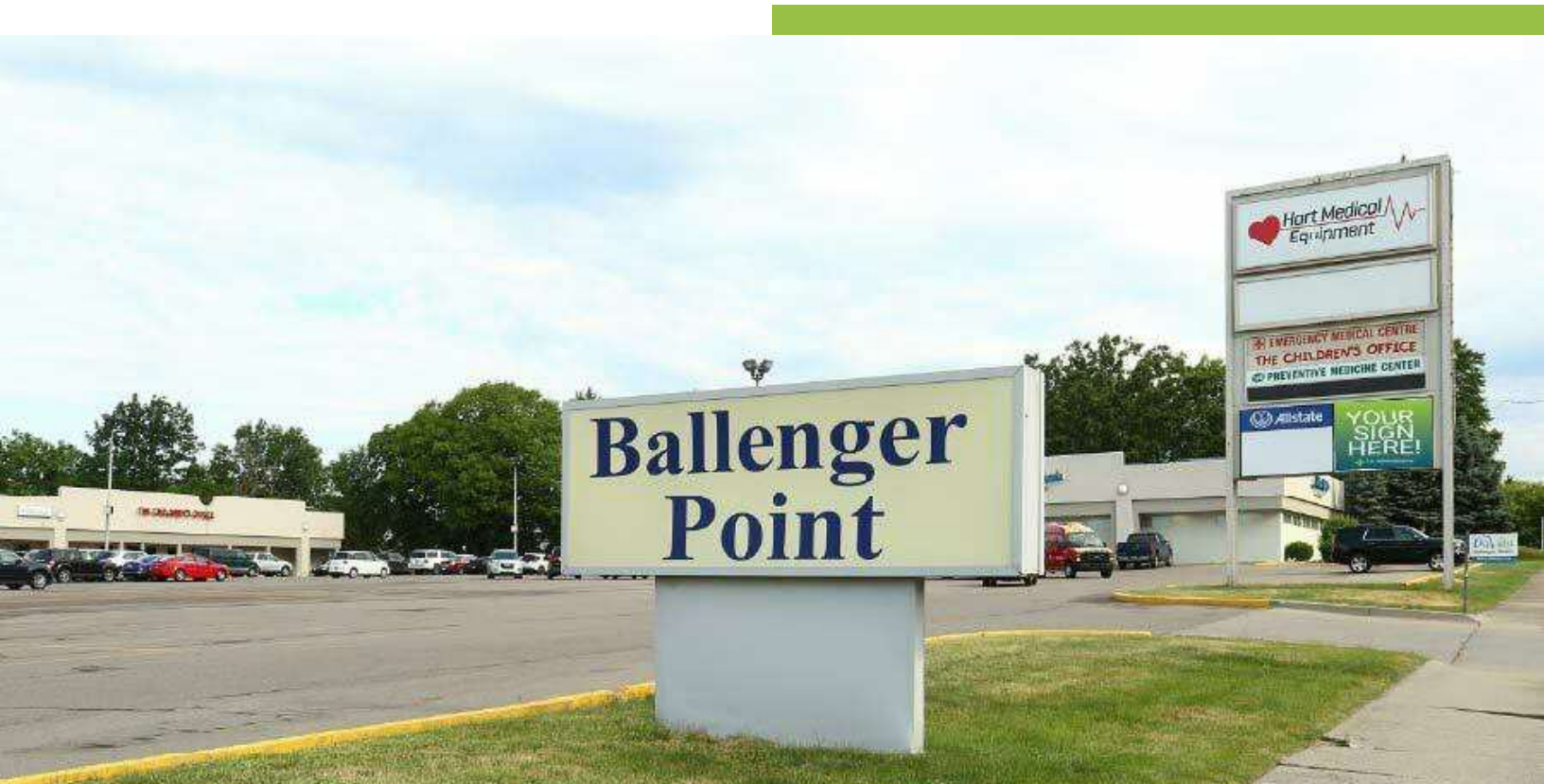


**MEDICAL PLAZA PROPERTY // FOR LEASE**

## **PREMIER SITE FOR MEDICAL PROVIDERS**

2270 - 2284 S BALLENGER 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



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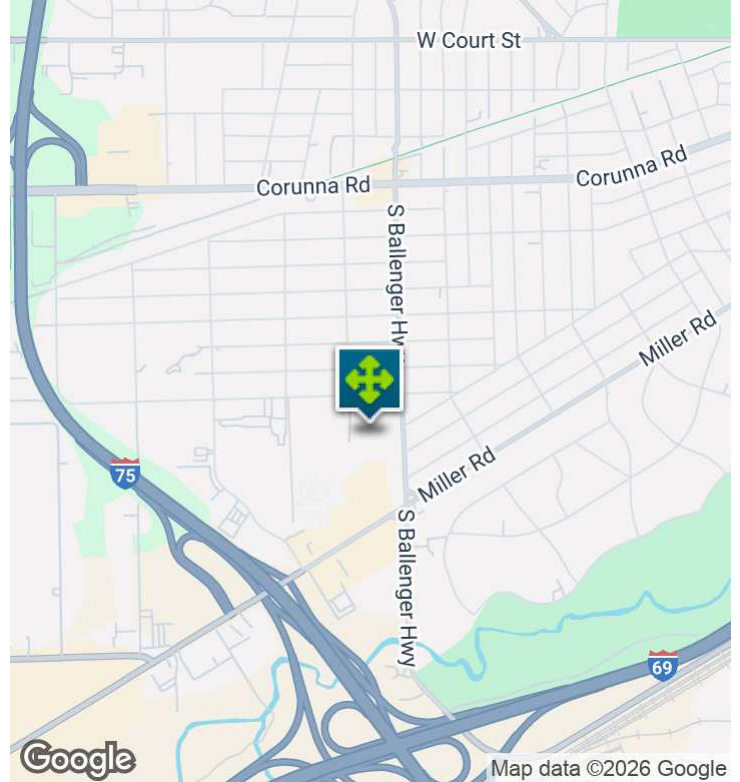
