

MEDICAL PLAZA PROPERTY // FOR LEASE

POSITION YOUR PRACTICE IN A HIGH-VISIBILITY MEDICAL HUB

2270 - 2284 S BALLENGER HIGHWAY

FLINT, MI 48503



- 1,260 – 13,589 SF of available medical office space
- Competitive lease rates with flexible configurations
- Located within a synergistic medical environment alongside DaVita Dialysis, Hart Medical Equipment, and Walgreens Specialty Pharmacy
- High-visibility location at a signalized intersection
- Strong traffic counts: 19,600 vehicles per day
- Multiple curb cuts for easy ingress/egress
- Ample on-site parking for patients and staff
- Prominent tenant signage opportunities for enhanced brand exposure



26555 Evergreen Road, Suite 1500
Southfield, MI 48076

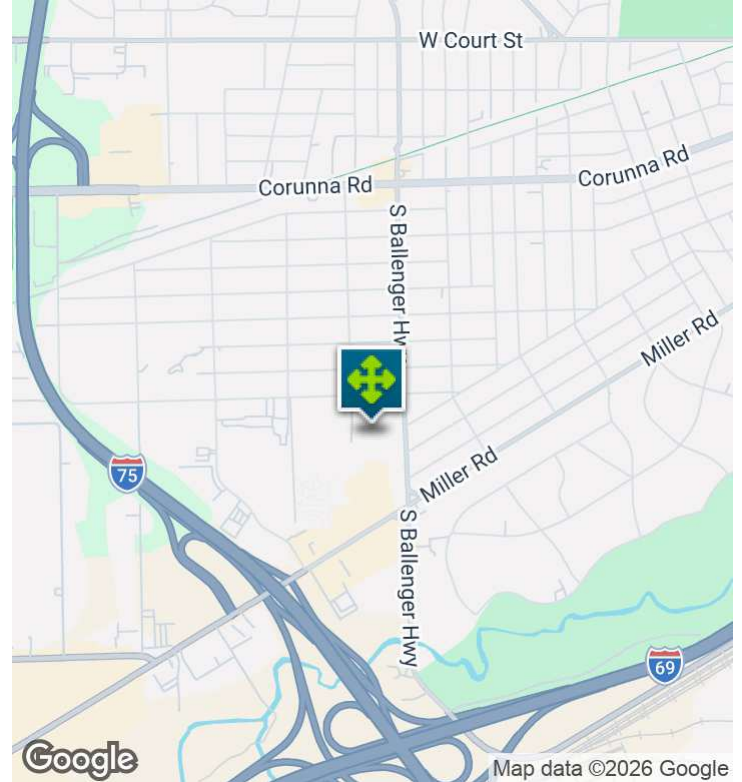
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EXECUTIVE SUMMARY



Lease Rate	NEGOTIABLE
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OFFERING SUMMARY

Building Size:	83,721 SF
Available SF:	1,260 - 13,589 SF
Lot Size:	6.48 Acres
Year Built:	1965
Renovated:	1994
Zoning:	Commercial (NEC)
Market:	Detroit
Submarket:	Flint
Traffic Count:	19,640

PROPERTY OVERVIEW

Position your practice within a well-established, healthcare-focused corridor in Southwest Flint. This medical center offers a highly visible location, convenient direct suite access, and abundant on-site parking—creating an ideal environment for both patient accessibility and operational efficiency. Designed to support a wide range of medical users, the property features flexible, move-in-ready suites paired with competitive lease rates, making it an attractive and cost-effective solution for growing or relocating practices.

LOCATION OVERVIEW

Strategically located near Bishop International Airport and easily accessible via I-75, I-475, and US-23, the property benefits from strong regional connectivity. The surrounding area is anchored by major healthcare providers including McLaren Flint Hospital, as well as established educational institutions, national retailers, and dense residential neighborhoods—driving consistent patient traffic and visibility.

