

# FORMER RITE AID

3521 CORUNNA RD, FLINT, MI 48503

11,440 SF BUILDING WITH DRIVE-THRU AVAILABLE

FOR SALE/LEASE



KATHLEEN GARMO

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Discover an exceptional retail opportunity at 3521 Corunna Road in Flint, MI. This 11,440 SF modern retail space is primed for success with its versatile City Corridor zoning, providing the flexibility retailers crave. Positioned on the bustling Corunna Rd, this property offers unparalleled visibility, with coveted dual signage options on Corunna Rd and Ballenger Rd. The spacious parking lot ensures convenience for customers, while the adaptable layout caters to various retail concepts. With its strategic location near major roads, this property guarantees easy access and a steady flow of potential customers, making it an enticing investment for retail entrepreneurs.

### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	3.01 Acres
Building Size:	11,440 SF

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### PROPERTY HIGHLIGHTS

- 11,440 SF retail building
- Drive-thru available
- Dual signage opportunities on Corunna Road and Ballenger Road
- Ample parking





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## ADDITIONAL PHOTOS



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## SITE PLAN



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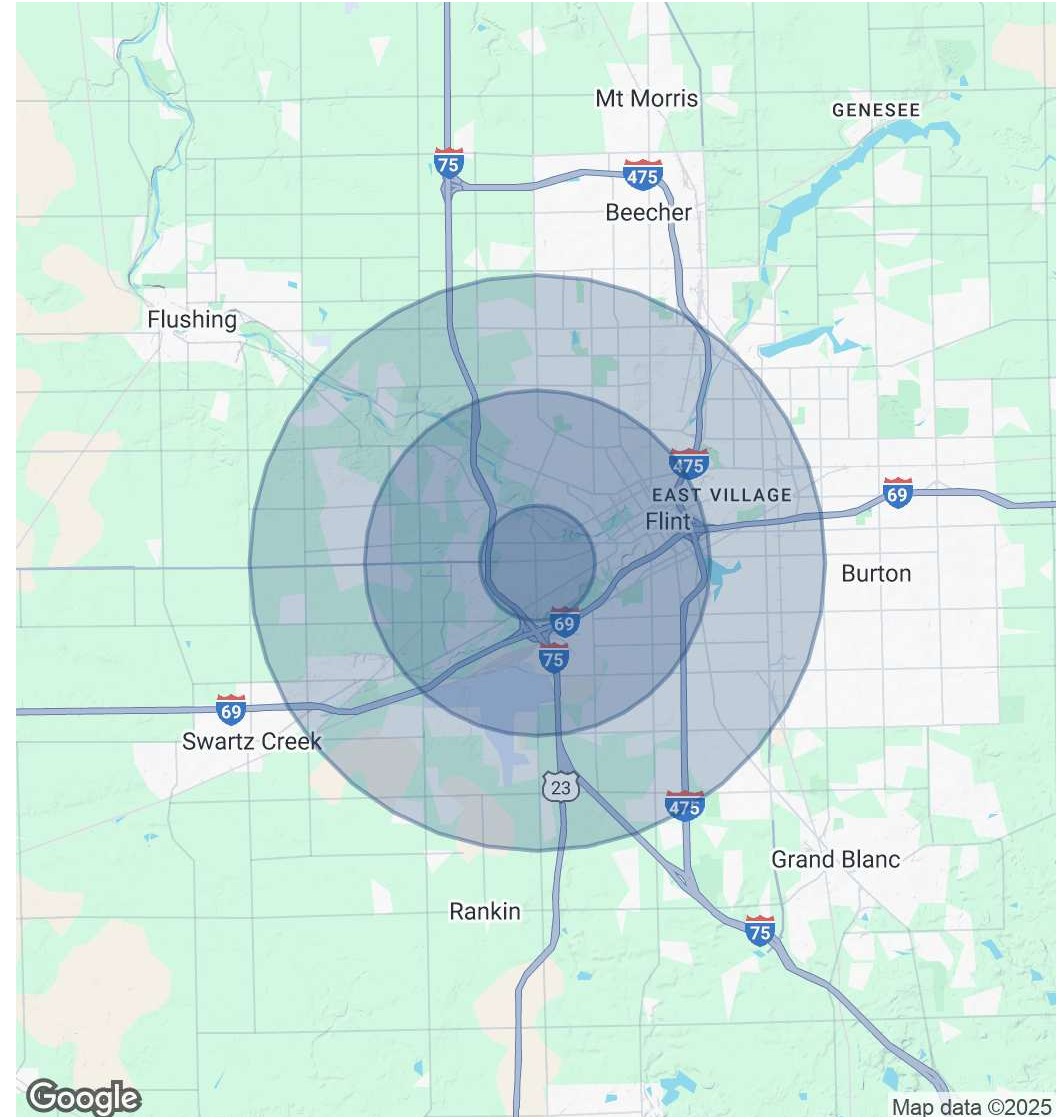
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,305	56,345	119,027
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,398	23,944	50,454
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$49,762	\$51,111	\$56,069
Average House Value	\$94,583	\$106,542	\$120,957
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,832	24,598	56,552
Total Population - Black	4,255	25,663	50,045
Total Population - Asian	58	443	970
Total Population - American Indian	76	305	603
Total Population - Other	207	1,136	2,119

Demographics data derived from AlphaMap



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B R O K E R



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