

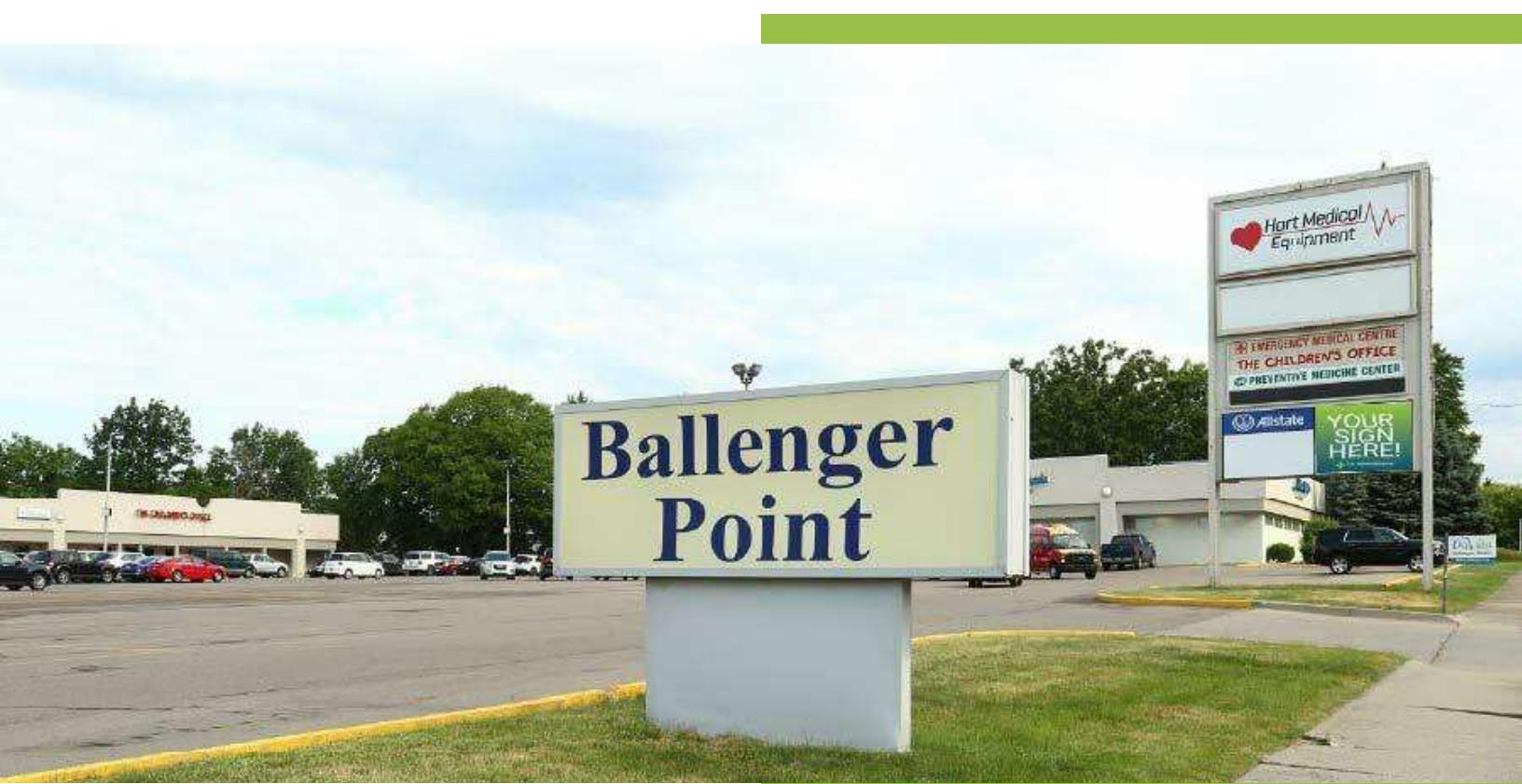
MEDICAL PLAZA PROPERTY // FOR LEASE

Ballenger
Point

PREMIER SITE FOR MEDICAL PROVIDERS

2270 - 2284 S BALLINGER HIGHWAY

FLINT, MI 48503



- Compatible Medical Cotenants & Neighbors including DaVita Dialysis, Hart Medical Equipment, and Walgreens Specialty Pharmacy

