

Pirates Plaza

4071 Miller Road – Flint, MI 48507



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PROPERTY HIGHLIGHTS

Property Name:	Former Circuit City
Address:	4071 Miller Road Flint, Michigan
Availability:	Immediately
Available Space:	45,506 sq. ft. (208' x 209') Can be expanded to approximately 59,000 sq. ft. Can be subdivided from as small as 4,500 sq. ft.
Area Tenants:	Macy's, Sears, Kohl's, JC Penney, Bed Bath & Beyond, JoAnn Etc., Best Buy, Target, Old Navy, Michaels, Toys R Us, Office Max, Petco, Dunham's Sports, Guitar Center and more
Traffic Counts:	Miller Road: 14,955 vpd, Btw. Linden & Curtis (2010) 20,922 vpd, Btw. Curtis & Lennon (2010) I-75: 83,800 vpd, N. of Miller (2009)
Property Highlights:	This existing 45,506 square foot mid-box is located within Genesee County's primary retail corridor and is adjacent to PetSmart, The Sports Authority and Borders Books. Provides high visibility with 257' of frontage on Miller Road. High traffic shopping area anchored by the Genesee Valley Center regional mall located only blocks away.

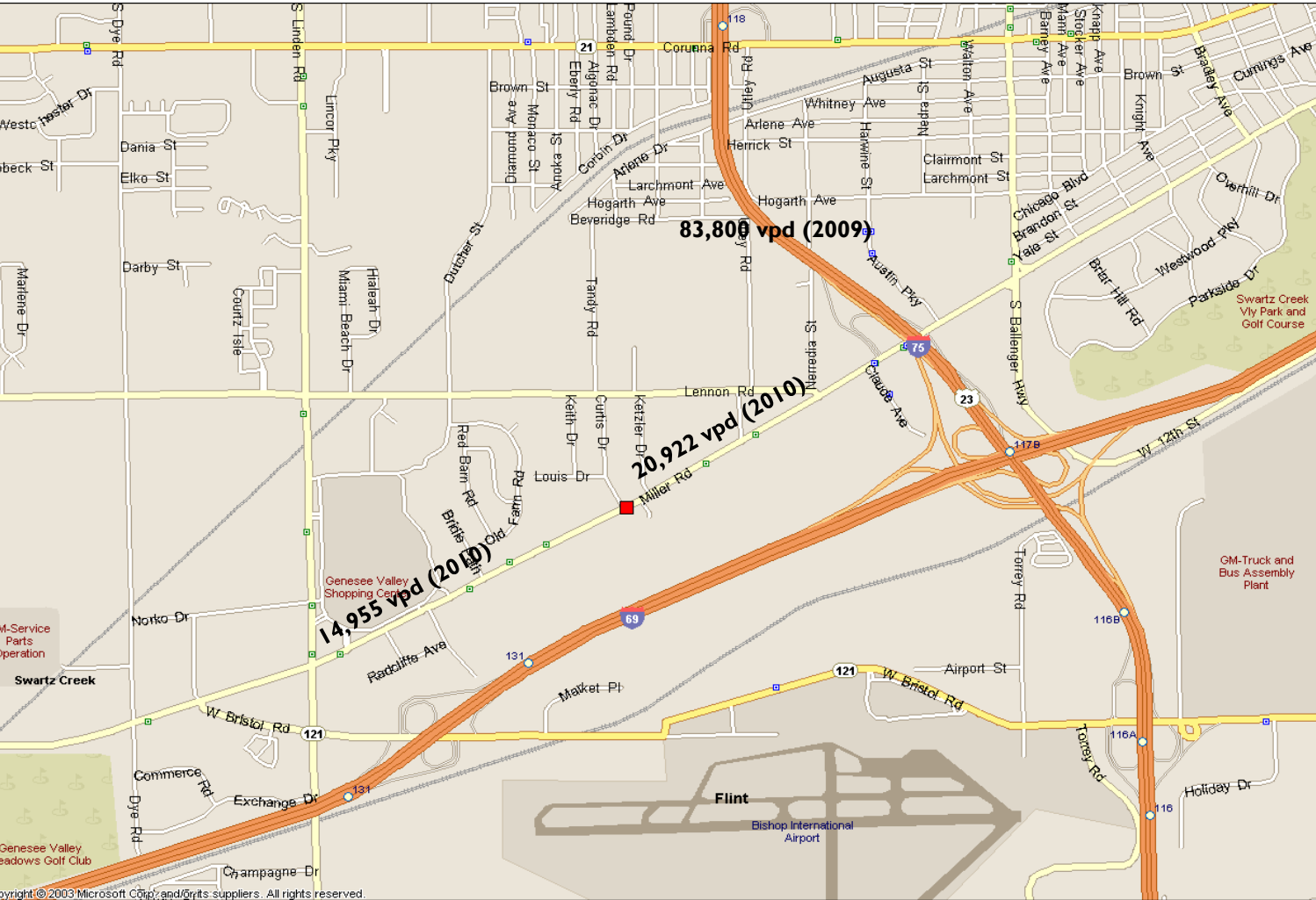
2010 Demographics

Radius	Median HH Income	Population
3 Mile	\$42,800	37,551
5 Mile	\$41,126	117,114
7 Mile	\$40,790	197,393
10 Mile	\$46,223	297,928

