

AVAILABLE

Commercial Realty Inc.

FOR LEASE OR SALE

4357 MILLER RD.

Flint, MI 48507



Presented By:
Edward C. Anderson
Commercial Realty Inc.
President/Associate Broker

101 East Main Street, Ste. A Flushing, MI 48433
Phone: 810-659-8900 Fax: 810-659-7174

Web Site: www.CommercialRealtyInc.com E-mail: eander1031@aol.com



**4357 Miller Rd.—Flint, Michigan 48507
Offered for Sale**

Location: Property is located at 4357 Miller Rd. in Flint, Genesee County, Michigan.

Property

Description: Retail strip directly South of the Genesee Valley mall, with a traffic signal that makes for an easy ingress egress. Site offers Extra Large Double Pylon sign . Join Sleep Doctor and Hear USA !

Existing Tenants: Sleep Doctor. HearX, Joe Lash

Location Description: Located in the heart of the Miller Road Corridor directly South from the Genesee Valley Shopping Center . High Traffic count of 25k cars per day.

Building Size: Retail Space 50' X 160' = 8,000 square feet
Warehouse 1 : 50' X 140' = 7,000 square feet
Warehouse 2: 52' X 120' = 6,240 square feet

Asking Lease Price:

1. Retail Space: \$18 per sf NNN *est NNN: \$2.00 PSF, Taxes \$1.30 Ins: \$.20 Cam: \$.60

2. Warehouse Space: \$3 NNN

Purchase Price: negotiable

Annual Taxes : Parcel # 07-28-553-002 \$17,357.23
Parcel # 07-28-553-001 \$ 14,295.79

Total Annual Taxes : \$ 31,653.02

Current SEV: \$609,200.00 , Fair Market Value: \$1,218,400.00

Lot Size: 3 Acres +/-

Building GLA: 21,240 sf (retail 10,500 sf) (Warehouse 10,740 sf)



Presented By:
Edward C. Anderson
Commercial Realty Inc.
President/Associate Broker

