



WOODCREST
CAPITAL, LLC

Diplomat Plaza

3402-3448 Flushing Rd | Flint Township MI

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
1,200 - 11,130 SF
Endcaps: 6,900 SF
+ 2,800 SF



- 31,710 SF Center
- Genesee County, Michigan
- 2 mi from Kettering University

Type	PSF
NNN's	\$ 3.03
Lease Rates	Call for Rates

Traffic Counts	
Flushing Rd	15,449 VPD
I-75	89,522 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	7,768	59,009	118,424	94,939
Households	3,091	23,423	47,276	38,216
Average HH Income	\$49,393	\$52,363	\$52,375	\$52,345

* 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 within a 1000ft radius 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

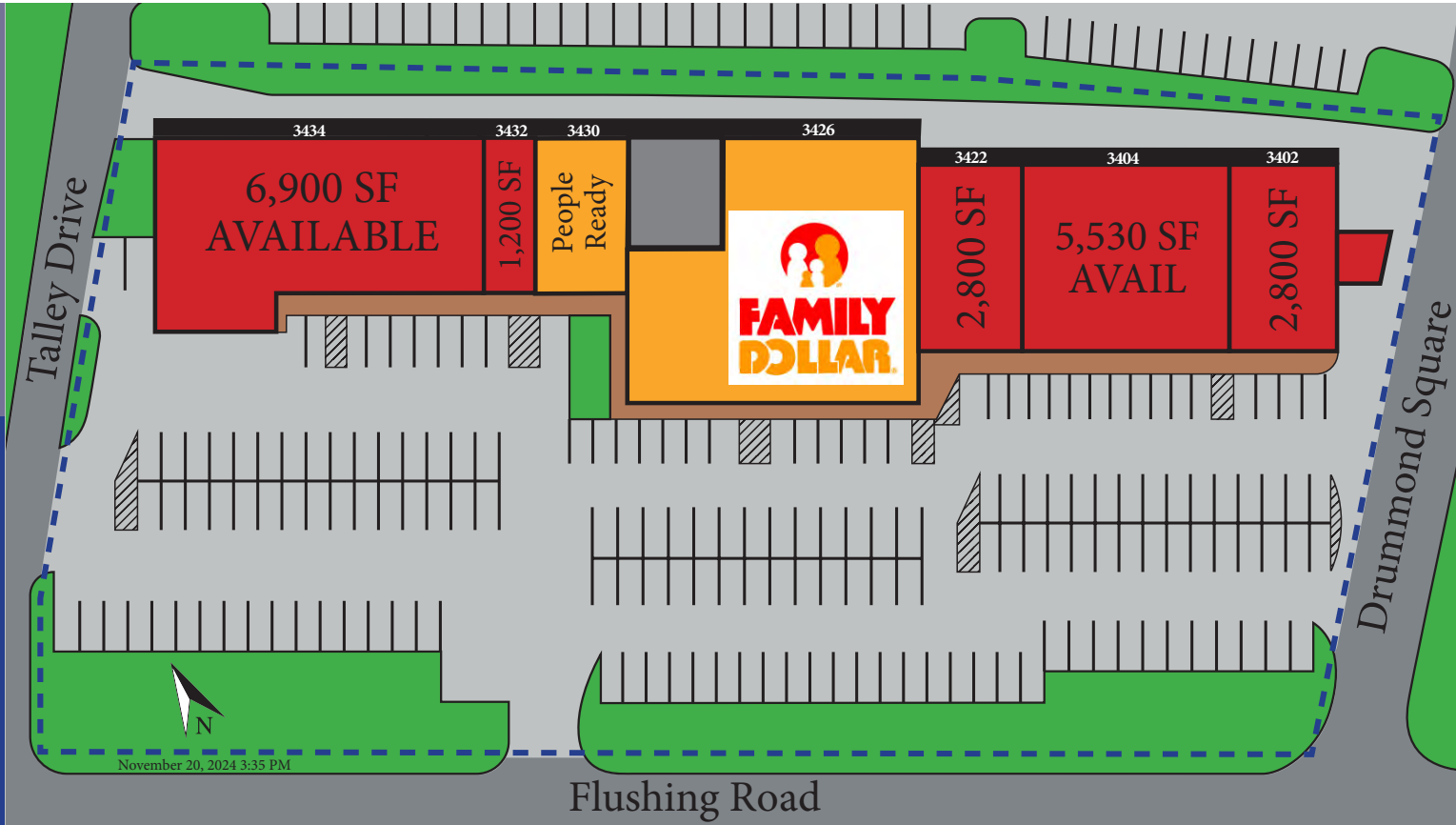
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Traffic data by Placer.ai 2021 dataset. Map locations approximate