

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**1,400 - 6,400 SF**  
**Drive Thru: 1,600 SF**



- 95,139 SF Center
- Genesee County, Michigan
- Large Parking Field
- 4 mi from Flint Bishop International Airport (FNT)

Type	PSF	Traffic Counts	
NNN's	\$ 2.38	I-75	102,625 VPD
Lease Rates	Call for Rates	I-69	60,055 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	3,224	35,369	93,998	489,748
Households	1,637	14,709	38,115	192,040
Average HH Income	\$48,809	\$62,337	\$57,515	\$70,310

\* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

\*\* True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

**Woodcrest Capital, LLC**  
 3113 South University Drive, Suite 600  
 Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

# West Acres Commons

5024-5096 W Corunna Rd | Flint Township MI

Woodcrest Capital, LLC

3113 South University Drive, Suite 600

Fort Worth, TX 76109

WEST ACRES COMMONS | Flint Township, Michigan



South Linden Road



(817) 927-0050 | [woodcrestcapital.com](http://woodcrestcapital.com)