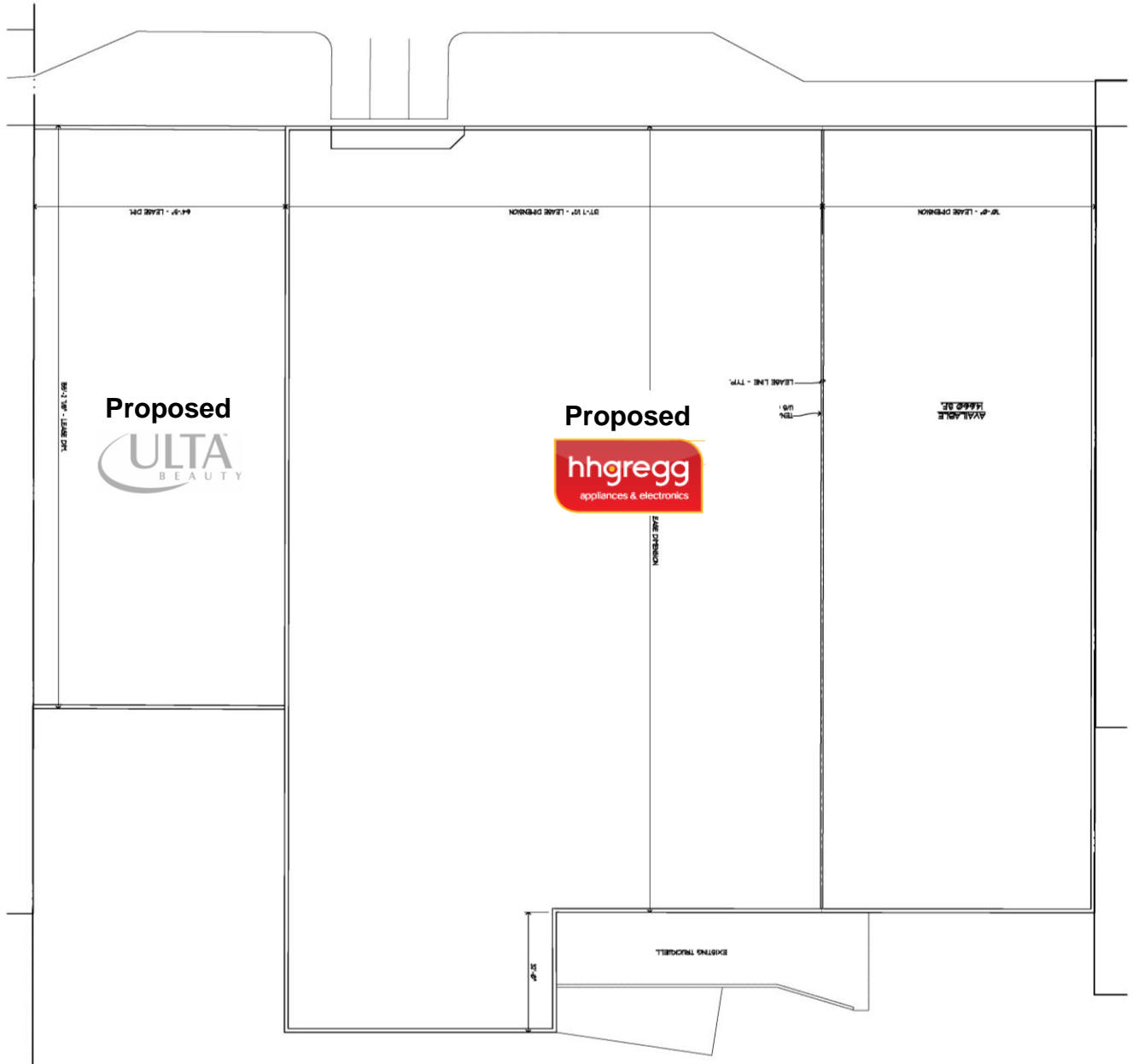
PHOTOGRAPHS



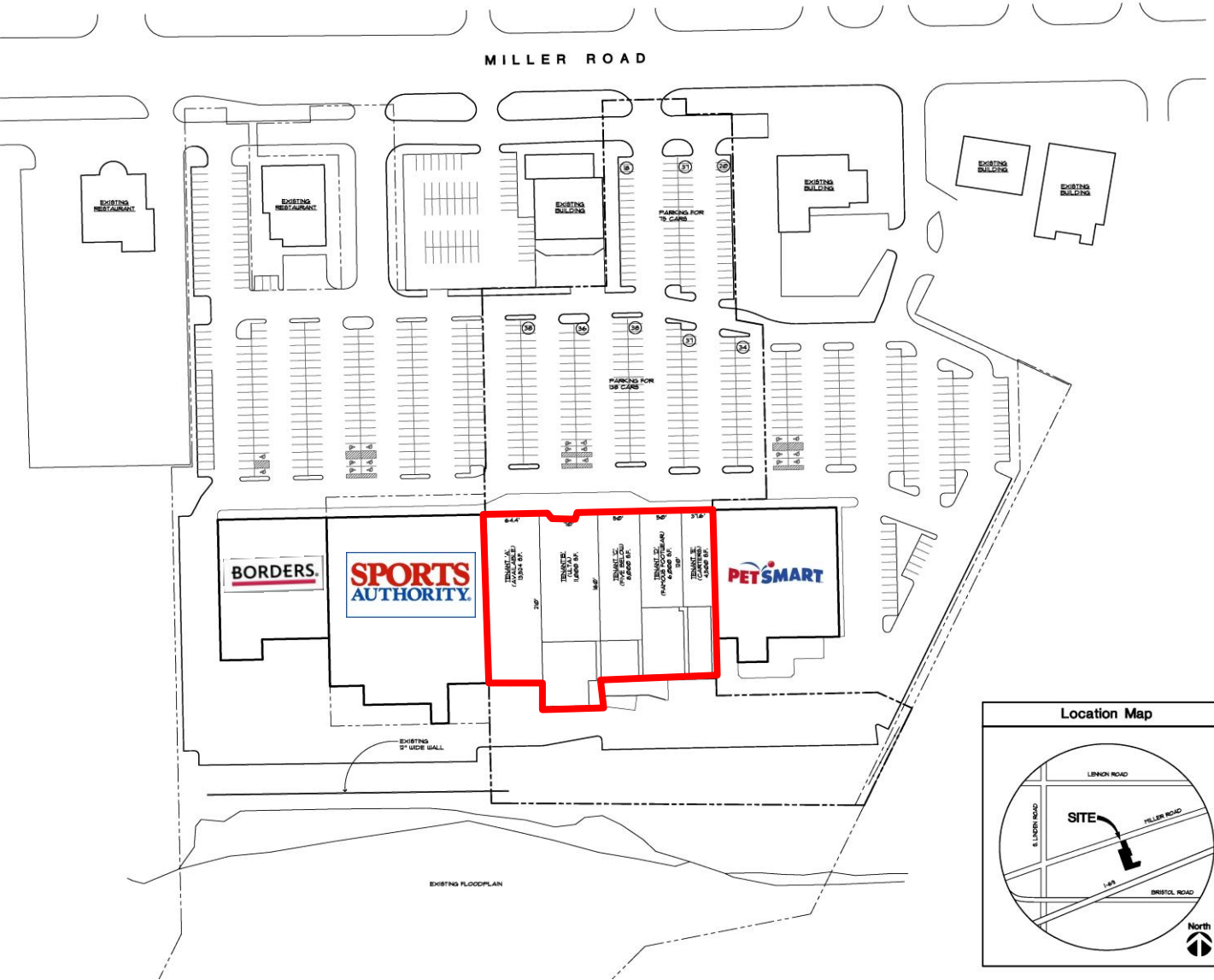