101 East Main Street, Ste. A Flushing, MI 48433
Phone: 810-659-8900 Fax: 810-659-7174

Web Site: www.CommercialRealtyInc.com E-mail: eander1031@aol.com





Subject Site

GENESEE VALLEY CENTER

FLINT, MI

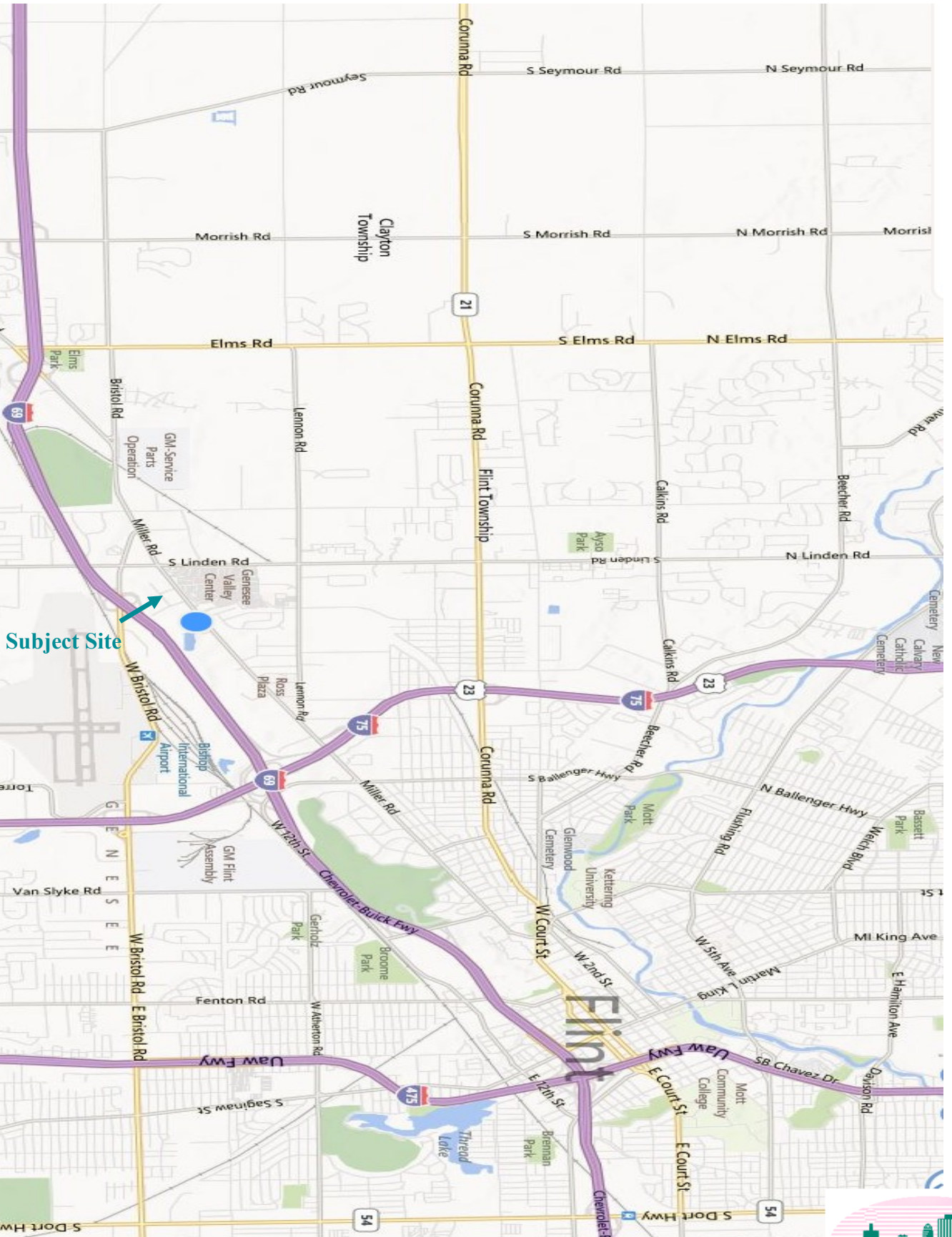


Special Real Estate Group
145 Southfield Road
Farmington Hills, MI 48334
313.431.1000