26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

248.358.0100

[pacommercial.com](http://pacommercial.com)

2270 - 2284 S BALLENGER 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

- 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



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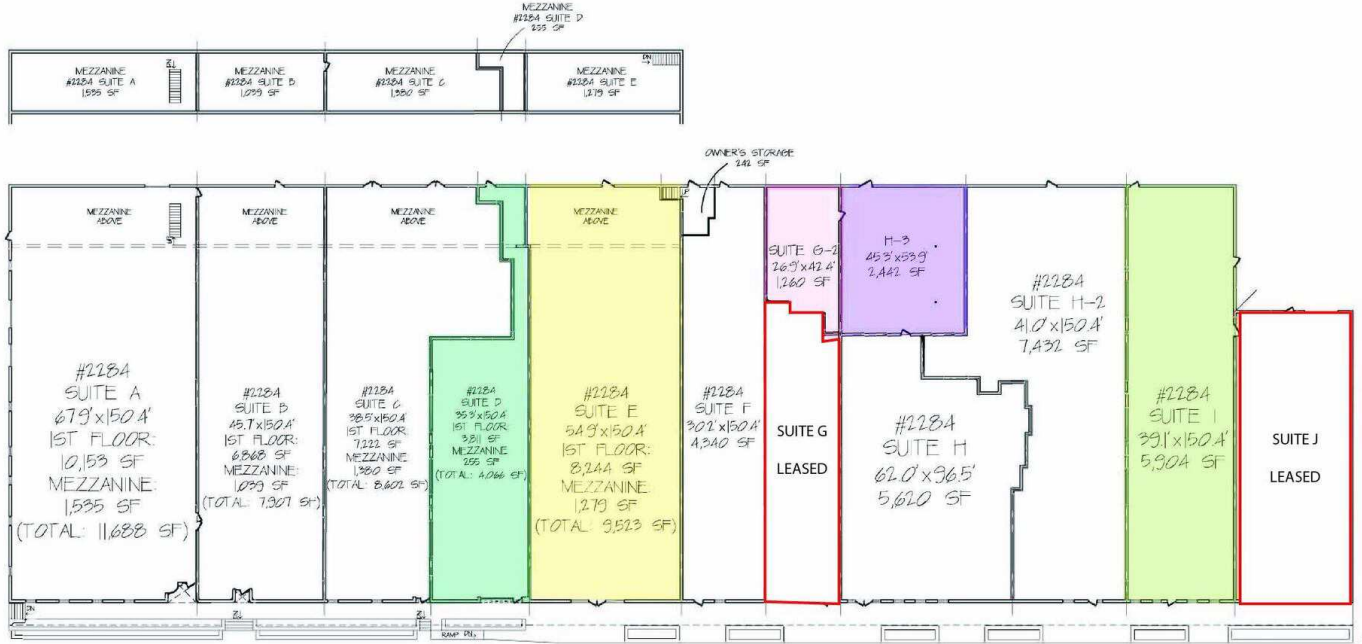