PROPERTY HIGHLIGHTS

- Located within a synergistic medical environment alongside DaVita Dialysis, Hart Medical Equipment, and Walgreens Specialty Pharmacy
- Prominent tenant signage opportunities for enhanced brand exposure



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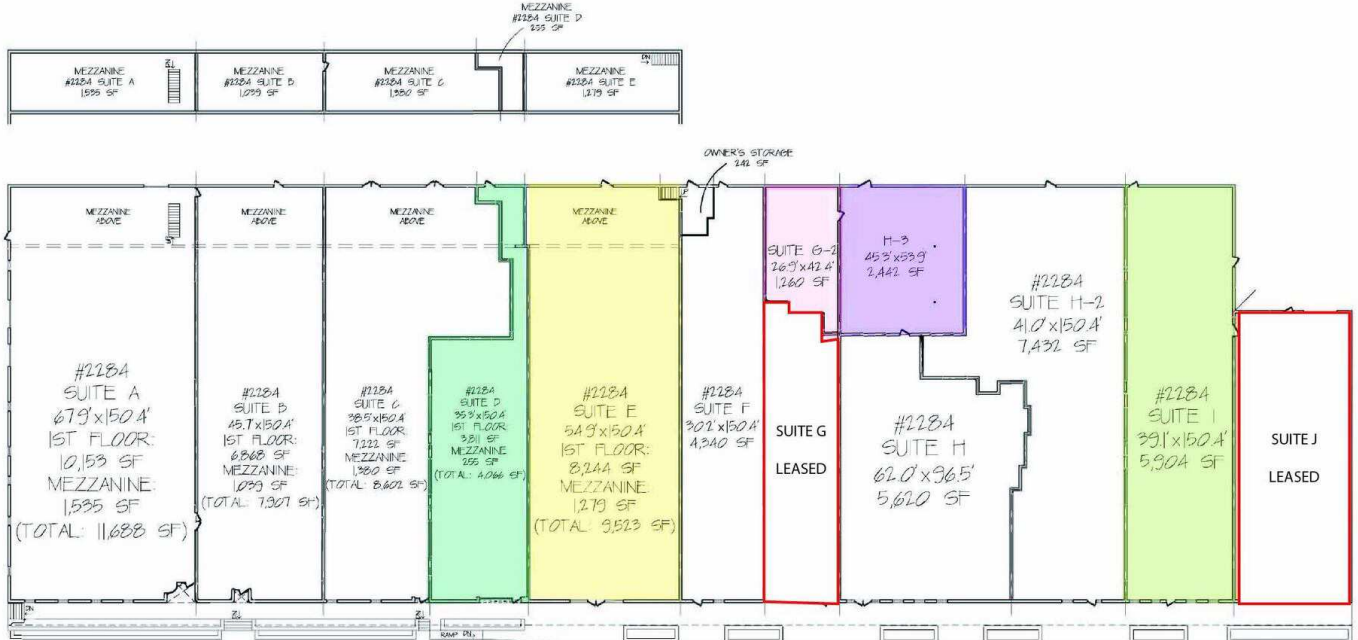
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LEASE SPACES

BALLENGER POINTE

2284 S. BALLENGER HIGHWAY



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,260 - 13,589 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2284 S Ballenger Highway , Ste D	Available	4,066 - 13,589 SF	NNN	Negotiable
2284 S Ballenger Highway , Ste E	Available	9,523 - 13,589 SF	NNN	Negotiable
2284 S Ballenger Highway , Ste G-2	Available	1,260 SF	NNN	Negotiable
2284 S Ballenger Highway , Ste H-3	Available	2,442 SF	NNN	Negotiable
2284 S Ballenger Highway , Ste I	Available	5,904 SF	NNN	Negotiable

