



MILLER PLAZA

FLINT | MICHIGAN

NATIONALLY ANCHORED NEIGHBORHOOD SHOPPING CENTER WITH IMMEDIATE VALUE-ADD OPPORTUNITY

Marcus & Millichap

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EXECUTIVE SUMMARY

TENANT	GLA	
Optical Management	5,990	12.8%
Vacant	5,010	10.7%
Harbor Freight	17,000	36.2%
Chuck E Cheese	18,907	40.3%
Total	46,907	100.00%

OFFERING PRICE

\$4,431,000

CAP RATE

8.07%

NET OPERATING INCOME

\$357,529

PRICE/SF

\$94.46

GROSS LEASABLE AREA

46,907 SF

YEAR BUILT / RENOVATED

1969/2016

LOT SIZE

5.39 ACRES



[CLICK TO VIEW
GOOGLE MAP](#)

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the exclusive opportunity to acquire Miller Plaza, a 46,907 square foot neighborhood shopping center located at 4317-4339 Miller Road in Flint, Michigan. Situated on approximately 5.39 acres, the Property occupies a highly visible position along Miller Road, one of Genesee County's premier re-tail corridors. The site benefits from a combined traffic count of approximately 33,958 vehicles per day along Miller Road and South Linden Road. The Property also features ample surface parking, multiple points of ingress and egress, prominent pylon signage, and recent capital improvements, including new roof sections completed in 2022 and 2023, reducing near term capital expenditure requirements for future ownership.

Miller Plaza is 89.3% occupied by a complementary mix of destination retail, family entertainment, and healthcare service tenants, including Chuck E. Cheese, Harbor Freight Tools, and Optical Management. Chuck E. Cheese, the property's largest tenant occupying 18,907 square feet (40.3% of the gross leasable area), has executed a new 10 year lease commencing December 1, 2026, with four, five year renewal options, providing stable long term cash flow. Harbor Freight continues to serve as a strong traffic generator, with its Flint location ranking in the top 44% of stores nationwide and the top 35% in Michigan, per Placer.ai data. A 5,010 square foot vacancy provides immediate value add potential through future lease up, while the combination of long term tenancy, proven retail performance, and healthcare oriented users provides durable in place income.

Miller Plaza is positioned within one of Mid Michigan's premier retail corridors, supported by approximately 33.5 million square feet of retail inventory within a five mile radius. The surrounding trade area features a strong concentration of national retailers, restaurants, hotels, and service providers, reinforcing the corridor's position as one of Genesee County's dominant shopping destinations.

The Property is supported by a 2025 population of 95,145 residents and a daytime population of 112,789 within a five mile radius. Genesee County serves as the economic center of Mid Michigan, with employment anchored by General Motors, McLaren Flint, Hurley Medical Center, Kettering University, and the University of Michigan Flint. Continued public and private investment throughout the Flint market, including healthcare expansion, industrial redevelopment, infrastructure improvements, and downtown revitalization, supports long term economic growth and reinforces the area's retail fundamentals.

Miller Plaza offers investors the opportunity to acquire a well located neighborhood shopping center featuring stable in place income, a newly executed long term lease with its largest tenant, recent capital improvements that reduce near term ownership costs, and immediate value add potential through lease up of the remaining vacancy, all within one of Mid Michigan's premier retail corridors.

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OFFERING HIGHLIGHTS

- **89.3% Occupied Neighborhood Shopping Center with Value Add Leasing Potential**
- **New 10 Year Chuck E. Cheese Lease Commencing December 1, 2026**
- **Largest Tenant Occupies 18,907 SF (40.3% of GLA) with Four, Five Year Renewal Options**
- **Recent Capital Improvements Include New Roof Sections Completed in 2022 and 2023**
- **Harbor Freight Ranks in the Top 44% Nationwide and Top 35% in Michigan, per Placer.ai Data**
- **5,010 SF Vacancy Creates Opportunity to Increase Occupancy and Future Net Operating Income**
- **Combined Traffic Count of 33,958 Vehicles Per Day Along Miller Road & South Linden Road**
- **Located Within a Dense Retail Corridor Featuring 33.5 Million SF of Retail Inventory**
- **Five Mile Trade Area Supported by 95,145 Residents and 112,789 Daytime Employees**
- **Strategically Positioned Along One of Flint's Primary Commercial Corridors with Immediate Access to Interstate 75, Interstate 69 & Bishop International Airport**
- **Surrounded by a Strong Concentration of National Retailers, Restaurants, Hotels & Service Providers**
- **Regional Employment Base Anchored by Healthcare, Manufacturing, Higher Education & Logistics**