- At Major Intersection with Strong Traffic Flow
- Multiple Access Points and Generous Parking
- Highly Visible Plaza and Tenant Signage

 **P.A. COMMERCIAL**
Corporate & Investment Real Estate

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26555 Evergreen Road, Suite 1500
Southfield, MI 48076

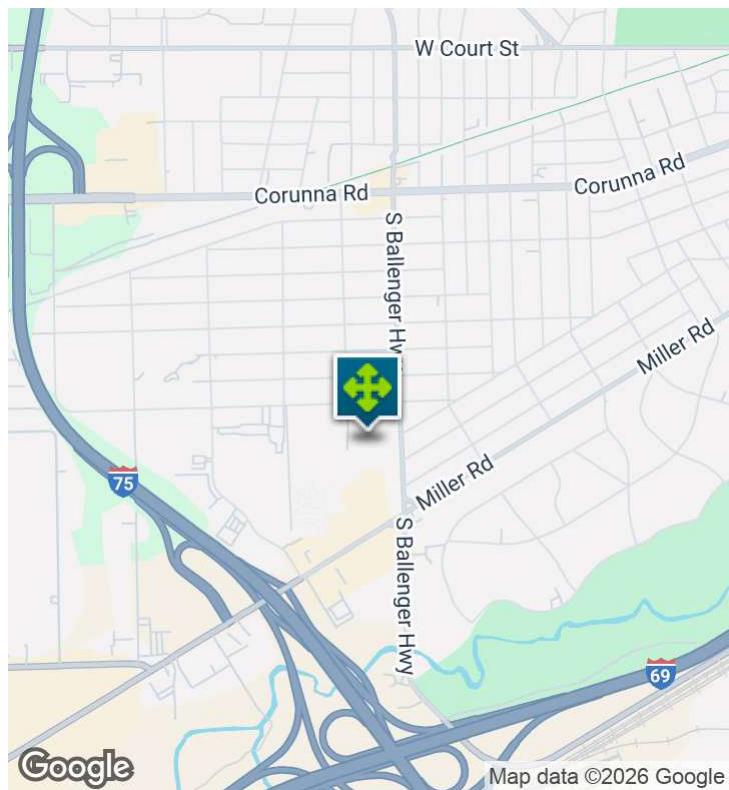
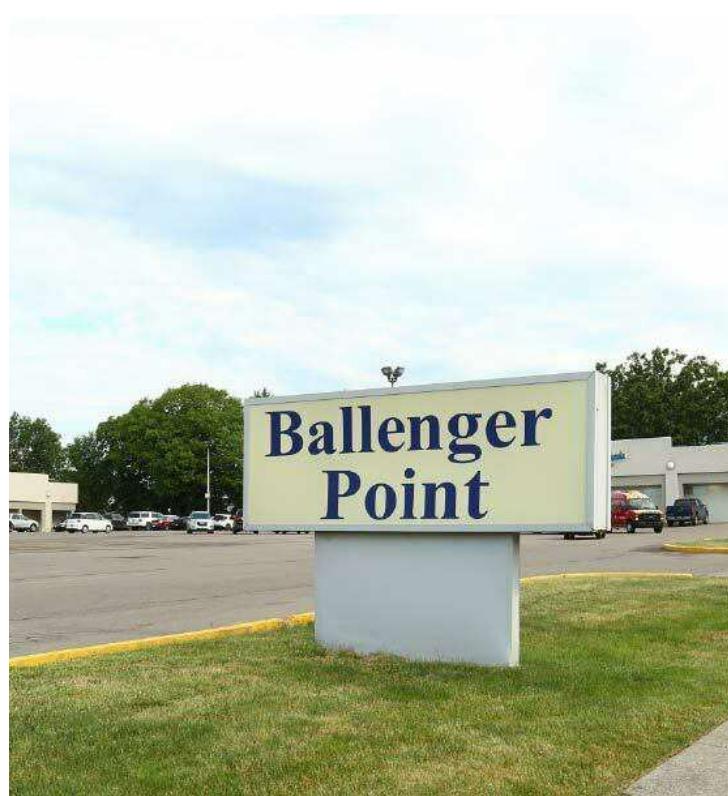
248.358.0100

