 mi
I 69	0.3 mi
I 75;US 23	1.2 mi
I 75	2.5 mi

Space Available

#A-8

NEGOTIABLE

SF AVAILABLE

1,099 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#B-1

NEGOTIABLE

SF AVAILABLE

1,071 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#B-2

NEGOTIABLE

SF AVAILABLE

1,519 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#B-3

NEGOTIABLE

SF AVAILABLE

1,800 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#B-7

NEGOTIABLE

SF AVAILABLE

1,400 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#B-9

NEGOTIABLE

SF AVAILABLE

1,115 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#C-1

NEGOTIABLE

SF AVAILABLE

1,598 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#C-8

NEGOTIABLE

SF AVAILABLE

1,237 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#C-10

SF AVAILABLE

3,835 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#C-11

NEGOTIABLE

SF AVAILABLE

3,400 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#C-16

NEGOTIABLE

SF AVAILABLE

1,550 SF

TYPE

NNN

TERM

Negotiable

USE

Retail



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	1,074	Population	33,693	Population	100,688
Median HH Income	\$50,427	Median HH Income	\$55,495	Median HH Income	\$51,690
Households	582	Households	14,941	Households	43,491

Source: ESRI / ArcGIS Business Analyst

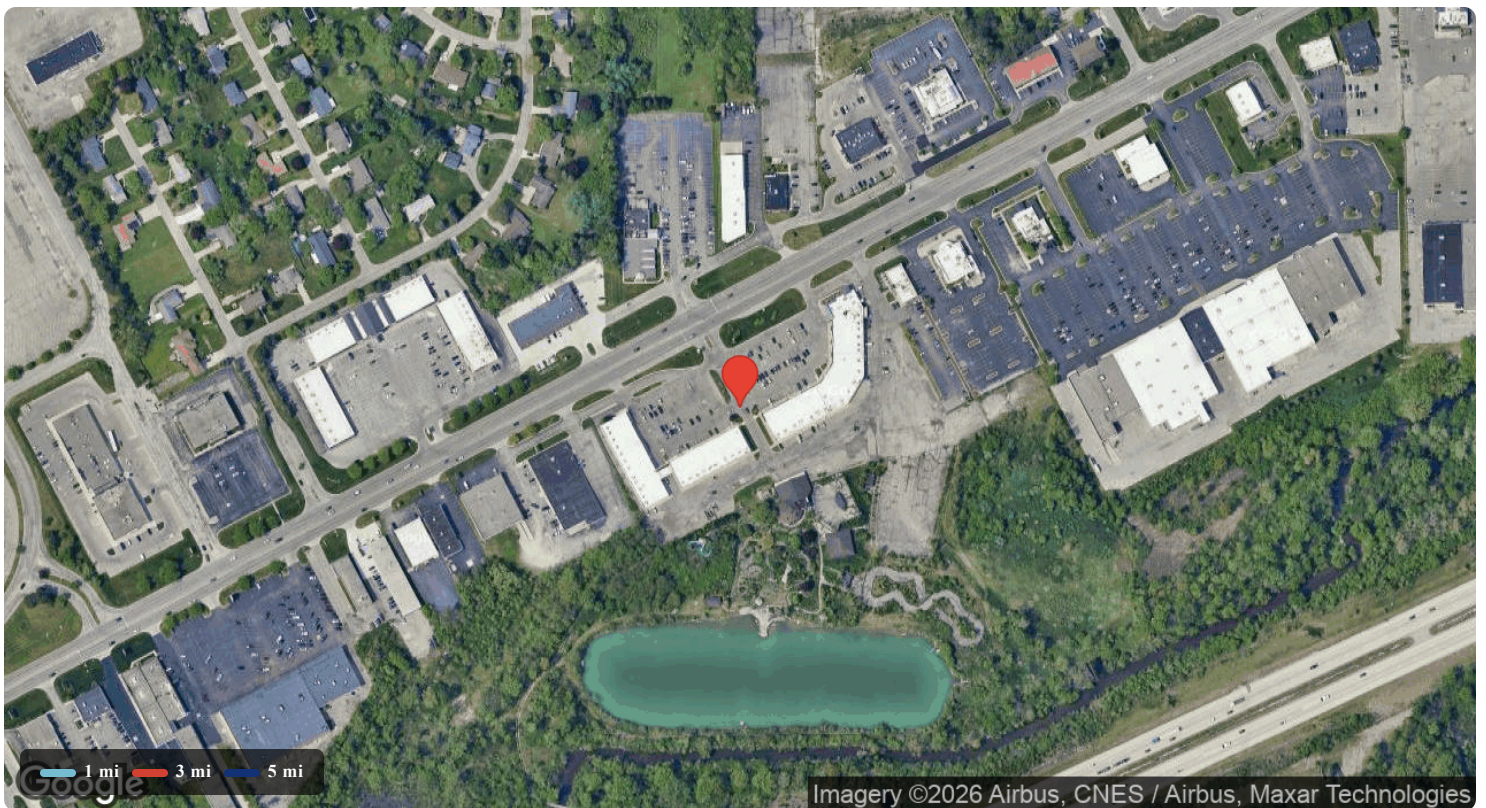
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Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,165	36,649	122,140
2010 Population	1,137	35,025	112,337
2025 Population	1,074	33,693	100,688
2030 Population	1,052	33,178	99,106
2025-2030 Growth Rate	-0.41 %	-0.31 %	-0.32 %
2025 Daytime Population	6,310	49,029	122,783

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	564	16,150	49,237	less than \$15,000	109	1,757	7,257
2010 Total Households	564	15,125	45,746	\$15,000-\$24,999	58	1,349	4,010
2025 Total Households	582	14,941	43,491	\$25,000-\$34,999	27	1,119	3,533
2030 Total Households	579	14,918	43,469	\$35,000-\$49,999	95	2,443	6,160
2025 Avg. Household Size	1.83	2.23	2.25	\$50,000-\$74,999	97	3,080	8,348
2025 Owner Occupied Housing	381	9,385	27,439	\$75,000-\$99,999	92	2,038	5,053
2030 Owner Occupied Housing	391	9,646	28,137	\$100,000-\$149,999	56	2,124	5,877
2025 Renter Occupied Housing	201	5,556	16,052	\$150,000-\$199,999	19	577	1,863
2030 Renter Occupied Housing	188	5,273	15,331	\$200,000 or greater	29	447	1,384
2025 Vacant Housing	19	1,553	5,266	Median HH Income	\$50,427	\$55,495	\$51,690
2025 Total Housing	601	16,494	48,757	Average HH Income	\$67,566	\$69,990	\$67,750



Source: ESRI / ArcGIS Business Analyst

Valley Plaza

4225 MILLER RD, Flint, MI, 48507

PRESENTED BY



Lindsey Nussle

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