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FINANCIALS & OPERATING DATA

SUMMARY		
Price		\$4,431,000
Down Payment	30%	\$1,329,300
Number of Suites		4
Price Per SqFt		\$94.46
Gross Leasable Area (GLA)		46,907 SF
Lot Size		5.39 Acres
Year Built/Renovated		1969 / 2016
Occupancy		89.32%
RETURNS		Current
CAP Rate		8.07%
Cash-on-Cash		7.99%
Debt Coverage Ratio		1.42
Financing		1st Loan
Loan Amount		\$3,101,700
Loan Type		New
Interest Rate		6.50%
Amortization		25 Years
Year Due		2031

INCOME		Current
Scheduled Base Rental Income		\$436,124
Total Reimbursement Income	34.0%	\$148,273
Potential Gross Revenue		\$584,397
General Vacancy		\$0
Effective Gross Revenue		\$584,397
Less: Operating Expenses	38.8%	(\$226,868)
Net Operating Income		\$357,529
Cash Flow		\$357,529
Debt Service		(\$251,315)
Net Cash Flow After Debt Service	7.99%	\$106,214
Principal Reduction		\$51,212
Total Return	11.84%	\$157,426
OPERATING EXPENSES		Current
CAM		\$70,284
Insurance		\$20,979
Real Estate Taxes		\$116,274
Management Fee		\$19,331
Total Expenses		\$226,868
Expenses/SF		\$4.84

OPERATING STATEMENT

INCOME	Current		PER SF
Scheduled Base Rental Income	436,124		9.30
Expense Reimbursement Income			
CAM	44,750		0.95
Insurance	17,186		0.37
Real Estate Taxes	86,337		1.84
Total Reimbursement Income	\$148,273	65.4%	\$3.16
Effective Gross Revenue	\$584,397		\$12.46
OPERATING EXPENSES			
Common Area Maintenance (CAM)			
Utilities	25,480		0.54
Exterminating	995		0.02
Grounds	5,614		0.12
Snow Removal	18,290		0.39
Repairs	6,233		0.13
Roof repairs	6,295		0.13
Building Maintenance	3,675		0.08
Parking Lot	2,888		0.06
Fire Alarm	564		0.01
Misc	250		0.01
Insurance	20,979		0.45
Real Estate Taxes	116,274		2.48
Management Fee	19,331	3.3%	0.41
Total Expenses	\$226,868		\$4.84
Expenses as % of EGR	38.8%		
Net Operating Income	\$357,529		\$7.62

Notes:

SEV: \$1,999,100 | SEV Tax: \$116,274.25 | TV: \$1,381,361 | NHMR: 58.1633

TENANT SUMMARY

Tenant Name	Suite	Sq Ft	% Bldg Share	Lease Comm.	Lease Exp	Annual Rent Per Sq. Ft	Total Rent Per Month	Total Rent Per Year	Lease Type	Renewal Options & Option Year Rental Info
Optical Management*	4317	5,990	12.8%	2/1/09	5/31/35	\$11.50	\$5,740	\$68,885	NNN	
Vacant	4325	5,010	10.7%							
Harbor Freight	4329	17,000	36.2%	4/1/13	3/31/30	\$10.48	\$14,847	\$178,169	Base Year	(3) 5-Year Options
			<i>inc</i>	4/1/30	3/31/35	\$11.11	\$15,738	\$188,856		
			<i>inc</i>	4/1/35	3/31/40	\$11.78	\$16,682	\$200,184		
			<i>inc</i>	4/1/40	3/31/45	\$12.48	\$17,683	\$212,196		
Chuck E Cheese	4339	18,907	40.3%	12/1/26	11/30/31	\$10.00	\$15,756	\$189,070	NNN	(4) 5-Year Options
			<i>inc</i>	12/1/31	11/30/36	\$11.00	\$17,334	\$207,977		
Total		46,907				\$9.30	\$36,344	\$436,124		

Notes:

*Optical Management has a one time option to terminate the lease on 5/31/2030 with a 6-month notice

The background image shows the exterior of a commercial building at dusk. The building has a dark facade with large windows and glass doors. Above the entrance, there is a large sign for "CHUCK E. CHEESE'S ADVENTURE WORLD" in colorful, stylized letters. The sky is dark blue with some clouds. The foreground shows a paved parking lot. A white diagonal line runs from the top right corner towards the bottom left, separating the image from the text overlay.