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2270 - 2284 S BALLINGER HIGHWAY, FLINT, MI 48503 // FOR LEASE

EXECUTIVE SUMMARY



Lease Rate

NEGOTIABLE

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

Prime location for Medical Tenants in a Health Care Synergistic Site. The Medical Center features high visibility, direct Suite access and ample parking. Competitive Lease Rates enhance the viability of this facility even more especially when paired with flexible, fully functional spaces.

LOCATION OVERVIEW

The subject property is located in a Southwest Flint near Bishop Airport, Swartz Creek and accessible via I-75, I-23, I-475 and Highway 23. The area includes McLaren Flint Hospital, Cummings School, multiple major shopping facility and residential neighborhoods.

PROPERTY HIGHLIGHTS

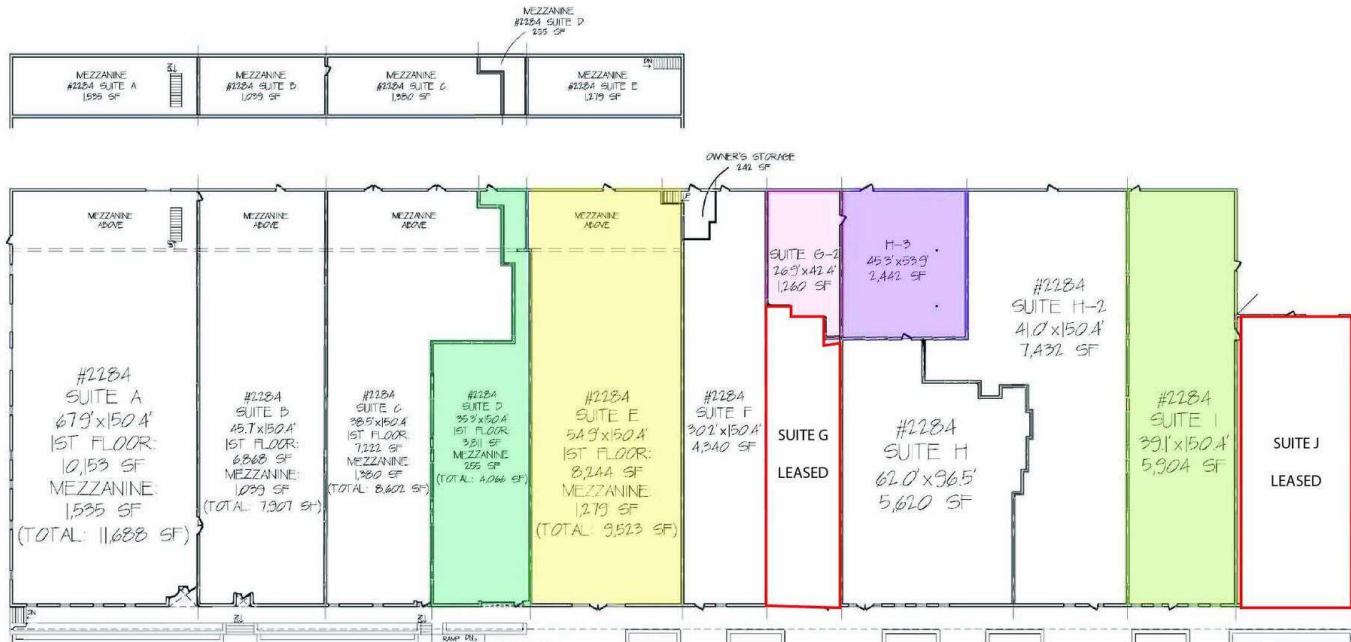
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LEASE SPACES

BALLINGER POINTE

2284 S. BALLINGER HIGHWAY



LEASE INFORMATION

Lease Type:	NNN	Negotiable
Total Space:	1,260 - 13,589 SF	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
2308 S Ballenger Highway	Available	1,735 SF	NNN	Negotiable

