

FOR SALE/LEASE
FORMER ART VAN FURNITURE
4095 E COURT ST, BURTON, MI 48509



PROPERTY DETAILS

LOCATION:	4095 E Court St Bourton, MI 48509
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
PROPERTY TAXES:	\$90,404.23 (2020)
BUILDING SIZE:	72,567 SF
LOT SIZE:	6.45 AC
LOT DIMENSIONS:	356' x 789'
AVAILABLE SPACE:	72,567 SF
ZONING:	C-2 (General Business)
GLA:	72,567 SF
TRAFFIC COUNT:	E Court ST (12,569 CPD) S Center St (21,751 CPD)

EXCLUSIVELY LISTED BY:



MATTHEW D. SWANTKO
Principal
mswantko@landmarkcres.com
248 488 2620



GORDON S. HYDE
Senior Associate
ghyde@landmarkcres.com
248 488 2620



MAX J. GOLDMAN
Senior Director
mgoldman@landmarkcres.com
248 488 2620



ANDREW C. LUCKOFF
Director
aluckoff@landmarkcres.com
248 488 2620

6.45 AC

LOT SIZE

72,567 SF

BLDG SIZE

TENANT ROSTER



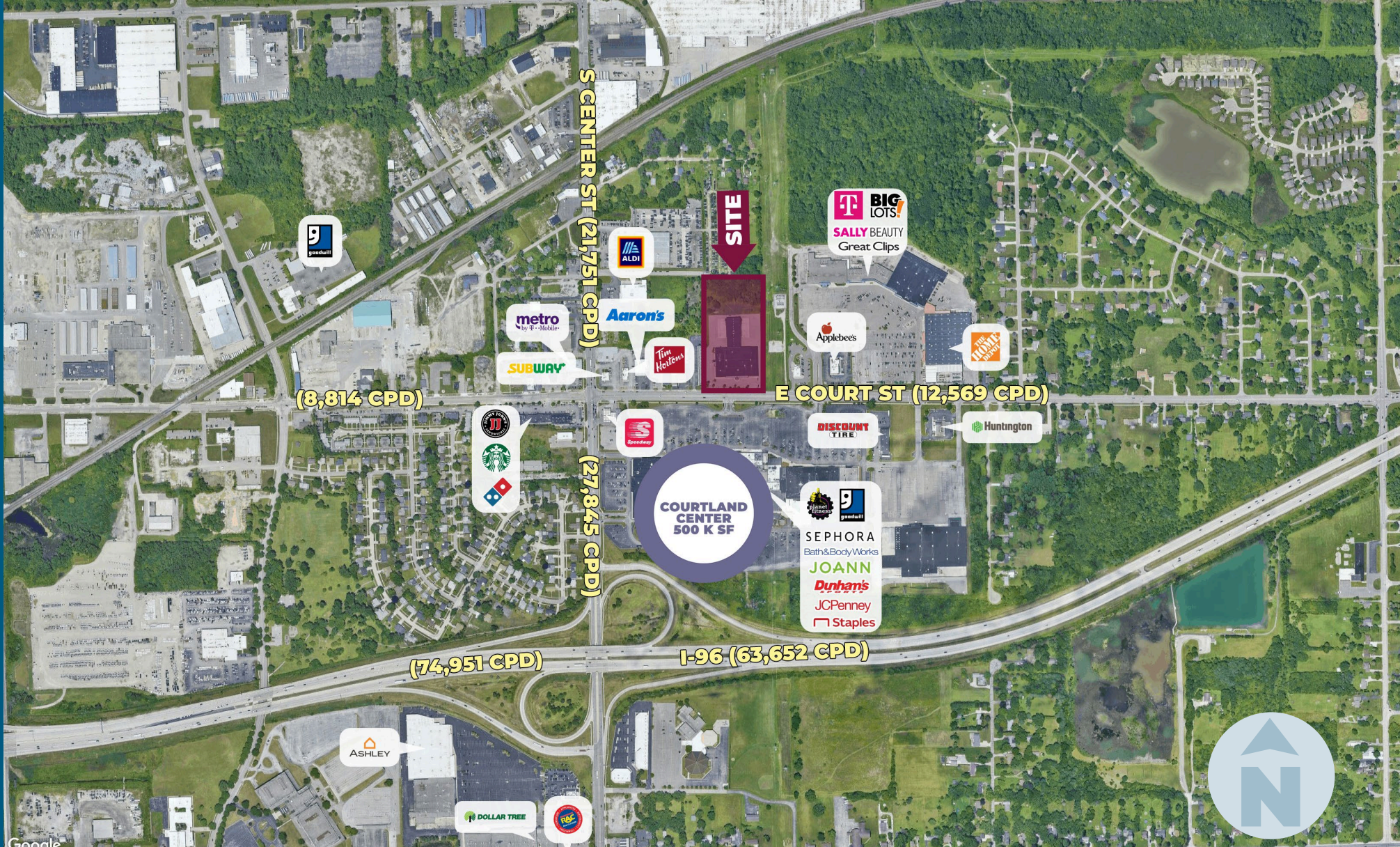
HIGHLIGHTS

- Former Art Van Furniture Store
- Situated on just North of the I-69 & Center Rd Interchange
- Located in Burton which is a Suburb of Flint, positioned just East of Flint in Genesee County
- Features 356' of Frontage Along East Court St

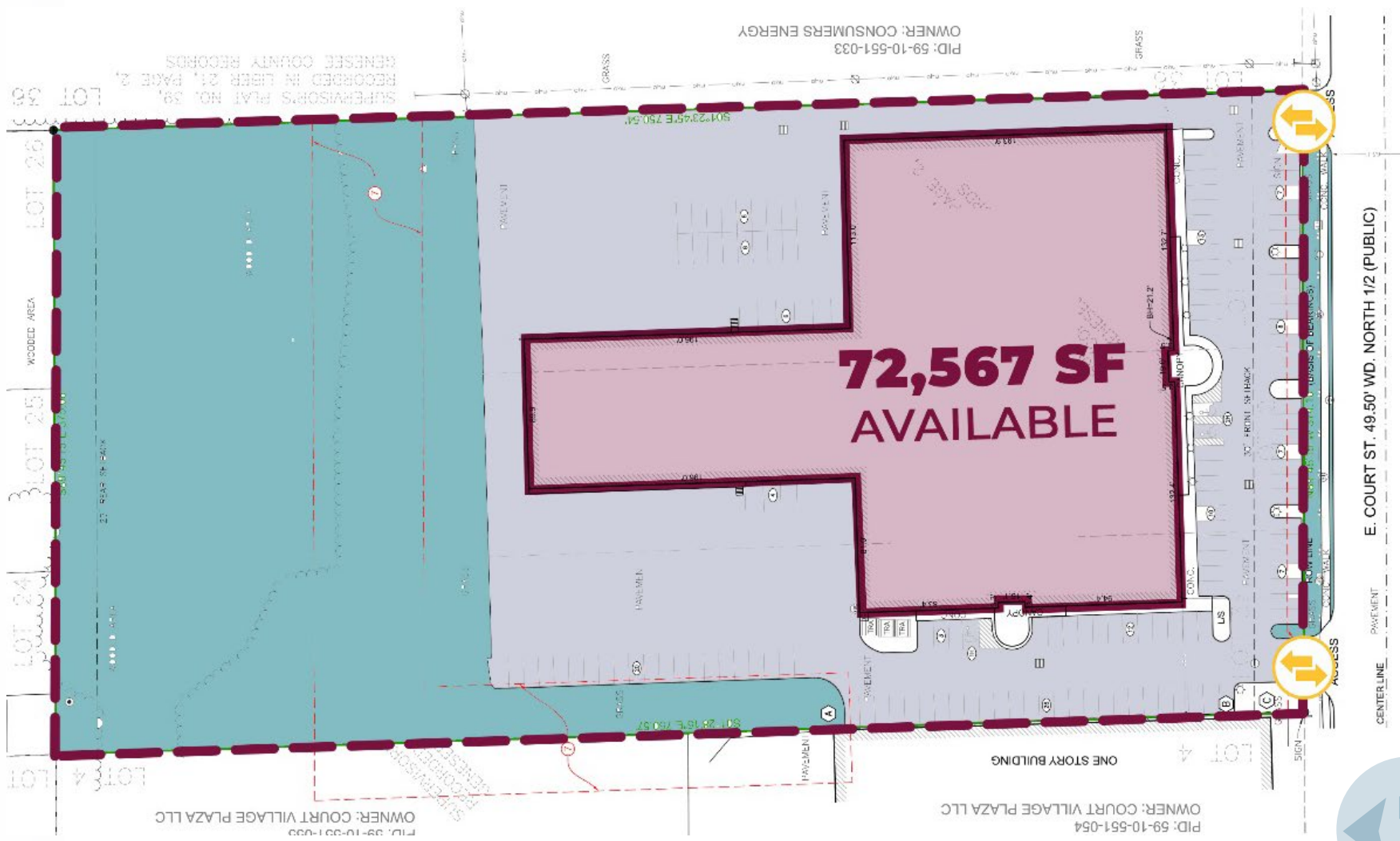
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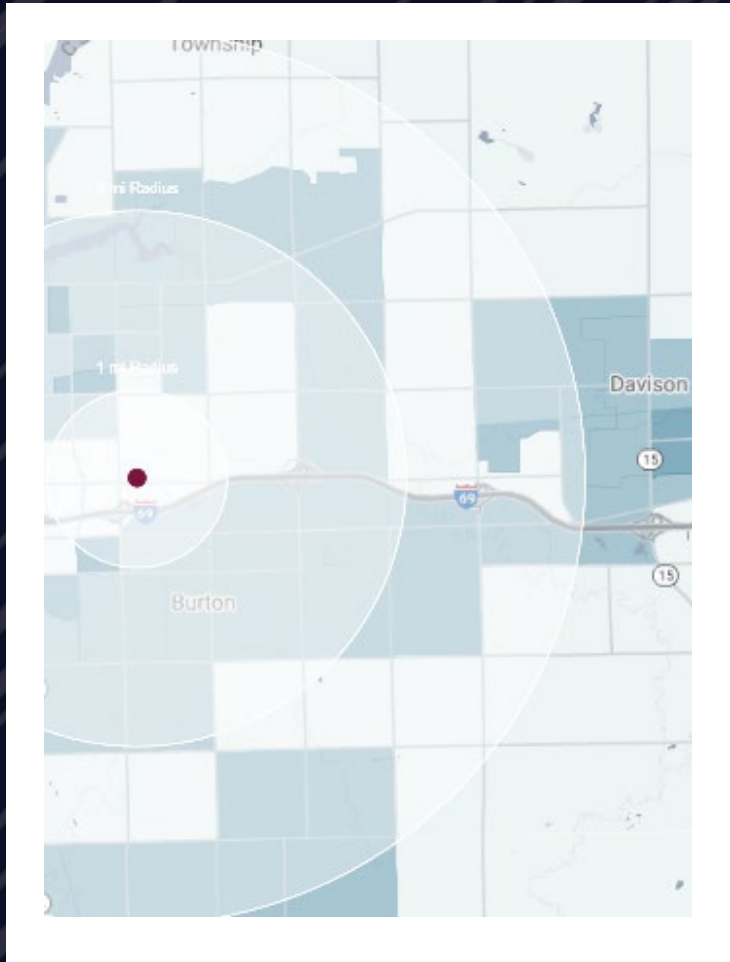
MACRO AERIAL