SITE LOCATION MAP



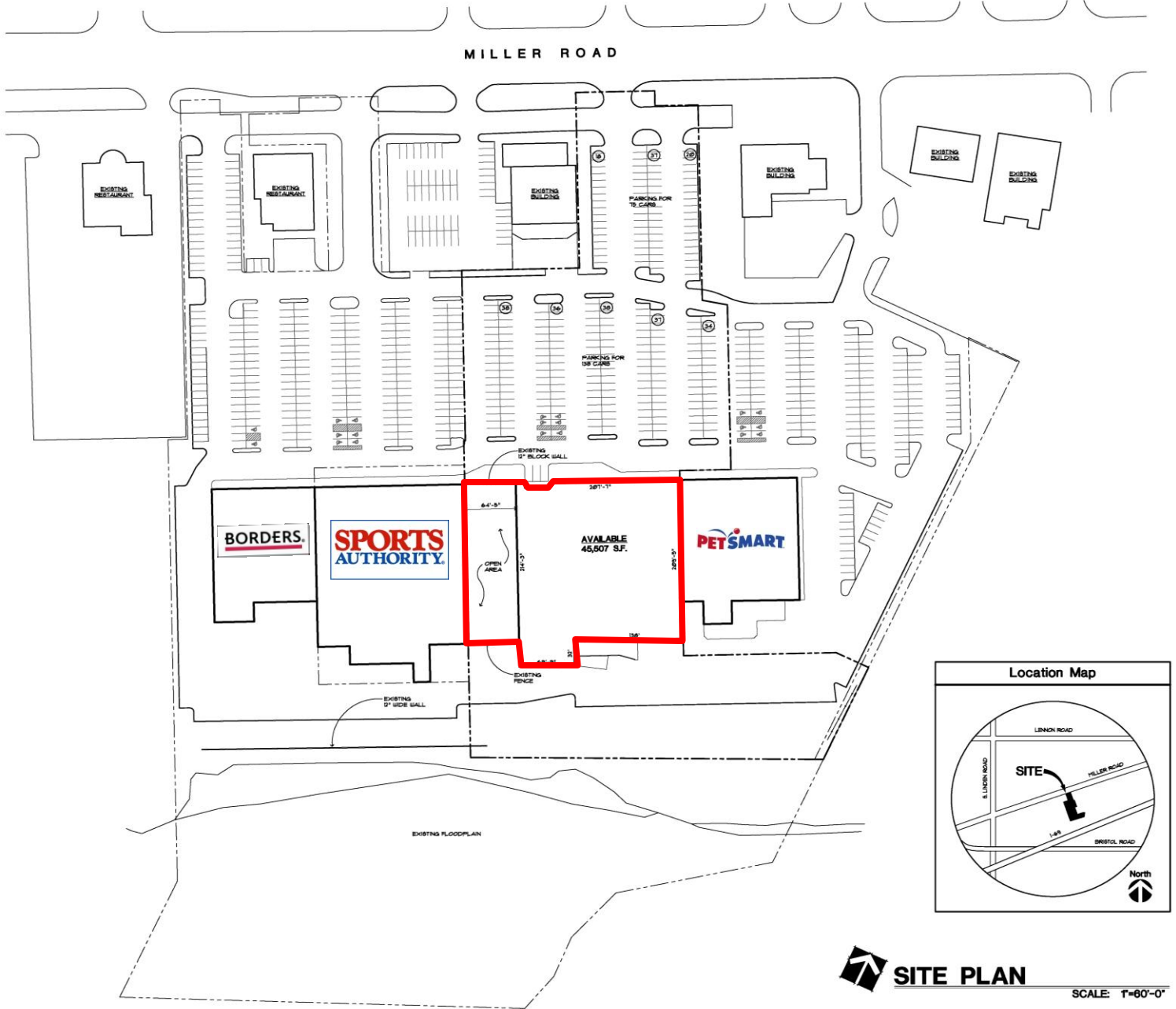
SITE LEASE PLAN



SITE LEASE PLAN



SITE PLAN 2



SITE PLAN

SCALE: 1"=60'-0"