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ADDITIONAL PHOTOS



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2270 - 2284 S BALLINGER HIGHWAY, FLINT, MI 48503 // FOR LEASE

SUITE 2284-D

**Ballenger
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EMERGENCY MEDICAL CENTRE
THE CHILDREN'S OFFICE
PREVENTIVE MEDICINE CENTER

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SUITE 2284-E

**Ballenger
Paint**



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2270 - 2284 S BALLINGER HIGHWAY, FLINT, MI 48503 // FOR LEASE

SUITE 2284-I

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SUITE 2284-J

Ballenger
Paint



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2270 - 2284 S BALLINGER HIGHWAY, FLINT, MI 48503 // FOR LEASE

SUITE 2308

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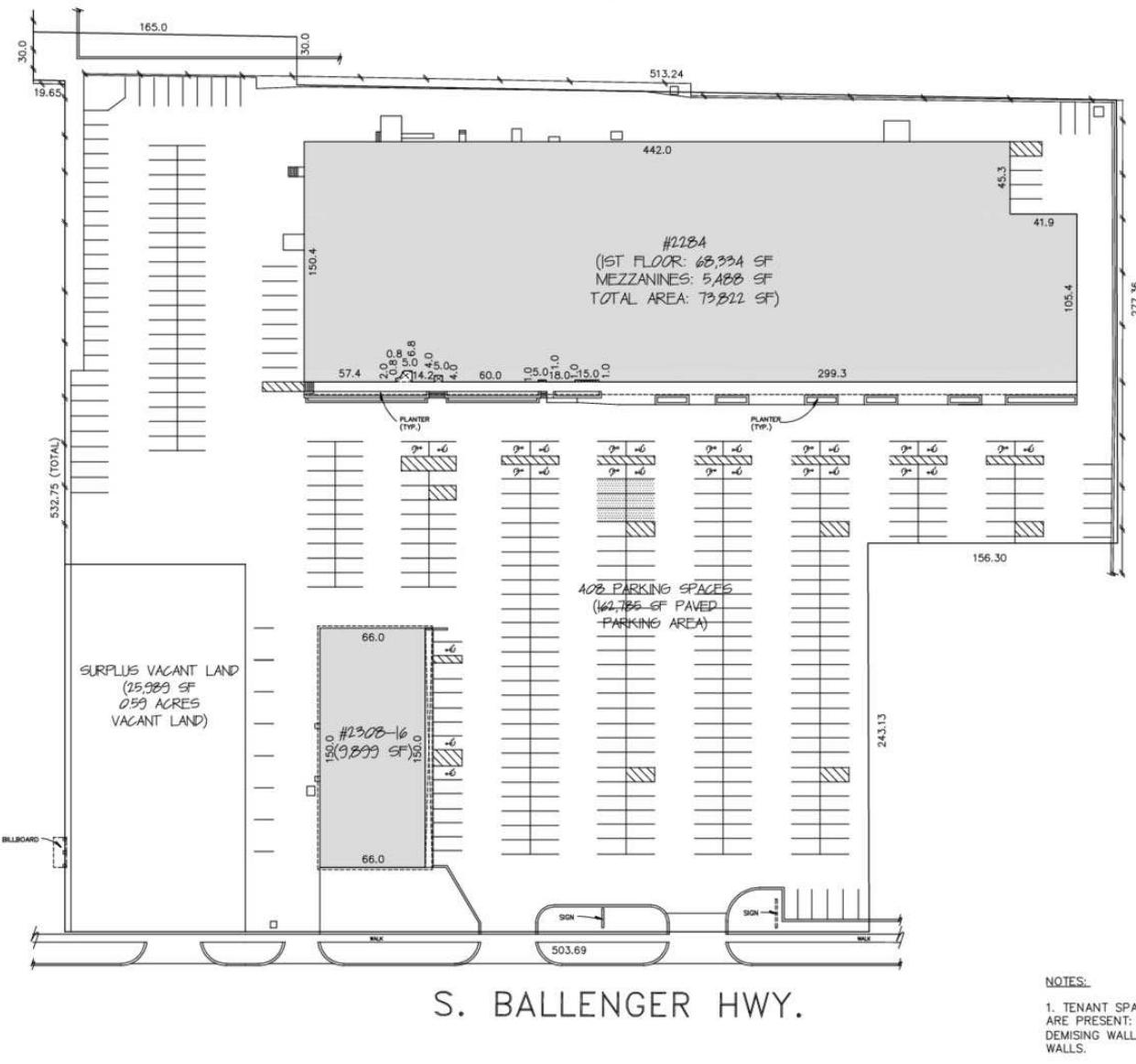
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SITE PLANS