# 2270 - 2284 S BALLENGER HIGHWAY, FLINT, MI 48503 // FOR LEASE

## 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
2308 S Ballenger Highway	Available	1,735 SF	NNN	Negotiable

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

ADDITIONAL PHOTOS



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SUITE 2284-D



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SUITE 2284-E



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

SUITE 2284-1



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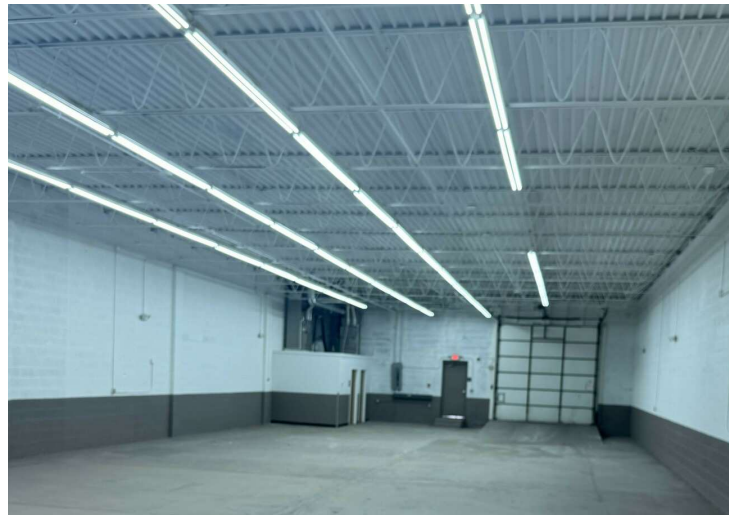
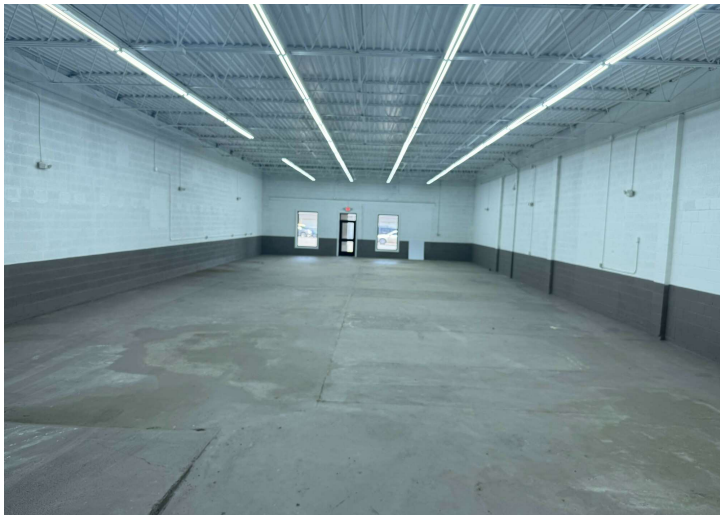
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SUITE 2284-J



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2270 - 2284 S BALLENGER HIGHWAY, FLINT, MI 48503 // FOR LEASE  
SUITE 2308