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AERIAL PHOTOGRAPH



AERIAL PHOTOGRAPH



FULL DEMOGRAPHIC PROFILE

4071 MILLER ROAD, FLINT

	3.00 mile	5.00 mile	7.00 mile	10.00 mile
2000 Census Population	39,725	127,611	216,250	314,561
1990 Census Population	41,972	133,135	228,295	322,265
Historical Annual Growth 1990 to 2010	-0.50%	-0.60%	-0.70%	-0.40%
Projected Annual Growth 2010 to 2015	-1.10%	-1.30%	-1.20%	-1.00%
2010 Est. Households	17,082	49,729	82,909	122,413
2015 Proj. Households	17,012	49,200	82,283	122,583
2000 Census Households	17,257	51,506	86,181	123,243
1990 Census Households	17,448	52,716	88,349	122,166
Historical Annual Growth 1990 to 2010	-0.10%	-0.30%	-0.30%	-
Projected Annual Growth 2010 to 2015	-0.10%	-0.20%	-0.20%	-
2010 Est. Population 0 to 9 Years	11.90%	13.70%	14.20%	14.00%
2010 Est. Population 10 to 19 Years	12.10%	13.70%	13.80%	14.00%
2010 Est. Population 20 to 29 Years	13.60%	13.80%	13.80%	12.90%
2010 Est. Population 30 to 44 Years	18.50%	18.70%	18.50%	18.90%
2010 Est. Population 45 to 59 Years	20.10%	20.10%	20.10%	20.80%
2010 Est. Population 60 to 74 Years	14.40%	13.00%	13.00%	13.10%
2010 Est. Population 75 Years Plus	9.40%	7.10%	6.60%	6.30%
2010 Est. Median Age	39.1	36.3	36	36.6
2010 Est. Male Population	46.90%	47.40%	47.30%	47.70%
2010 Est. Female Population	53.10%	52.60%	52.70%	52.30%
2010 Est. Never Married	26.60%	30.50%	31.50%	29.00%
2010 Est. Now Married	47.90%	44.20%	43.80%	48.00%
2010 Est. Separated or Divorced	17.20%	18.10%	17.70%	16.20%
2010 Est. Widowed	8.20%	7.30%	7.10%	6.70%
2010 Est. HH Income \$200,000 or More	0.80%	1.00%	1.00%	1.20%
2010 Est. HH Income \$150,000 to \$199,999	1.90%	2.10%	2.20%	2.90%
2010 Est. HH Income \$100,000 to \$149,999	7.10%	7.00%	7.30%	9.20%
2010 Est. HH Income \$75,000 to \$99,999	9.90%	9.60%	9.40%	11.20%
2010 Est. HH Income \$50,000 to \$74,999	20.20%	18.20%	18.00%	18.80%
2010 Est. HH Income \$35,000 to \$49,999	17.70%	16.60%	16.50%	16.00%
2010 Est. HH Income \$25,000 to \$34,999	14.50%	13.70%	13.20%	12.40%
2010 Est. HH Income \$15,000 to \$24,999	13.70%	13.80%	13.10%	11.70%
2010 Est. HH Income \$0 to \$14,999	14.10%	18.00%	19.20%	16.60%
2010 Est. Average Household Income	\$50,107	\$49,252	\$48,988	\$54,231
2010 Est. Median HH Income	\$42,800	\$41,126	\$40,790	\$46,223
2010 Est. Per Capita Income	\$23,198	\$21,538	\$21,037	\$22,670
2010 Est. Number of Businesses	2,311	5,441	8,213	11,027
2010 Est. Total Number of Employees	30,381	71,343	110,888	140,596

