

PIRATES PLAZA

HIGHLY VISIBLE WITH 257' OF FRONTAGE ON MILLER ROAD



ADDRESS
4071 Miller Road
Flint, Michigan 48507

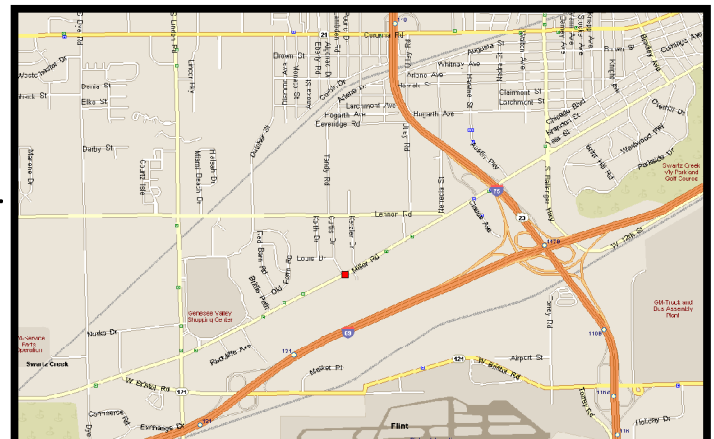
AERA TENANTS
Macy's, Sears, Kohl's, JC Penney, Bed Bath & Beyond, JoAnn Etc., Best Buy, Target, Old Navy, Michaels, Toys R Us, Office Max, Petco, Dunham's Sports, Guitar Center and more

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.

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)

FEATURES
This existing 45,506 SF 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.



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES	10 MILES
2010 Est. Population	37,551	117,114	197,393	297,928
2010 Est. Median Income	\$42,800	\$41,126	\$40,790	\$46,223

CONTACT INFORMATION

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SITE PLAN



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