

# LINDEN ROAD CROSSING FOR LEASE

11382-11394 N Linden Road, Clio, MI 48420



# FOR LEASE

248.476.3700

**EXCLUSIVELY LISTED BY:** 

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### OFFERING SUMMARY: 11382-11394 N Linden Road | Clio, MI 48420



#### **PROPERTY OVERVIEW**

Office/Retail center

#### **OFFERING SUMMARY**

\$14.00 SF/yr (Gross + Utilities) Lease Rate:

Building 21,000 SF

Size:

Available 1,130 - 2,260 SF SF:

Year Built: 1998

C4 - Highway Commercial District Zoning:

#### **PROPERTY HIGHLIGHTS**

- · Very well maintained center
- · Great frontage on N Linden Road
- · Across the street from major retailers such as Walmart, Menards, and Dollar Tree
- · Competitive lease rates
- Professionally managed center
- · Turn key office space



#### BUILDING/PROPERTY INFORMATION: 11382-11394 N Linden Road | Clio, MI 48420

#### **BUILDING INFORMATION**

Price/SF: \$14.00/SF Gross + Utilities

Building Size: 21,000 SF

Year Built: 1998 Number of Floors: 1

Utilities: Well & Sanitary Sewer

Parking Spaces: 200

#### PROPERTY INFORMATION

Property Type: Retail

Property Subtype: Strip Center

Zoning C4 - Highway Commercial Dis

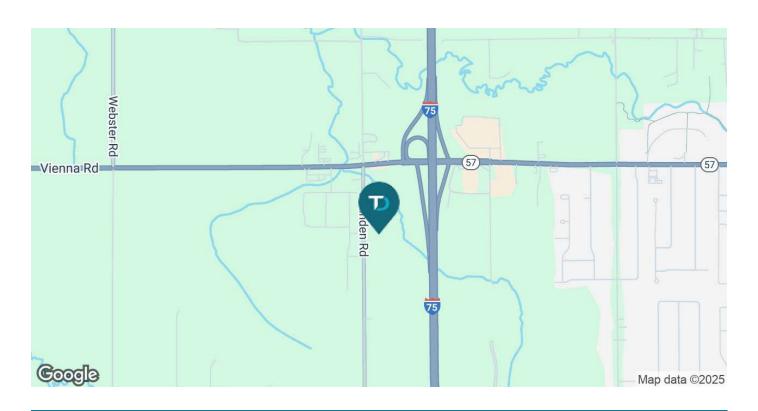
Traffic Count: N Linden Rd - 11,249 vpd(202 Vienna Rd - 14,718 vpd(2022)

Legal Description: Available upon request

APN: 18-21-100-009

#### **LOCATION INFORMATION**

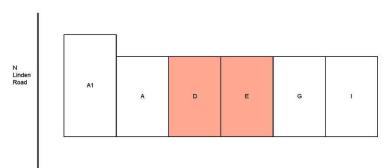
Located on the East side of Linden Road, South of Vienna Road (M57).

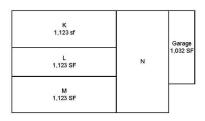




## **LEASE SPACES**: 11382-11394 N Linden Road | Clio, MI 48420

#### **Linden Crossing Stacking Plan**





#### **LEASE INFORMATION**

Lease Type:Gross + UtilitiesLease Term:NegotiableTotal Space:1,130 - 2,260 SFLease Rate:\$14.00 SF/yr

#### **AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
D	Available	1,130 - 2,260 SF	Gross + Utilities	\$14.00 SF/yr
Е	Available	1,130 - 2,260 SF	Gross + Utilities	\$14.00 SF/yr



## ADDITIONAL PHOTOS: 11382-11394 N Linden Road | Clio, MI 48420







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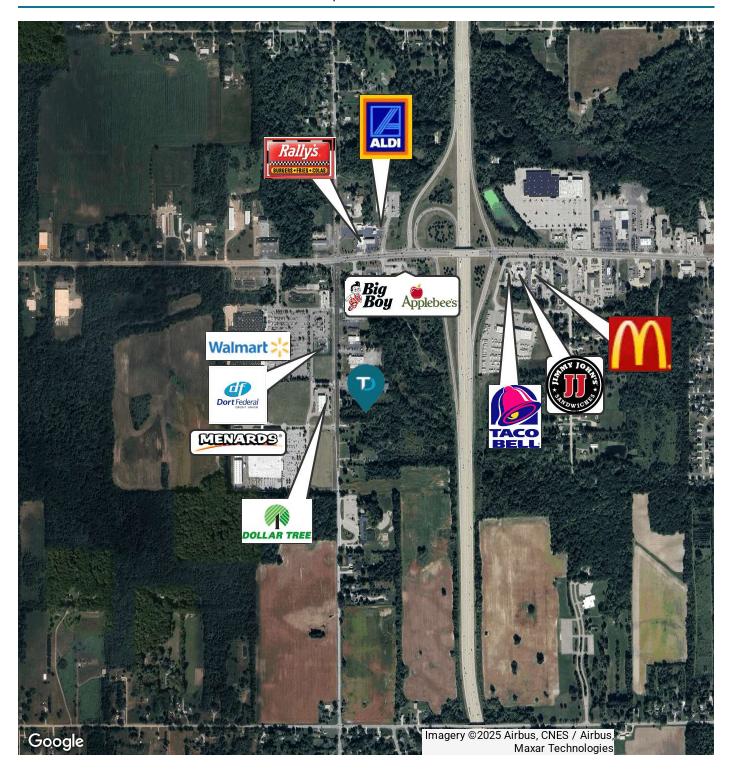






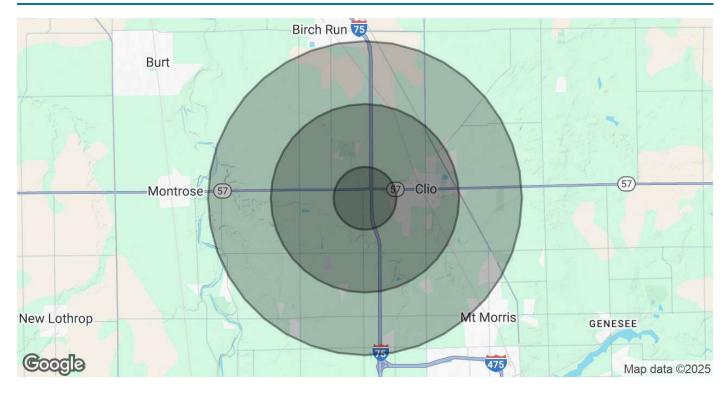


## **RETAILER MAP**: 11382-11394 N Linden Road | Clio, MI 48420





## DEMOGRAPHICS MAP & REPORT: 11382-11394 N Linden Road | Clio, MI 48420



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	909	11,164	25,647
Average Age	45.6	45.0	43.4
Average Age (Male)	37.1	39.4	41.3
Average Age (Female)	48.1	47.7	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	<b>1 MILE</b> 350	<b>3 MILES</b> 5,179	<b>5 MILES</b> 11,652
Total Households	350	5,179	11,652
Total Households # of Persons per HH	350 2.6	5,179 2.2	11,652