Ballenger Pointe

BALLINGER POINTE

2308-16 & 2284 S. BALLINGER HIGHWAY



GEMENT LLC
 MANAGEMENT FIRM

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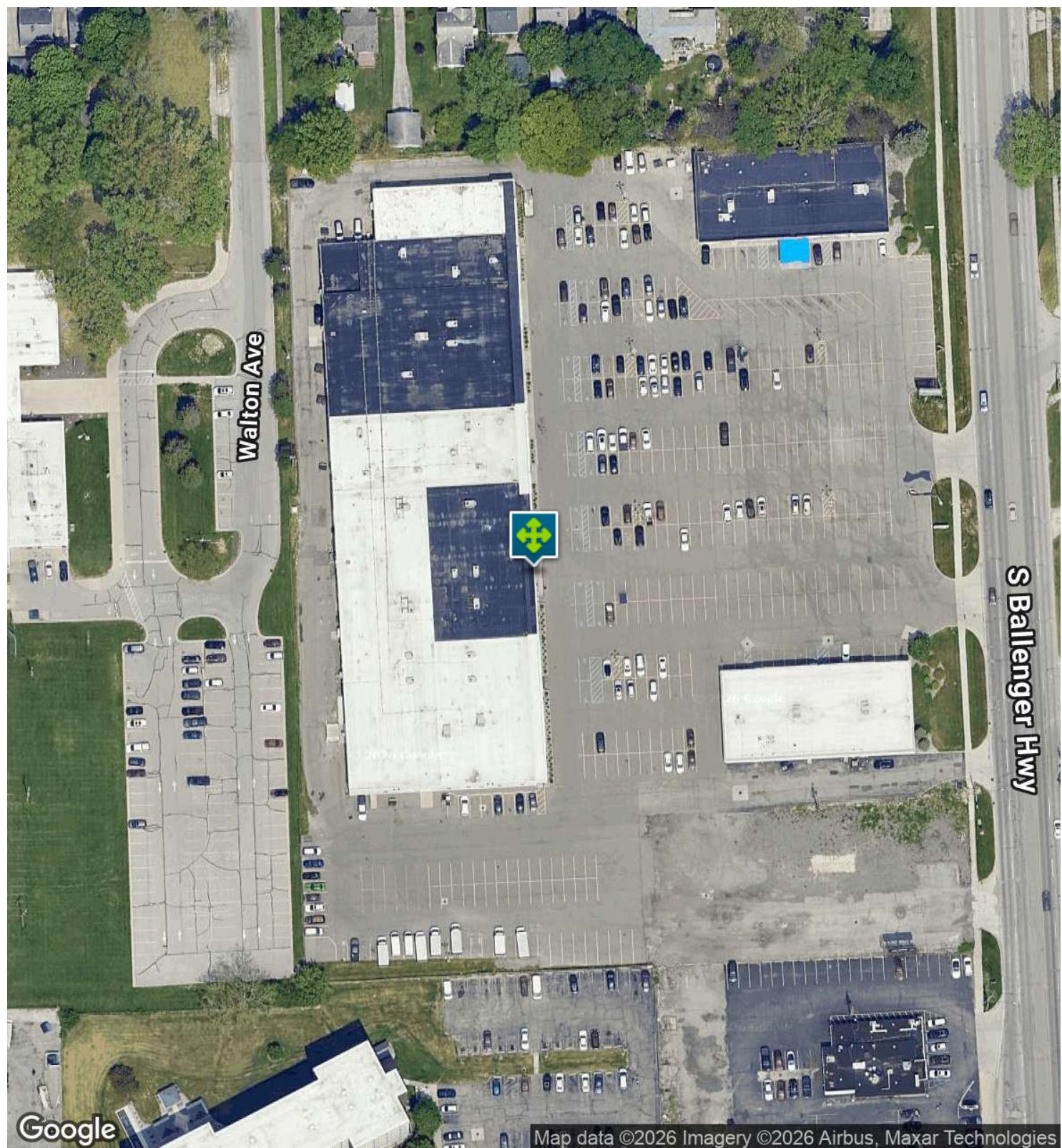
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AERIAL MAP