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ADDITIONAL PHOTOS



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SUITE 2284-D

Ballenger
Point

EMERGENCY MEDICAL CENTRE
THE CHILDREN'S OFFICE
PREVENTIVE MEDICINE CENTER
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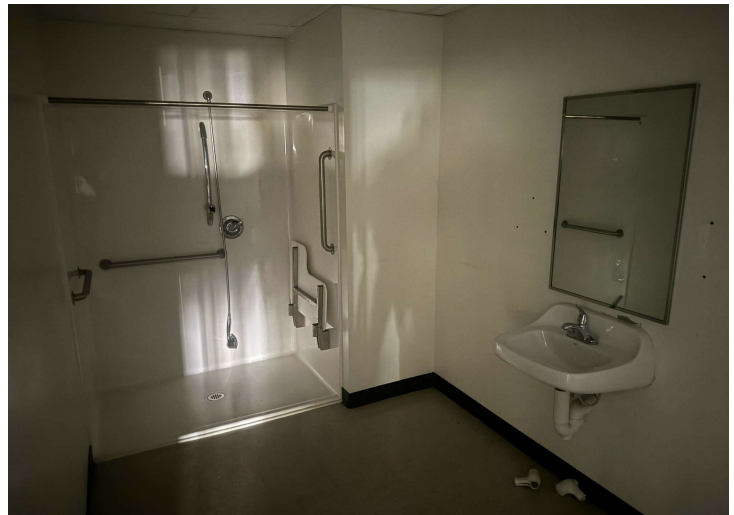
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SUITE 2284-E

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SUITE 2284-1



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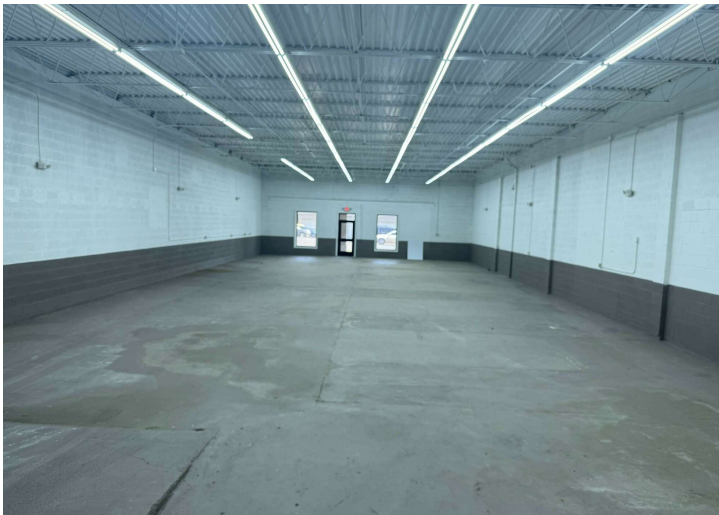
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SUITE 2284-J