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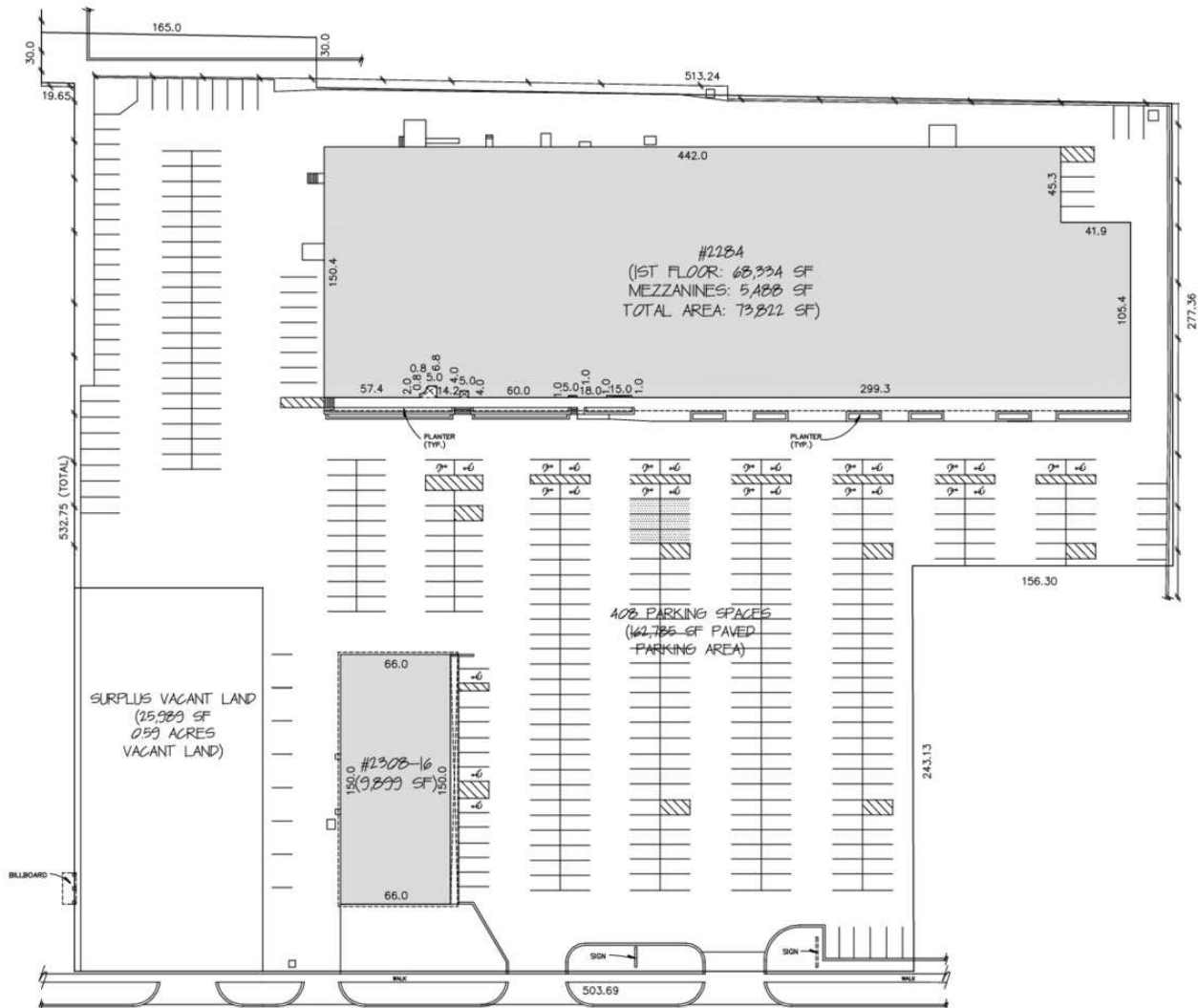