FULL DEMOGRAPHIC PROFILE

4071 MILLER ROAD, FLINT

	3.00 mile	5.00 mile	7.00 mile	10.00 mile
2010 Est. Black Population	12.60%	29.00%	32.30%	26.00%
2010 Est. Asian & Pacific Islander	1.60%	1.30%	1.10%	1.10%
2010 Est. American Indian & Alaska Native	0.70%	0.60%	0.60%	0.60%
2010 Est. Other Races Population	2.60%	2.60%	2.60%	2.40%
2010 Est. Hispanic Population	1,135	3,178	5,666	8,247
2010 Est. Hispanic Population Percent	3.00%	2.70%	2.90%	2.80%
2015 Proj. Hispanic Population Percent	3.10%	2.90%	3.00%	2.90%
2000 Hispanic Population Percent				
2010 Est. Adult Population (25 Years or Older)	26,023	77,046	128,651	195,655
2010 Est. Elementary (0 to 8)	2.90%	3.00%	3.10%	2.80%
2010 Est. Some High School (9 to 11)	7.60%	9.20%	9.60%	8.80%
2010 Est. High School Graduate (12)	36.80%	35.20%	35.40%	35.20%
2010 Est. Some College (13 to 16)	25.30%	26.30%	26.00%	25.80%
2010 Est. Associate Degree Only	8.80%	8.40%	8.30%	8.50%
2010 Est. Bachelor Degree Only	11.40%	11.30%	11.40%	12.30%
2010 Est. Graduate Degree	7.20%	6.60%	6.20%	6.60%
2010 Est. Total Housing Units	19,292	57,653	96,417	141,167
2010 Est. Owner Occupied Percent	60.10%	55.30%	55.00%	59.90%
2010 Est. Renter Occupied Percent	28.50%	30.90%	31.00%	26.80%
2010 Est. Vacant Housing Percent	11.50%	13.70%	14.00%	13.30%
2000 Homes Built 1999 to 2000	0.70%	0.80%	1.10%	1.60%
2000 Homes Built 1995 to 1998	2.20%	2.70%	2.90%	4.30%
2000 Homes Built 1990 to 1994	3.10%	2.60%	2.70%	3.40%
2000 Homes Built 1980 to 1989	7.40%	6.50%	6.30%	6.50%
2000 Homes Built 1970 to 1979	15.80%	15.60%	14.70%	16.30%
2000 Homes Built 1960 to 1969	22.90%	19.10%	19.70%	20.60%
2000 Homes Built 1950 to 1959	23.50%	21.70%	22.90%	21.80%
2000 Homes Built Before 1949	24.50%	30.90%	29.70%	25.50%
2000 Home Value \$1,000,000 or More	0.10%	0.10%	0.10%	0.10%
2000 Home Value \$500,000 to \$999,999	0.10%	0.20%	0.20%	0.20%
2000 Home Value \$400,000 to \$499,999	0.40%	0.30%	0.20%	0.30%
2000 Home Value \$300,000 to \$399,999	0.20%	0.40%	0.40%	0.90%
2000 Home Value \$200,000 to \$299,999	2.40%	3.50%	3.10%	4.70%
2000 Home Value \$150,000 to \$199,999	5.10%	6.30%	6.00%	8.50%
2000 Home Value \$100,000 to \$149,999	22.80%	20.10%	20.10%	24.20%
2000 Home Value \$50,000 to \$99,999	50.80%	41.60%	39.10%	36.70%
2000 Home Value \$25,000 to \$49,999	16.50%	22.60%	23.60%	18.40%
2000 Home Value \$0 to \$24,999	1.60%	4.80%	7.20%	5.90%
2000 Median Home Value	\$86,089	\$83,206	\$80,021	\$91,027
2000 Median Rent	\$374	\$321	\$308	\$318

FULL DEMOGRAPHIC PROFILE

4071 MILLER ROAD, FLINT

