

RETAIL PROPERTY // FOR SALE

4,488 SF FREE-STANDING RETAIL BUILDING W/DRIVE-THRU IN HIGH-TRAFFIC CORRIDOR

4415 CORUNNA RD

FLINT TWP, MI 48532



- 4,488 SF free-standing retail building in a high-traffic location
- Less than a mile from I-75 for easy access
- Surrounded by major national retailers: Starbucks, Tropical Smoothie, Walmart, Sam's Club, and Home Depot
- Built in 2003, renovated in 2023 – modern updates throughout
- Roof & HVAC in excellent condition
- Former drive-thru lane and window remain, offering potential for future use
- 23-space parking lot for ample customer convenience



P.A. COMMERCIAL
Corporate & Investment Real Estate

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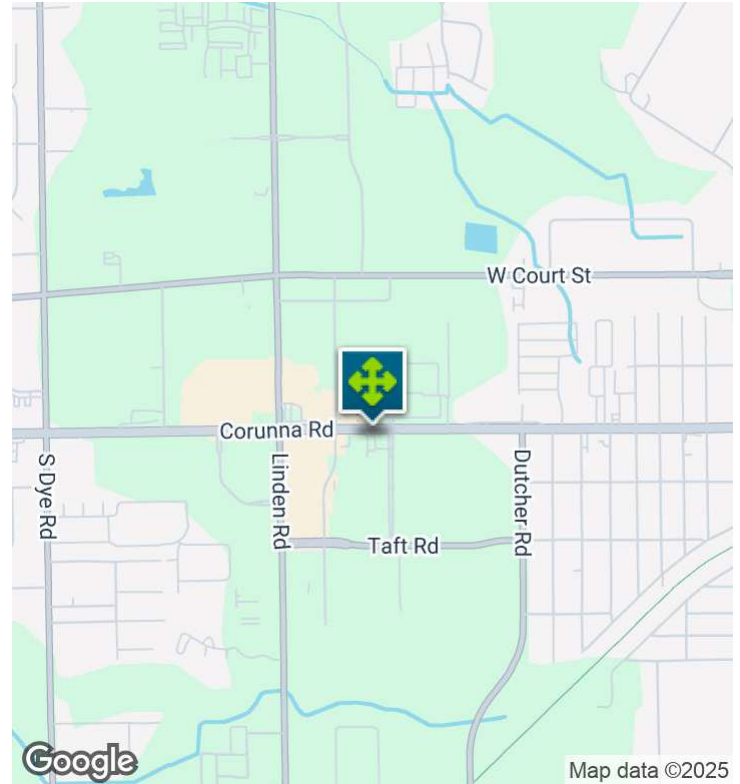
248.358.0100

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EXECUTIVE SUMMARY



Sale Price

\$690,000

OFFERING SUMMARY

Building Size:	4,488 SF
Lot Size:	0.86 Acres
Price / SF:	\$153.74
Year Built:	2003
Renovated:	2023
Zoning:	C-2
Market:	Detroit
Submarket:	Flint
Traffic Count:	14,500

PROPERTY OVERVIEW

Discover this 4,488 SF free-standing retail building for sale on high-traffic Corunna Rd, less than a mile from I-75. Originally built in 2003 and renovated in 2023, the building features a spacious showroom, private office, restrooms, and a storage area with an overhead door. A former drive-thru lane and window remain intact, offering added potential for future use. The property also includes a 23-space parking lot, ensuring ample customer convenience.

Don't miss this exceptional retail opportunity in one of Flint's busiest commercial districts!

LOCATION OVERVIEW

Positioned in a thriving commercial corridor, on Corona Rd, this property is surrounded by top national retailers, including Starbucks, Tropical Smoothie, Sam's Club, Walmart, and Home Depot.