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## SITE PLANS

# BALLENGER POINTE

2308-16 & 2284 S. BALLENGER HIGHWAY



S. BALLENGER HWY.

### NOTES:

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



**EMENT LLC**  
D MANAGEMENT FIRM

NORTH → **SITE PLAN**  
NOT TO SCALE



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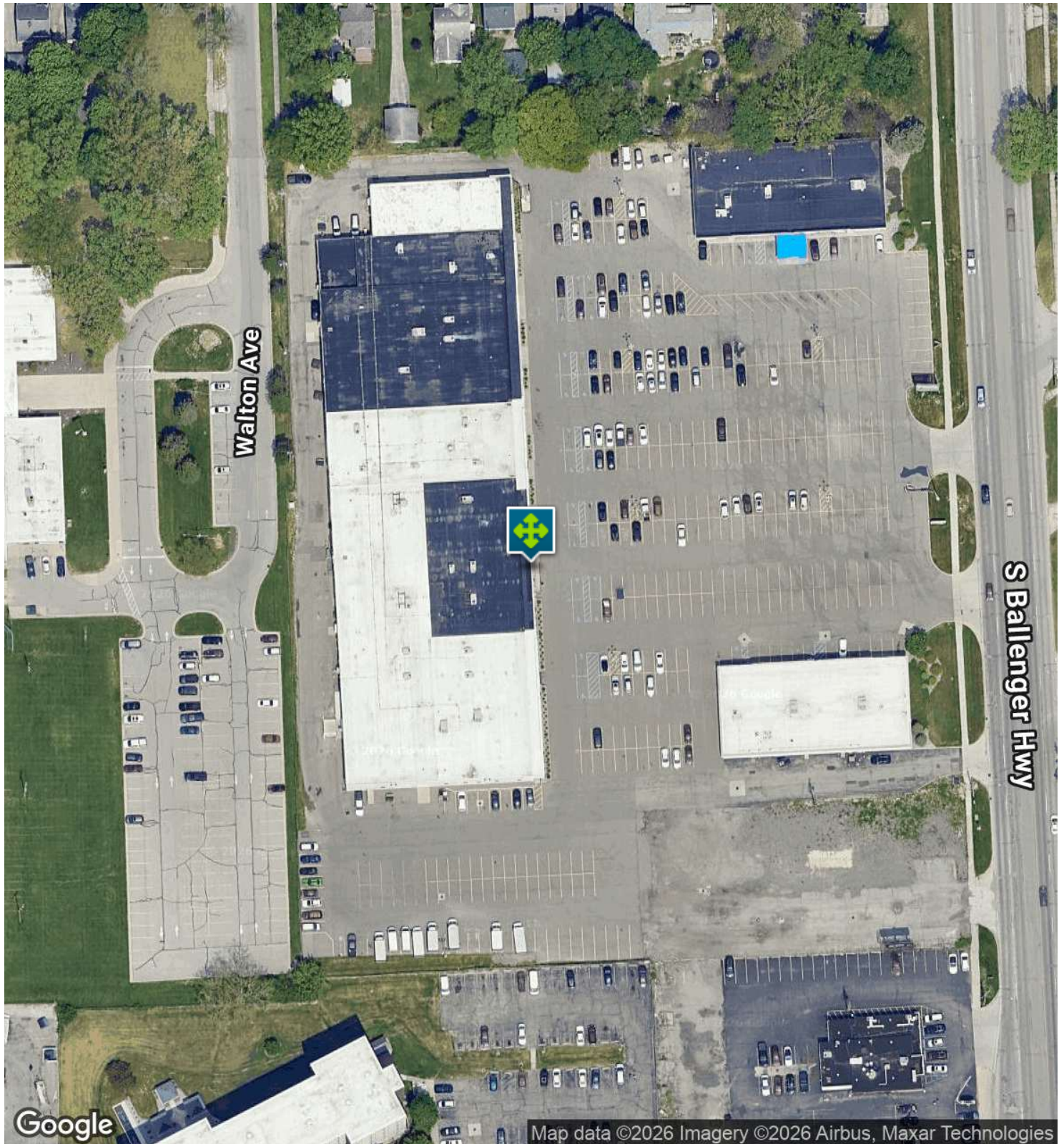
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## AERIAL MAP