GENESEE VALLEY CENTER
SPECIAL REAL ESTATE GROUP
145 SOUTHFIELD ROAD
FARMINGTON HILLS, MI 48334
313.431.1000

4297 Miller Rd.

Flint, MI 48507

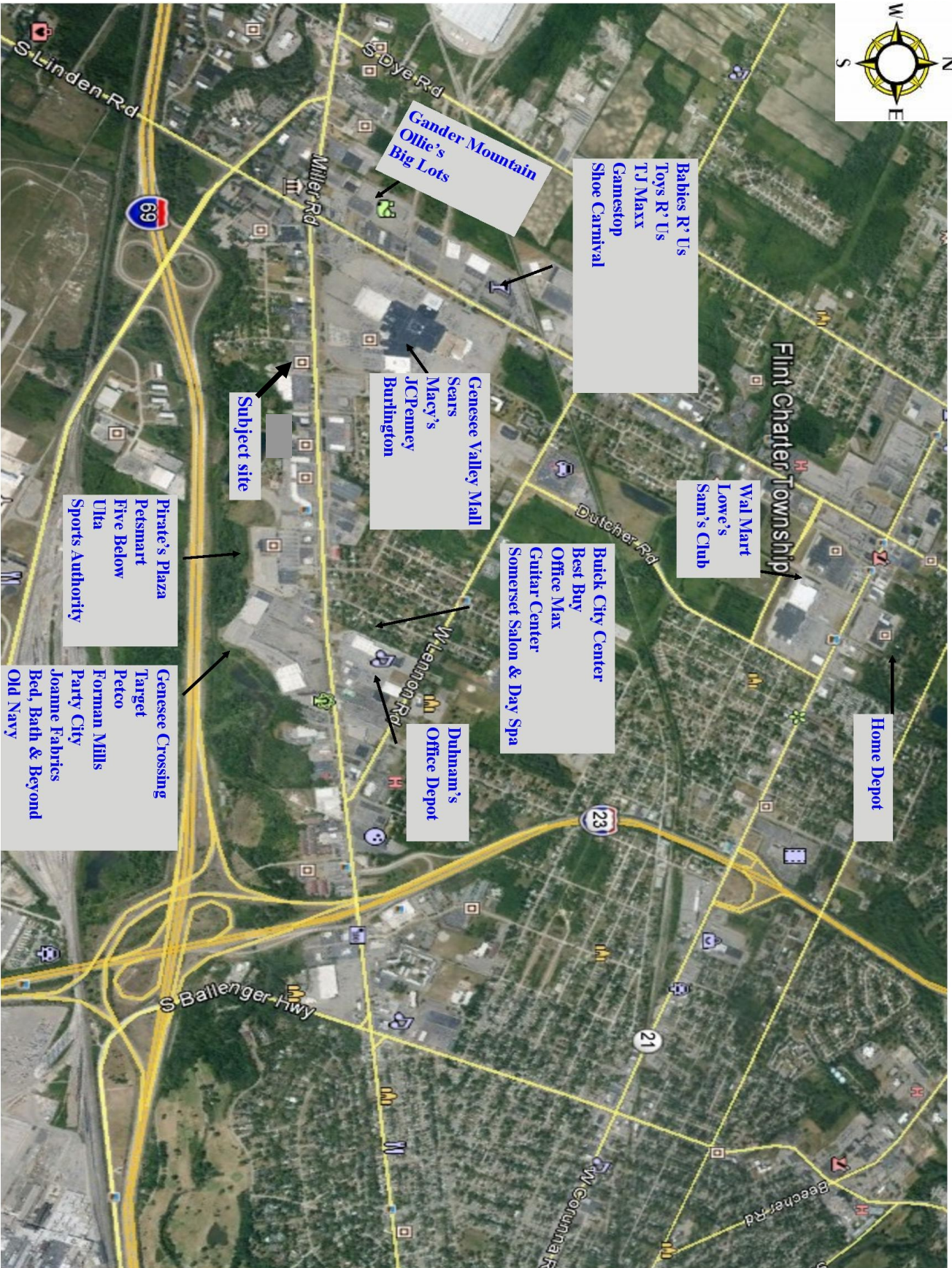


Regional Map

Aerial Photo

4297 Miller Rd.

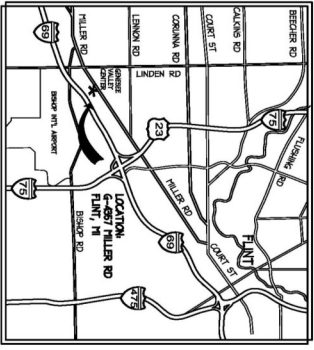
Flint, MI 48507



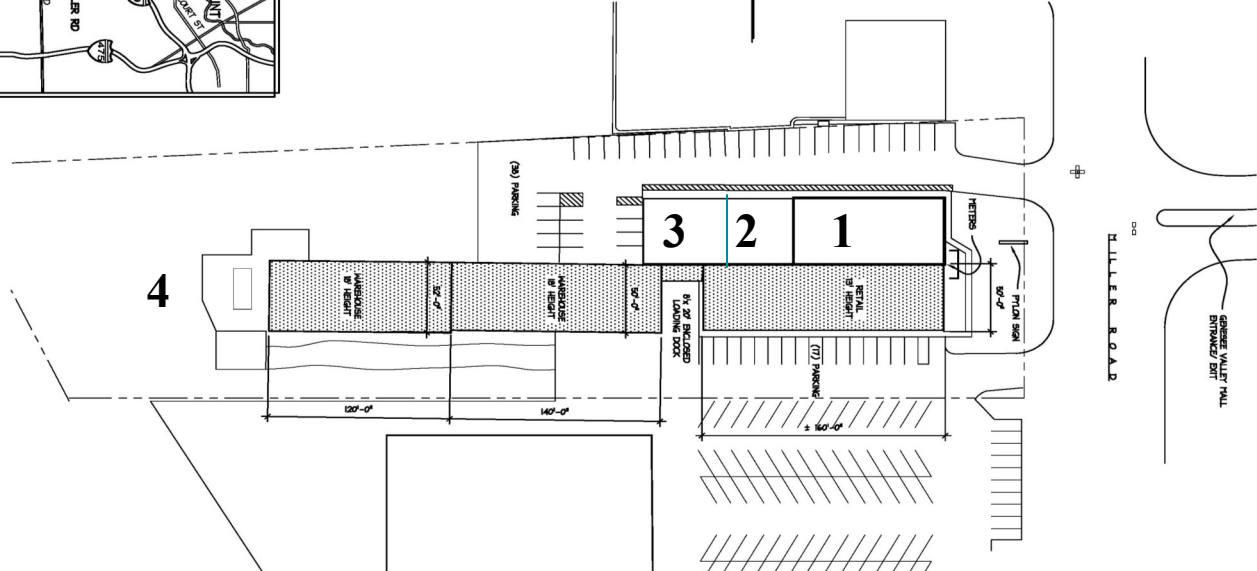
Site Plan

4357 Miller Rd.

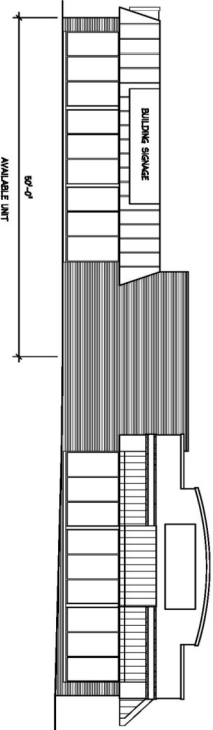
Flint, MI



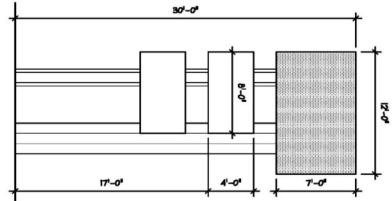
SCHEMATIC
N
SITE PLAN
1" = 40'-0"



- 1. Sleep Doctor
- 2. Joe Lash
- 3. HearX
- 4. American Tower/Verizon



MILLER ROAD (NORTH)
ELEVATION
1/8" = 1'-0"



NOTES: SIGN DIMENSIONS
NOT APPROXIMATE
PYLON SIGN
ELEVATION
3/8" = 1'-0"

56

LEASING PLAN
MILLER ROAD RETAIL
G-4357 MILLER ROAD, FLINT, MICHIGAN 48507

SITE PLAN AND SIGN ELEVATION

REV #	REVISION/SUBMISSION	DATE	DRAWN BY	REVIEWED BY
			LRD	LRD
			PROJECT NO.	SCALE
			AS NOTED	
			CAD FILE	DATE
			A101	1/16/14



ARCHITECTS
NIB
INC.