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McLaren

McLAREN HOSPITAL - FLINT
378-BED TEACHING & ACUTE CARE

PETSMART **five BELOW**
Burlington **DSW**
ULTA **BED BATH & BEYOND**
MATTRESS FIRM **OLD NAVY** **TARGET**

The UPS Store **ups**
Lovers LANE **H&R BLOCK**
OneMain Financial **cricket**

HENRY FORD HEALTH

HENRY FORD GENESYS HOSPITAL
400-BED ACUTE CARE

Bishop International Airport

TEXAS POTBELLY **PLAY IT AGAIN SPORTS** **golden corral**
Culver's **FIVE GUYS**

DALE'S PATRICK'S FOODS **THE GYM OUTBACK**
WeightWatchers **Pier 1 imports**

DOVER
DOOR & WINDOW

Flint CARPET

newYou
DENTAL CENTER

Signarama

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Judson Center

DAVID'S
BRIDAL



MILLER RD (16,338 VPD)

SITE PLAN



ROOF INFORMATION



TENANT OVERVIEW

TENANT HARBOR FREIGHT

HEADQUARTERS

Calabasas, CA

DATE FOUNDED

1977

LOCATIONS

1,600+

harborfreight.com



\$8.2 B

Total Revenue in Billions
(2025)

STANDARD
& POOR'S

S&P Credit Rating : BB-

Forbes

Ranked #62 America's
Largest Private Companies



HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

Harbor Freight Tools is one of the largest privately held retailers of discount tools, equipment, and automotive products in the United States. Founded in 1977 and headquartered in Calabasas, California, the company operates more than 1,600 locations nationwide and continues to expand through a disciplined new-store growth strategy. Harbor Freight serves professional contractors, skilled tradespeople, automotive enthusiasts, and do-it-yourself customers, offering a broad assortment of value-driven merchandise across more than 8,000 product categories.

The company generates approximately \$8.2 billion in annual revenue (2025), employs more than 30,000 people, and ranks No. 62 on Forbes' 2025 list of America's Largest Private Companies. Harbor Freight maintains a BB- corporate credit rating with a Stable Outlook from S&P Global Ratings, reflecting its established market position, consistent operating performance, and continued investment in long-term expansion.

TENANT OVERVIEW

TENANT CHUCK E. CHEESE ADVENTURE WORLD

HEADQUARTERS DATE FOUNDED
Irving, TX *1977*

LOCATIONS
570+ Worldwide

chuckecheese.com



\$412M

*Total Revenue in Billions
(2025)*

**RESTAURANT
BUSINESS
TOP 500**

Ranked #124 Overall

**USA
TODAY**

**yahoo!
finance**

TM
*Ranked Most Trusted Brands
by Parents (2026)*



Chuck E. Cheese is a leading family entertainment brand combining arcade games, food, birthday celebrations and active-play experiences. Founded in 1977 and headquartered in Irving, Texas, the brand has grown to more than 570 locations worldwide and generates approximately \$412 million in annual sales. For nearly five decades, Chuck E. Cheese has remained a recognizable destination for children and families, supported by multiple revenue streams that include entertainment, dining, memberships, merchandise and special events.

Chuck E. Cheese is owned and operated by CEC Entertainment, LLC, a privately held family entertainment and dining company that also operates Peter Piper Pizza. Across its portfolio, CEC Entertainment operates more than 675 venues throughout 47 states and 17 countries. The company has continued investing in its brands and recently completed a \$625 million refinancing transaction intended to support its capital structure, working capital and other general corporate purposes. CEC Entertainment reports more than 500,000 birthday celebrations across its venues annually.

Following more than \$300 million invested in remodeling and modernizing its traditional Fun Centers, CEC Entertainment introduced Chuck E. Cheese Adventure World as the brand's newest active-play concept. Adventure World reimagines the traditional Chuck E. Cheese experience around an expansive, multi-story indoor playground where children can climb, explore and engage in physical play. The concept also incorporates dedicated areas for younger children, interactive entertainment, character experiences and birthday celebrations. The first standalone Adventure World opened in Arlington, Texas, in November 2025, establishing a new platform that CEC Entertainment is expanding into additional markets.

TENANT OVERVIEWS



Riverfront Eyecare is an established regional optometric practice providing comprehensive vision care through locations in Flint and Saginaw, Michigan. The practice offers routine eye examinations, contact lens fittings and prescription eyewear, along with the diagnosis and management of glaucoma, cataracts, macular degeneration, diabetic retinopathy, dry eye disease and other ocular conditions. Its combination of clinical services and a full-service optical department provides patients with convenient access to both medical eye care and retail eyewear. Riverfront Eyecare also participates with numerous national insurance networks, including Aetna, Blue Cross Blue Shield, Cigna, Medicare, UnitedHealthcare, EyeMed and VSP. Operating alongside Riverfront Eyecare, Riverfront Hearing is a family-owned hearing wellness practice that has served Mid-Michigan for more than 15 years, providing hearing screenings, comprehensive evaluations, hearing aid fittings and ongoing hearing healthcare from the same Flint and Saginaw locations. Located within Miller Plaza at 4325 Miller Road, the Flint office serves the greater Genesee County market and provides patients with convenient access to complementary vision and hearing services in a single location. Together, the practices' multi-location presence, broad service platform and focus on recurring, needs-based healthcare have established Riverfront Eyecare and Riverfront Hearing as trusted regional providers.