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SUITE 2308



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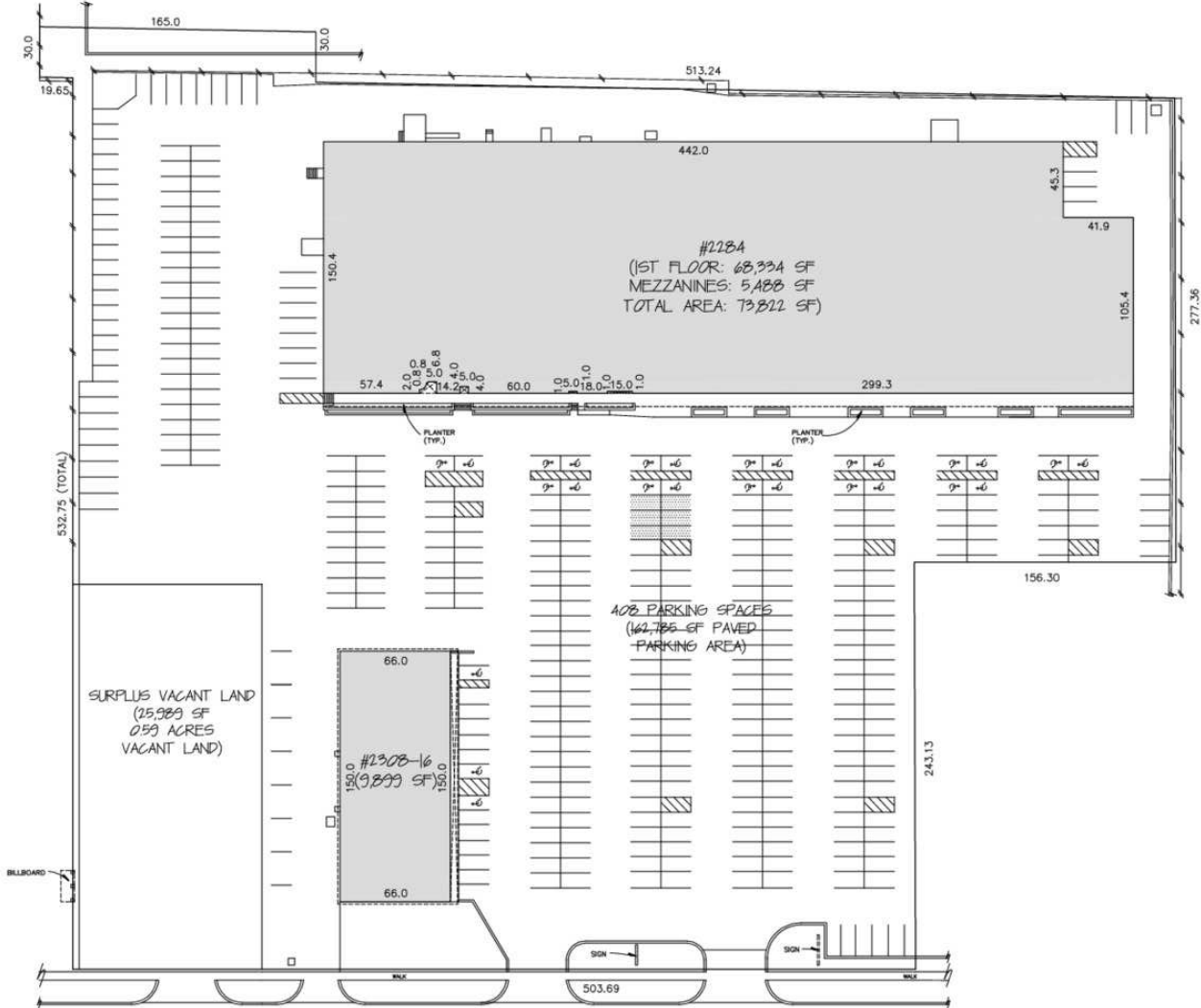
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SITE PLANS

BALLENGER POINTE

2308-16 & 2284 S. BALLENGER HIGHWAY



NOTES:

1. TENANT SPACE AREA CALCULATIONS ARE PRESENT: DETERMINED BY ME DEMISING WALLS/PARTITIONS AND WALLS.
2. INTERIOR TENANT SPACE WIDTH APPROXIMATE AS SHOWN. FOR EACH TENANT SPACE SHOULD BE PROFESSIONAL.
3. THE ORIENTATION OF THE INDIC NORTH', BUT IS SUBSTANTIALLY N AND IS NOT INTENDED FOR NAVG.