SURVEY



DEMOGRAPHICS



FORMER ART VAN

4095 E Court St, Bourton, MI 48509

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Estimated Population	2,545	47,152	125,018
2027 Projected Population	2,535	47,011	124,736
2020 Census Population	2,524	47,440	125,140
2010 Census Population	2,781	53,360	142,906
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	-0.7%	-1.0%	-1.0%
HOUSEHOLDS			
2022 Estimated Households	1,106	20,260	52,031
2027 Projected Households	1,108	20,320	52,220
2020 Census Households	1,095	20,353	51,944
2010 Census Households	1,171	21,879	56,797
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	-	-	-
RACE			
2022 Est. White	47.6%	62.9%	60.8%
2022 Est. Black	43.3%	25.9%	28.6%
2022 Est. Asian or Pacific Islander	0.3%	0.9%	1.3%
2022 Est. American Indian or Alaska Native	0.3%	0.5%	0.5%
2022 Est. Other Races	8.5%	9.7%	8.9%
INCOME			
2022 Est. Average Household Income	\$63,387	\$60,626	\$59,875
2022 Est. Median Household Income	\$42,823	\$42,989	\$44,431
2022 Est. Per Capita Income	\$27,589	\$26,284	\$25,177
BUSINESS			
2022 Est. Total Businesses	255	1,691	3,587
2022 Est. Total Employees	2,786	20,772	46,016

CONTACT US

MS

**MATTHEW D.
SWANTKO**

Principal

mswantko@landmarkcres.com

248 488 2620

GH

**GORDON S.
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Senior Associate

ghyde@landmarkcres.com

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MG

**MAX J.
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mgoldman@landmarkcres.com

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AL

**ANDREW C.
LUCKOFF**

Director

aluckoff@landmarkcres.com

248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334

248.488.2620

landmarkcres.com

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