A photograph of a Harbor Freight Tools store at Miller Plaza in Flint, Michigan. The store is a single-story building with large glass windows and doors. A tall antenna tower is visible in the background against a blue sky with some clouds. In the foreground, there is a paved parking lot with several yellow bollards and a yellow fire hydrant. The text "MILLER PLAZA" is overlaid in large white letters, and "FLINT | MICHIGAN" is overlaid in smaller white letters below it. A vertical blue bar on the right side of the image contains the text "04 LOCATION OVERVIEW".

MILLER PLAZA

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GARDNER WHITE
FURNITURE & MATTRESS



Panera
BREAD

DXL
MENS APPAREL



KOHL'S
TJ-maxx
Bath & Body Works

Michaels
HOBBY LOBBY

BARNES
& NOBLE

wahlburgers
One Family. One Story. One Burger.

Bar Louie
THE ORIGINAL SOUTHWEST

jcpenny

DAVID'S
BRIDAL



MILLER RD (16,338 VPD)

Pier 1 imports



THE LOCATION

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Flint, Michigan, serves as the economic, healthcare, educational, and manufacturing hub of Genesee County and remains one of the Midwest's most established regional markets. Strategically located at the intersection of Interstate 75 and Interstate 69, approximately 65 miles northwest of Detroit, the city provides exceptional connectivity throughout Southeast and Mid-Michigan while offering access to one of the state's largest labor pools. Widely recognized as the birthplace of General Motors, Flint continues to play a vital role in the automotive industry through the Flint Assembly plant, where the Chevrolet Silverado HD and GMC Sierra HD are manufactured. The city's economy has evolved into a diversified regional center supported by advanced manufacturing, healthcare, higher education, logistics, professional services, and government employment.

Flint is further strengthened by a concentration of nationally recognized institutions, including Hurley Medical Center, McLaren Flint, Henry Ford Genesys Hospital, the University of Michigan-Flint, Kettering University, Mott Community College, and Bishop International Airport. Together, these major employers and regional destinations support thousands of jobs while attracting students, healthcare professionals, patients, visitors, and consumers from across Mid-Michigan. Complemented by ongoing investment in healthcare, education, public infrastructure, and downtown revitalization, Flint continues to reinforce its position as the commercial and institutional center of Genesee County, providing a stable and diversified foundation for long-term commercial real estate investment.

DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
POPULATION			
2025 POPULATION ESTIMATE	29,624	95,145	259,930
2030 POPULATION PROJECTION	29,515	94,713	258,855
DAYTIME POPULATION	45,990	112,789	247,477
HOUSEHOLD			
2025 HOUSEHOLDS ESTIMATE	13,392	41,894	112,044
2030 HOUSEHOLDS PROJECTION	13,417	41,997	112,395
INCOME			
2025 AVERAGE HH INCOME	\$69,243	\$67,327	\$77,112



THE LOCATION

GENESEE COUNTY OVERVIEW



Genesee County serves as one of Michigan's largest and most established regional economies, supporting a diverse mix of advanced manufacturing, healthcare, higher education, logistics, and professional services. Home to more than 400,000 residents, the county occupies a strategic location in Mid-Michigan at the crossroads of Interstate 75, Interstate 69, and U.S. Highway 23, providing efficient access to Detroit, Lansing, Ann Arbor, Saginaw, and the Canadian border. This exceptional transportation network supports regional commerce, workforce mobility, and distribution while connecting businesses to one of the state's largest labor markets.

Anchored by the City of Flint, Genesee County is home to a broad concentration of nationally recognized employers and institutions that serve as the foundation of the regional economy. General Motors continues to maintain a significant manufacturing presence through Flint Assembly, while the healthcare sector is anchored by Hurley Medical Center, McLaren Flint, and Henry Ford Genesys Hospital. Higher education is supported by the University of Michigan-Flint, Kettering University, and Mott Community College, which collectively educate thousands of students annually while contributing to workforce development, research, and regional innovation. Together, these institutions generate substantial employment, attract professionals, students, patients, and visitors, and drive consistent economic activity throughout the county.

Genesee County also benefits from Bishop International Airport, a robust network of industrial and business parks, and ongoing public and private investment in infrastructure, commercial redevelopment, housing, and community amenities. The county's diversified employment base, strategic transportation infrastructure, and continued investment across multiple sectors have strengthened its long-term economic outlook while reinforcing its position as one of Mid-Michigan's primary centers for commerce and employment. Supported by a balanced mix of institutional, industrial, and commercial activity, Genesee County continues to provide a stable foundation for business expansion and long-term commercial real estate investment.







Per Placer.ai Data

High-Performing Anchor Tenant

Top 35% Statewide | Top 44% Nationwide



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