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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



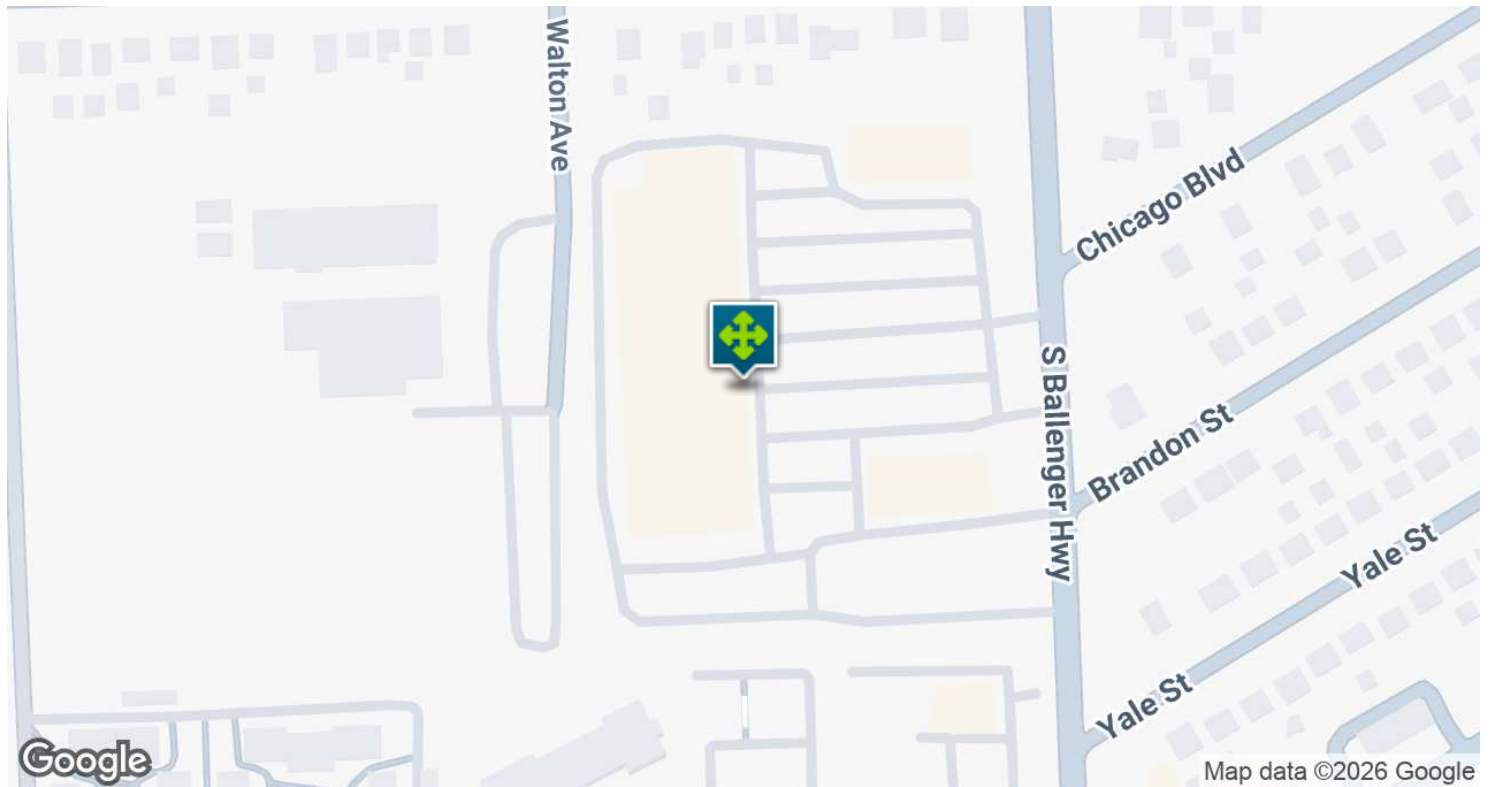
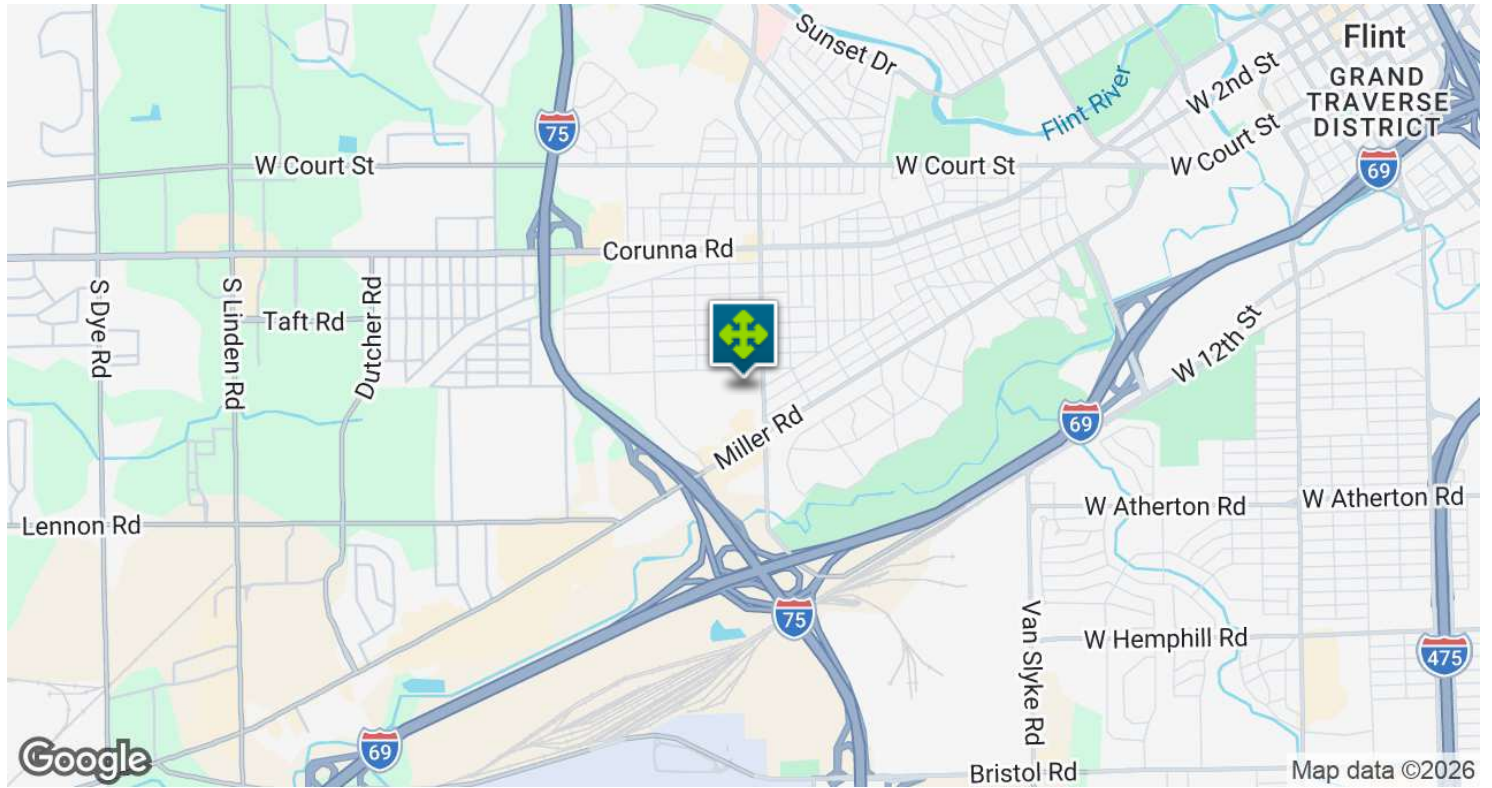
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LOCATION MAP