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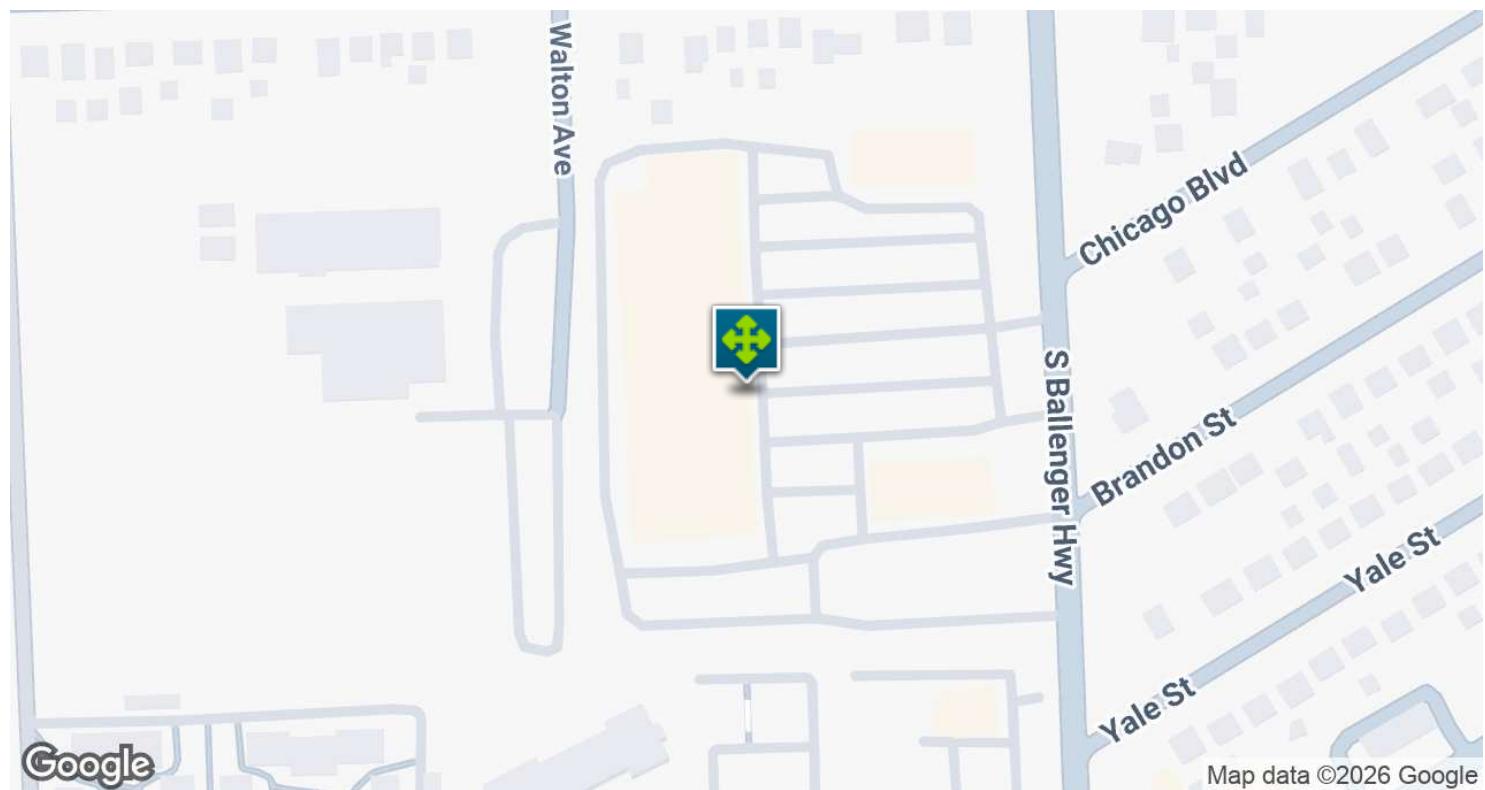