PROPERTY HIGHLIGHTS

- 4,488 SF free-standing retail building in a high-traffic location
- Less than a mile from I-75 for easy access
- Surrounded by major national retailers: Starbucks, Tropical Smoothie, Walmart, Sam's Club, and Home Depot



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ADDITIONAL PHOTOS



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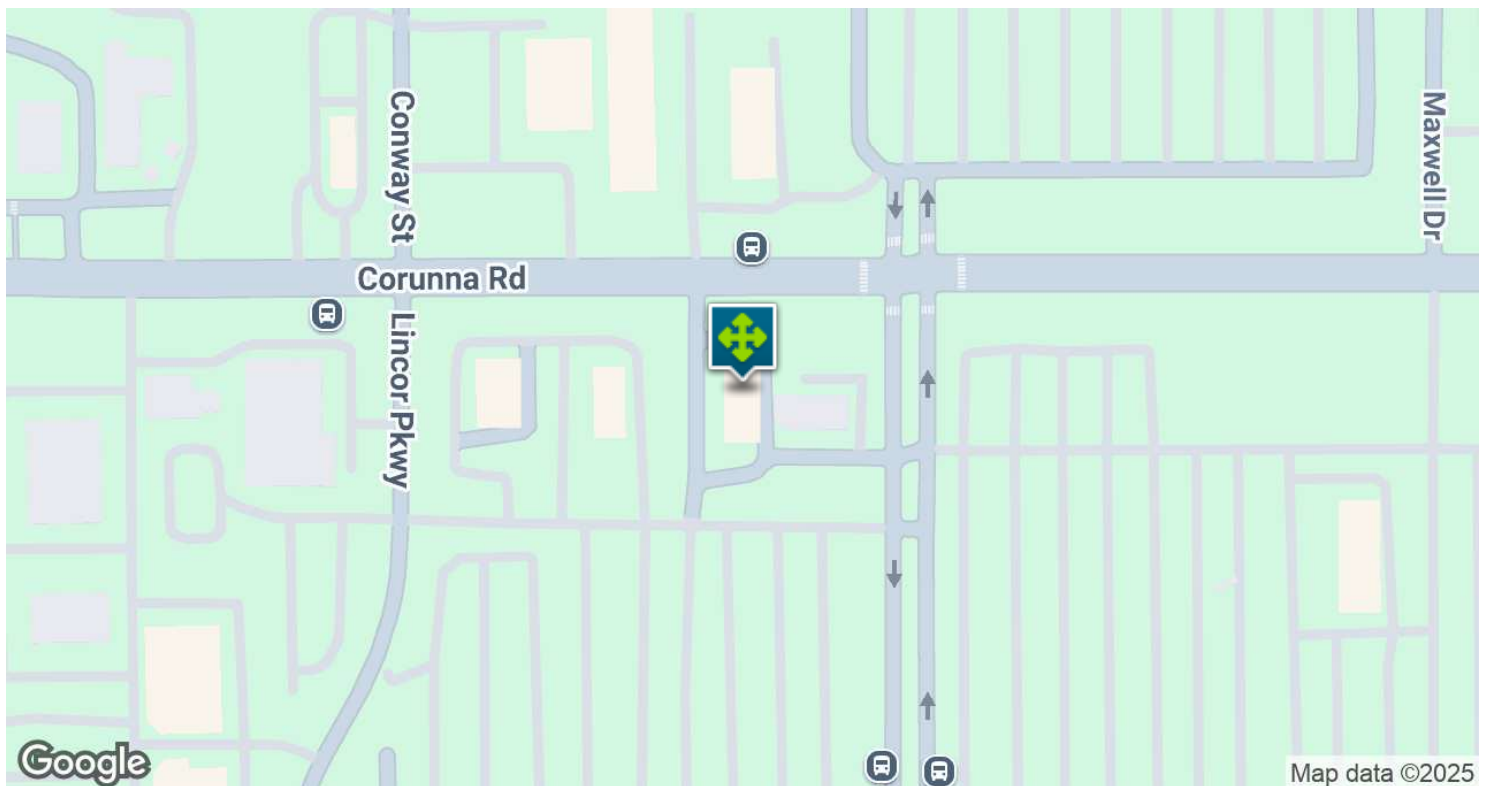
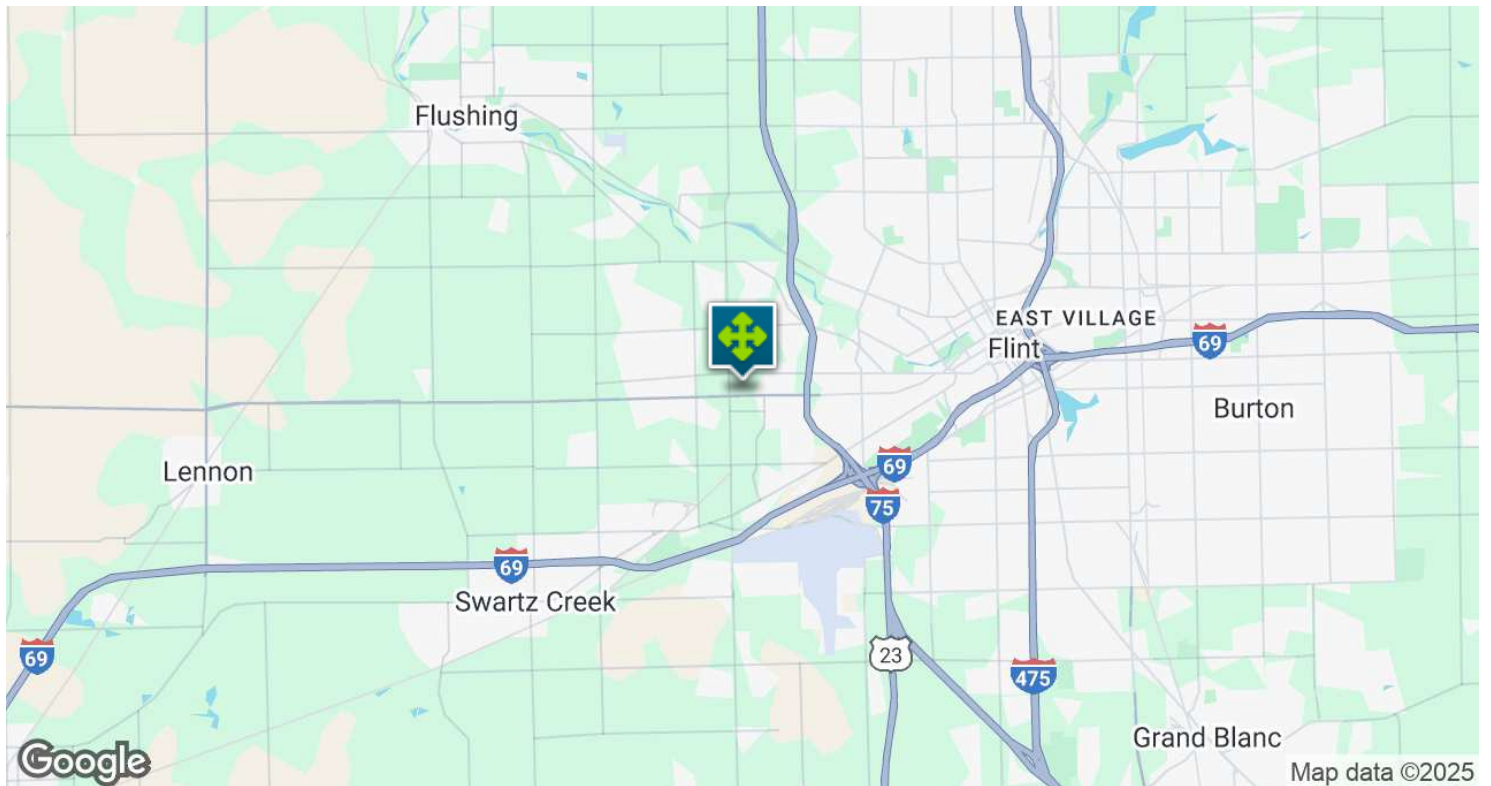
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RETAILER MAP