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## RETAILER MAP



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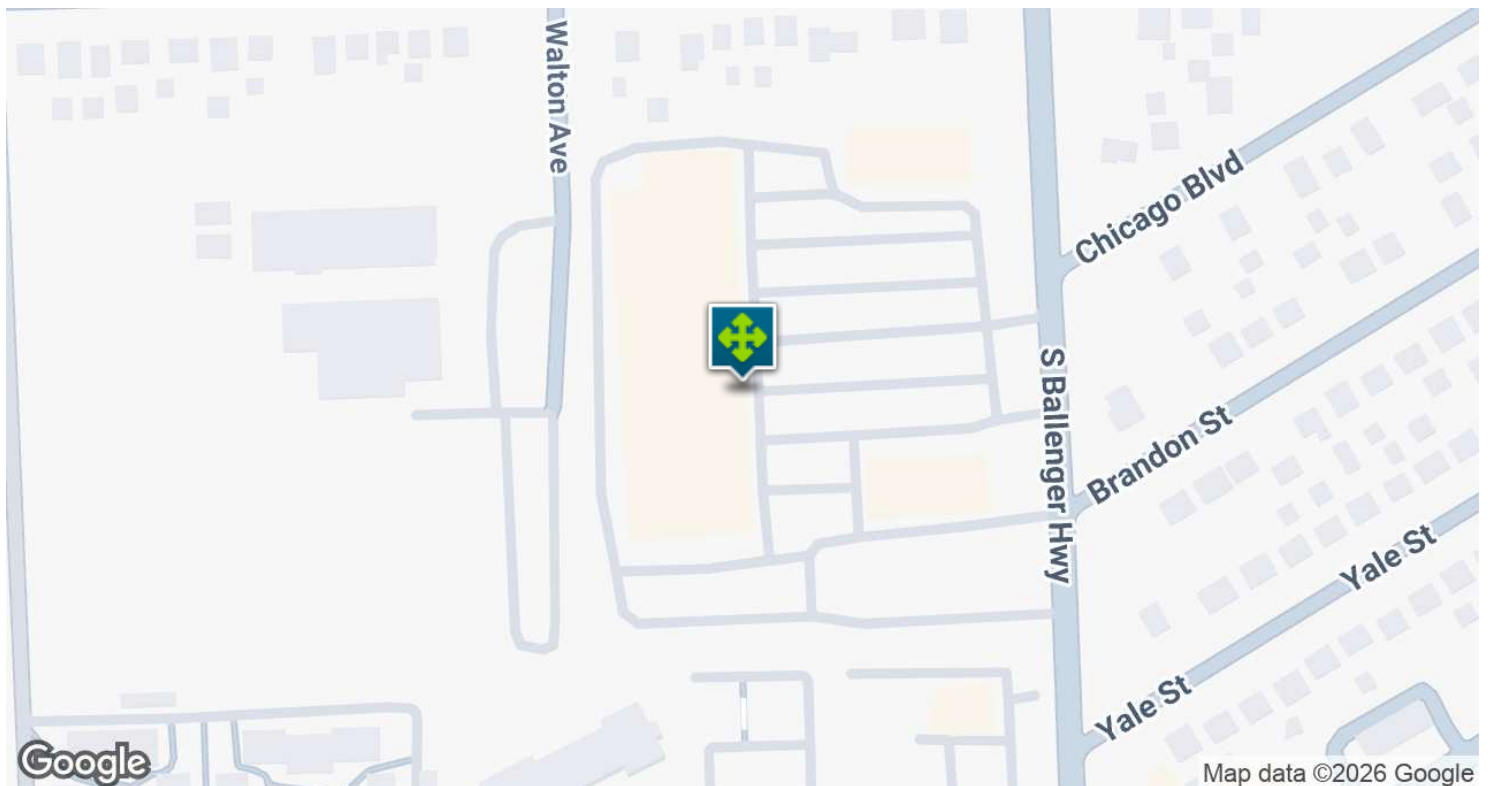
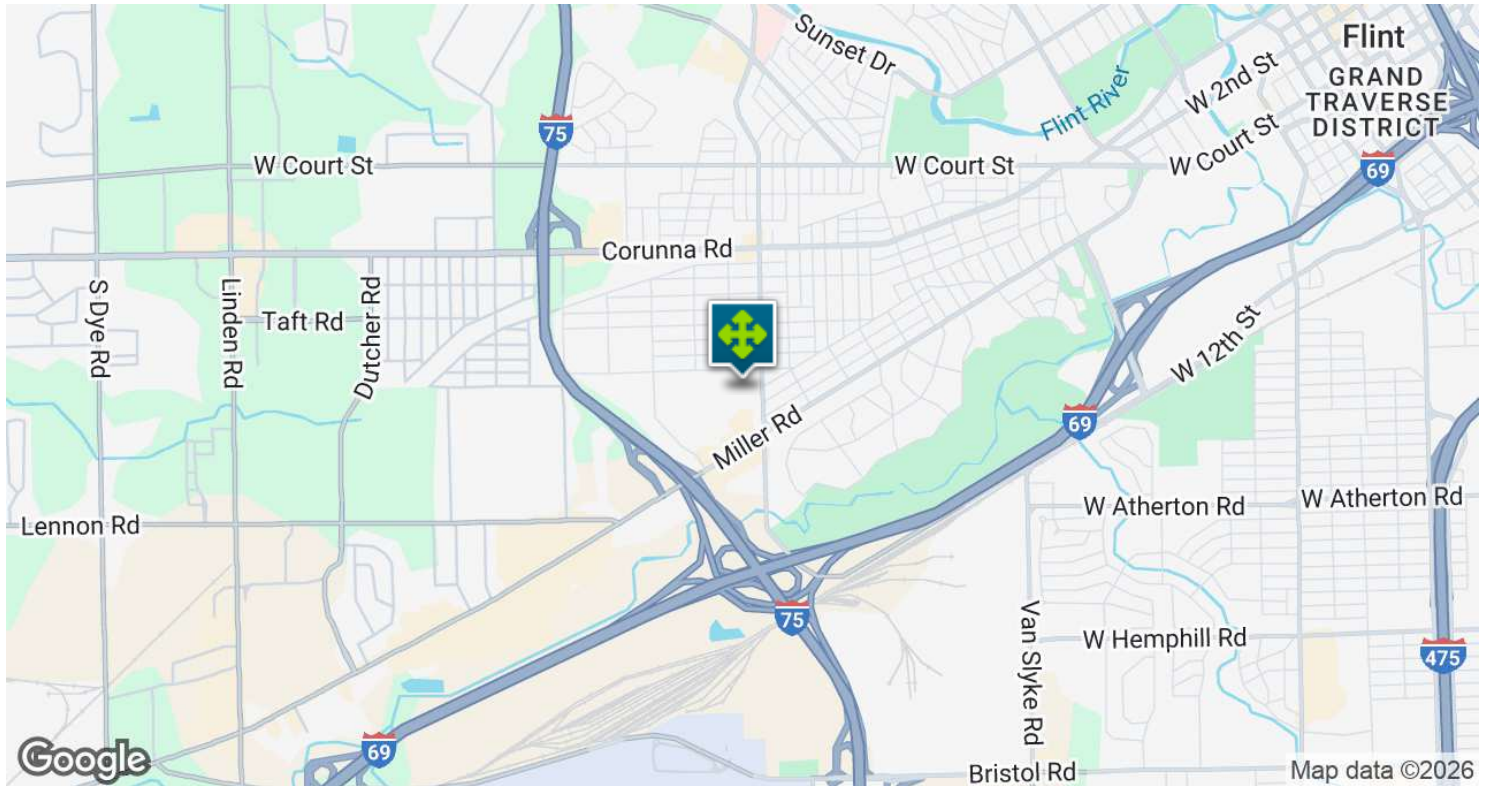
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## LOCATION MAP