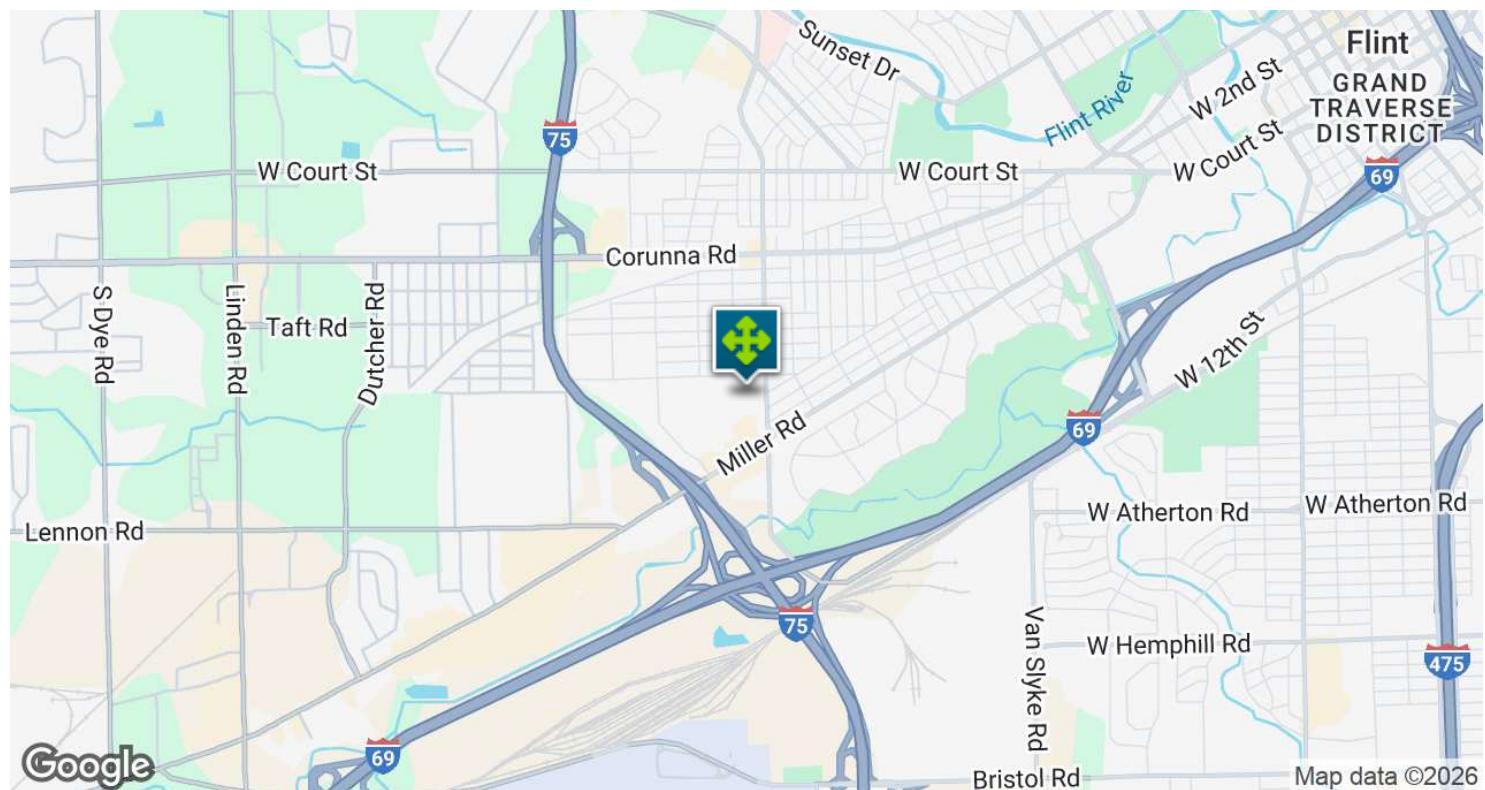
RETAILER MAP