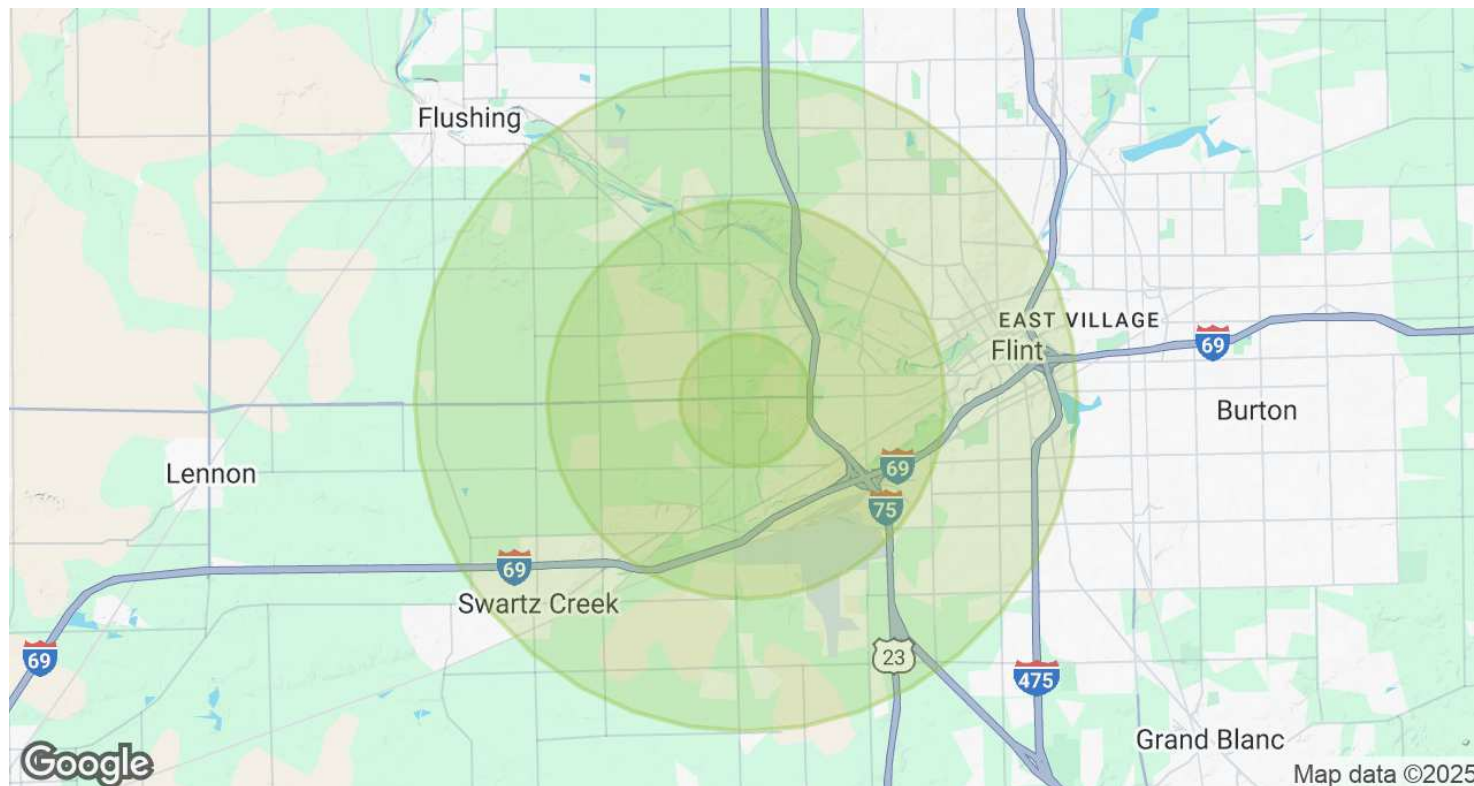
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,840	38,736	98,770
Average Age	47	41	41
Average Age (Male)	44	39	40
Average Age (Female)	49	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,880	16,427	41,806
# of Persons per HH	2	2.4	2.4
Average HH Income	\$55,427	\$62,512	\$60,145
Average House Value	\$175,314	\$147,291	\$138,488

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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