	3.00 mile	5.00 mile	7.00 mile	10.00 mile
2010 Est. Labor: Population Age 16+	30,553	91,704	153,381	231,595
2010 Est. Civilian Employed	50.50%	48.90%	48.10%	49.80%
2010 Est. Civilian Unemployed	7.50%	9.70%	10.50%	9.60%
2010 Est. in Armed Forces	0.10%	-	-	-
2010 Est. not in Labor Force	42.00%	41.30%	41.40%	40.60%
2010 Labor Force: Males	45.90%	46.40%	46.30%	46.80%
2010 Labor Force: Females	54.10%	53.60%	53.70%	53.20%
2000 Occupation: Population Age 16+	18,337	54,247	89,165	134,583
2000 Mgmt, Business, & Financial Operations	9.60%	8.30%	8.30%	9.30%
2000 Professional & Related	19.40%	17.60%	16.80%	17.30%
2000 Service	16.00%	19.00%	19.10%	17.60%
2000 Sales and Office	25.40%	24.30%	24.00%	24.20%
2000 Farming, Fishing, and Forestry	0.10%	0.10%	0.10%	0.10%
2000 Construction, Extraction, & Maintenance	10.10%	9.40%	9.60%	9.90%
2000 Production, Transport, & Material Moving	19.40%	21.20%	22.20%	21.60%
2000 Percent White Collar Workers	54.40%	50.20%	49.00%	50.80%
2000 Percent Blue Collar Workers	45.60%	49.80%	51.00%	49.20%
2000 Drive to Work Alone	85.20%	81.40%	81.00%	83.00%
2000 Drive to Work in Carpool	10.50%	12.30%	12.50%	11.20%
2000 Travel to Work by Public Transportation	0.60%	1.90%	2.20%	1.70%
2000 Drive to Work on Motorcycle	-	-	-	-
2000 Walk or Bicycle to Work	1.50%	1.80%	1.70%	1.50%
2000 Other Means	0.50%	0.70%	0.70%	0.60%
2000 Work at Home	1.70%	2.00%	1.90%	2.00%
2000 Travel to Work in 14 Minutes or Less	40.40%	37.60%	34.40%	31.80%
2000 Travel to Work in 15 to 29 Minutes	38.00%	38.10%	39.30%	40.60%
2000 Travel to Work in 30 to 59 Minutes	14.20%	16.30%	17.80%	18.90%
2000 Travel to Work in 60 Minutes or More	7.40%	8.00%	8.50%	8.80%
2000 Average Travel Time to Work	20.7	21.4	22.4	23.2
2010 Est. Total Household Expenditure	\$746 M	\$2.14 B	\$3.56 B	\$5.62 B
2010 Est. Apparel	\$35.4 M	\$102 M	\$170 M	\$268 M
2010 Est. Contributions & Gifts	\$44.8 M	\$129 M	\$215 M	\$345 M
2010 Est. Education & Reading	\$18.8 M	\$55.3 M	\$92.4 M	\$148 M
2010 Est. Entertainment	\$41.2 M	\$118 M	\$197 M	\$312 M
2010 Est. Food, Beverages & Tobacco	\$122 M	\$350 M	\$583 M	\$911 M
2010 Est. Furnishings & Equipment	\$31.8 M	\$91.3 M	\$152 M	\$243 M
2010 Est. Health Care & Insurance	\$55.2 M	\$158 M	\$262 M	\$410 M
2010 Est. Household Operations & Shelter & Utilities	\$223 M	\$641 M	\$1.06 B	\$1.68 B
2010 Est. Miscellaneous Expenses	\$12.8 M	\$36.7 M	\$61.0 M	\$95.5 M
2010 Est. Personal Care	\$10.9 M	\$31.3 M	\$52.1 M	\$81.9 M
2010 Est. Transportation	\$150 M	\$430 M	\$715 M	\$1.13 B