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LOCATION MAP

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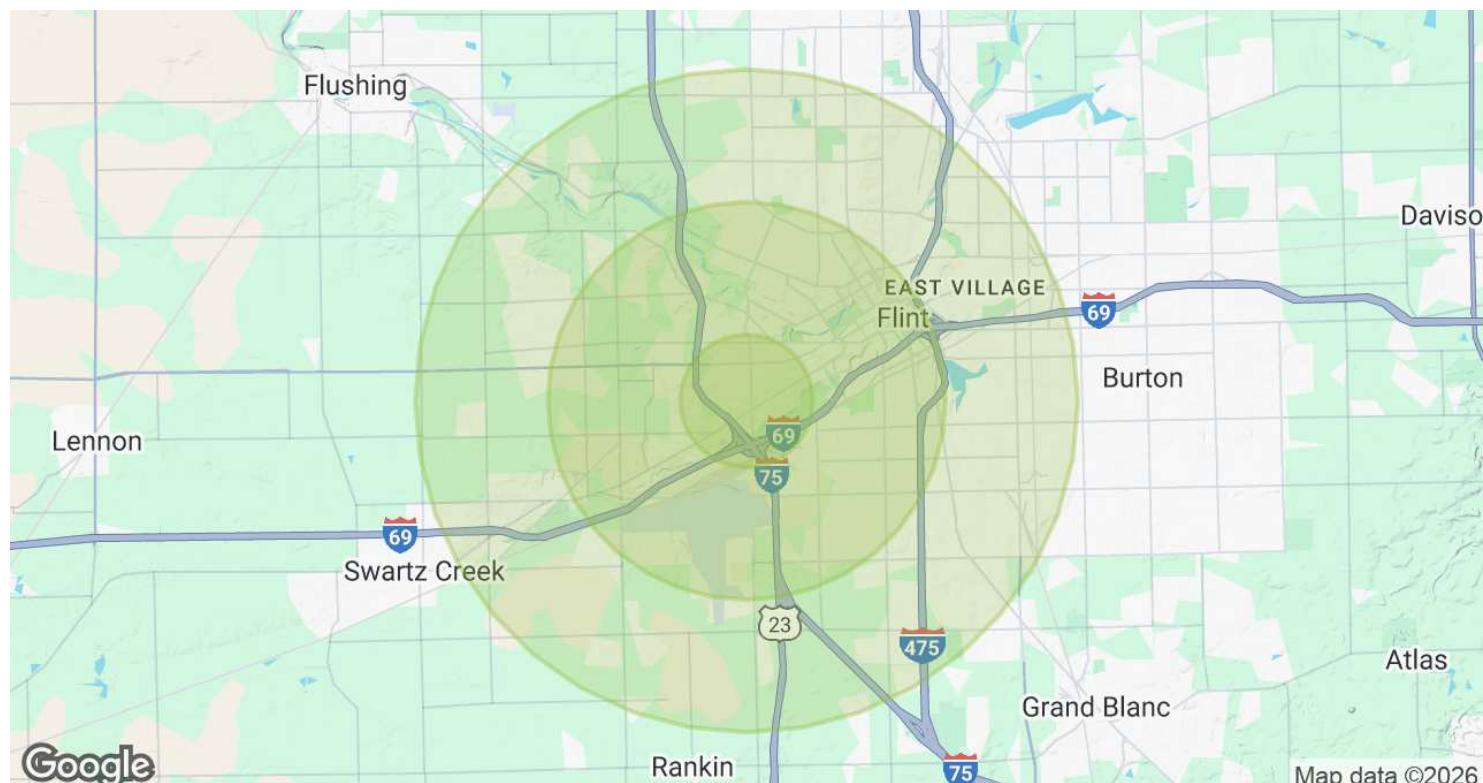
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DEMOGRAPHICS MAP & REPORT



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



FOR MORE INFORMATION, PLEASE CONTACT:



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