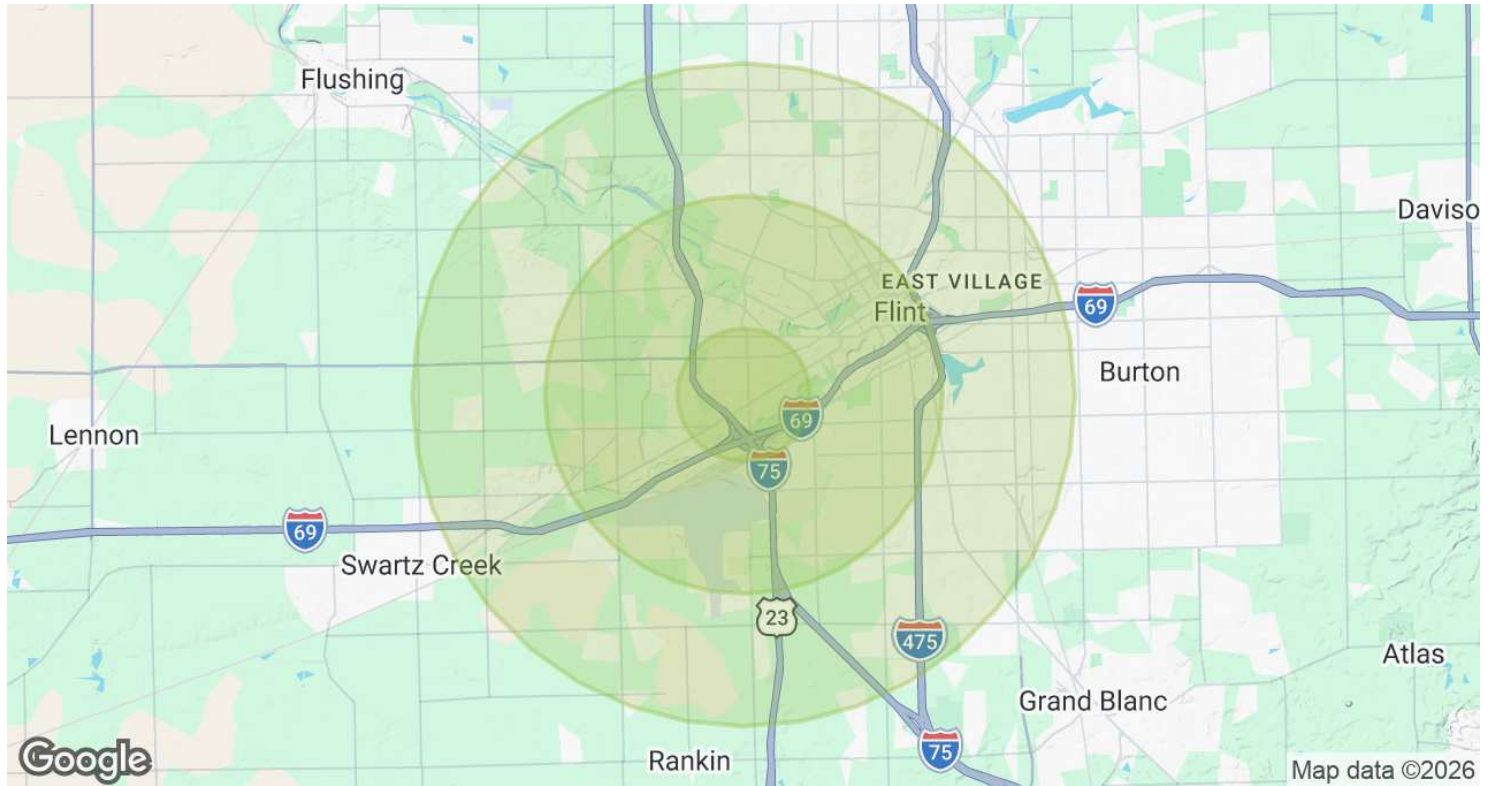
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,704	51,383	121,948
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,329	21,741	51,792
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$48,742	\$52,393	\$56,737
Average House Value	\$99,510	\$107,847	\$125,313

Demographics data derived from AlphaMap



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CONTACT US



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