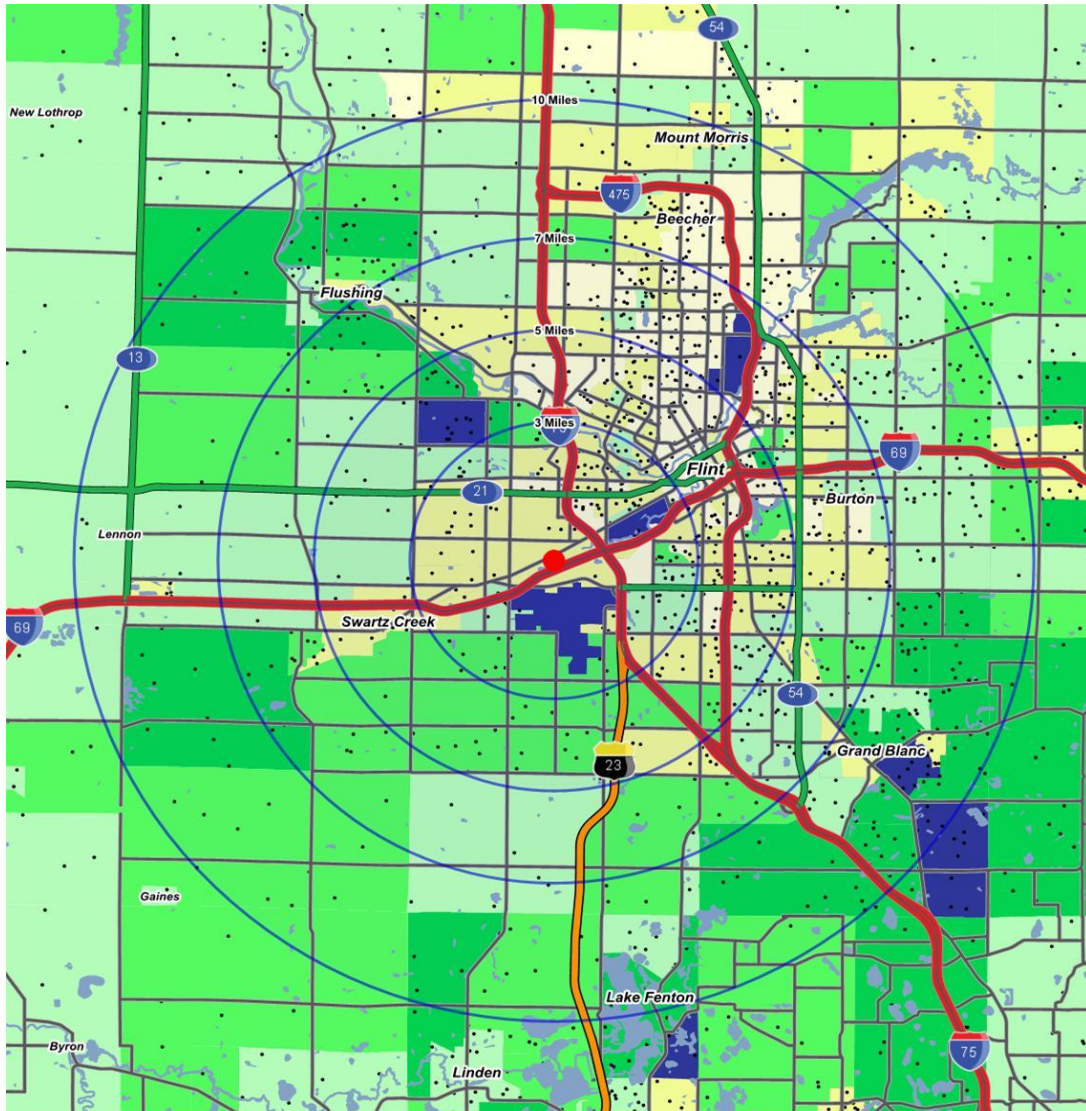
BUSINESS & DAYTIME EMPLOYMENT REPORT

4071 MILLER ROAD, FLINT

	3.00 mile	5.00 mile	7.00 mile	10.00 mile
Total Businesses / Total Employees	2,311/30,381	5,441/71,343	8,213/110,888	11,027/140,596
Retail Trade	562/10,553	1,118/16,316	1,808/26,053	2,364/32,240
Home Improvement Stores	25 / 507	56 / 869	103 / 1,430	145 / 1,863
General Merchandise Stores	18 / 2,016	37 / 2,299	70 / 3,686	85 / 4,295
Food Stores	36 / 795	101 / 1,856	174 / 3,220	236 / 4,126
Auto Dealers & Gas Stations	57 / 938	127 / 1,511	230 / 2,792	305 / 3,425
Apparel & Accessory Stores	78 / 792	107 / 870	145 / 1,051	168 / 1,169
Furniture & Home Furnishings	51 / 740	83 / 935	125 / 1,099	160 / 1,256
Eating & Drinking Places	131 / 3,233	291 / 5,631	473 / 8,647	604 / 10,720
Miscellaneous Retail Stores	166 / 1,533	315 / 2,344	487 / 4,127	662 / 5,386
Finance - Insurance - Real Estate	210/1,882	492/5,222	713/6,438	962/7,768
Banks, Savings & Lending Institutions	67 / 670	148 / 2,908	222 / 3,494	306 / 4,064
Insurance Carriers & Agencies	67 / 798	134 / 1,168	184 / 1,386	233 / 1,586
Real Estate - Trust - Holding Companies	77 / 414	210 / 1,146	307 / 1,558	422 / 2,118
Services	1,212/14,905	2,725/37,120	3,937/49,240	5,255/68,678
Hotels & Lodging	13 / 186	20 / 476	31 / 695	42 / 783
Personal Services	218 / 1,540	527 / 3,117	865 / 4,767	1,133 / 5,843
Professional Services	68 / 459	148 / 1,184	207 / 1,649	294 / 2,133
Business Services	98 / 1,232	226 / 2,320	335 / 3,873	468 / 4,593
Motion Picture & Amusement	38 / 359	112 / 1,397	170 / 1,995	246 / 2,847
Health Services	522 / 7,629	811 / 15,908	1,031 / 18,047	1,381 / 28,617
Legal Services	69 / 220	258 / 1,206	276 / 1,263	327 / 1,436
Education Services	36 / 2,232	107 / 6,404	172 / 9,637	256 / 13,330
Social Services	68 / 719	231 / 3,732	344 / 5,119	433 / 6,189
Other Services	84 / 331	284 / 1,375	505 / 2,195	676 / 2,908
Agriculture	20/90	60/396	113/673	178/973
Mining	2/7	5/36	7/62	8/67
Construction	89/707	239/1,948	425/3,582	672/4,705
Manufacturing	49/683	137/4,922	222/16,655	294/17,940
Transportation, Communications & Utilities	57/1,639	138/3,543	245/5,048	323/5,617
Wholesale Trade	75/1,041	184/2,410	314/4,340	436/5,452
Government	24/311	229/5,089	287/6,031	326/6,878

MEDIAN HH INCOME & POPULATION DOT DENSITY

4071 MILLER ROAD, FLINT



Population Density

One Dot = 200 Persons

Median HH Income

- \$100,000 or more
- \$75,000 to \$100,000
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000