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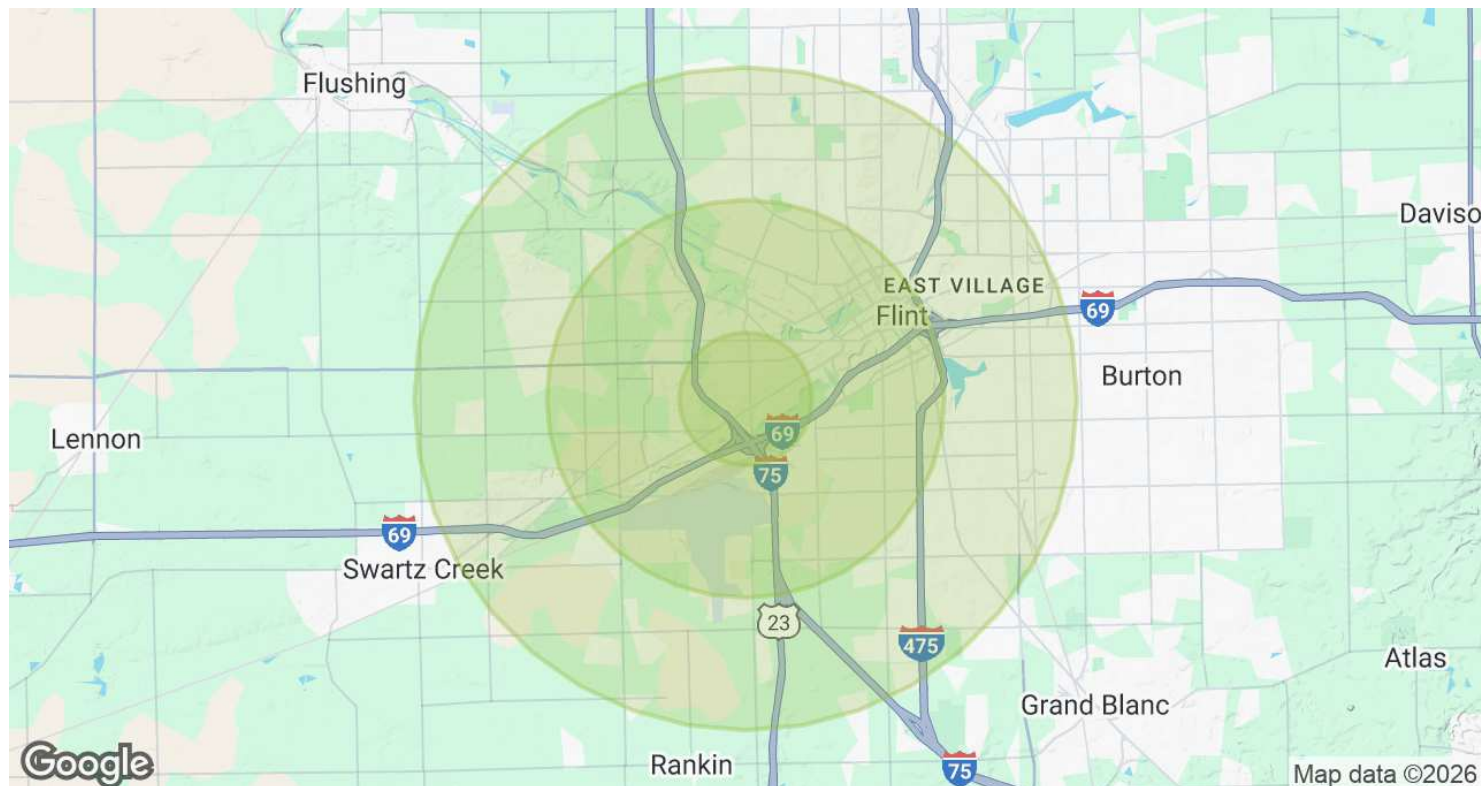
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## DEMOGRAPHICS MAP & REPORT



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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