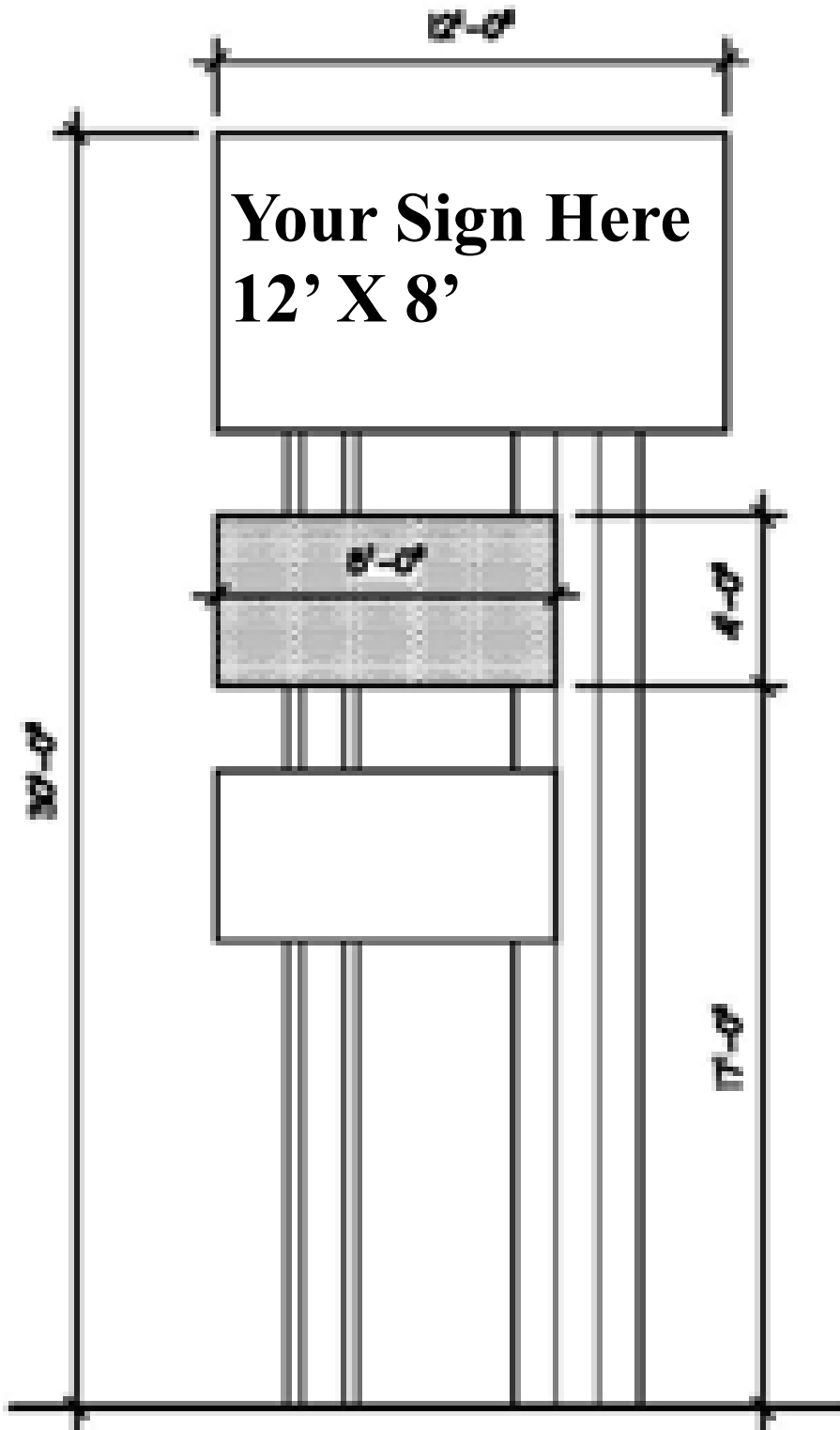
1551 Main Street
Flint, Michigan 48503
810.659.7118 fax
810.659.7224 fax

www.nibarchitects.com

A1

1
OF
TOTAL SHEETS

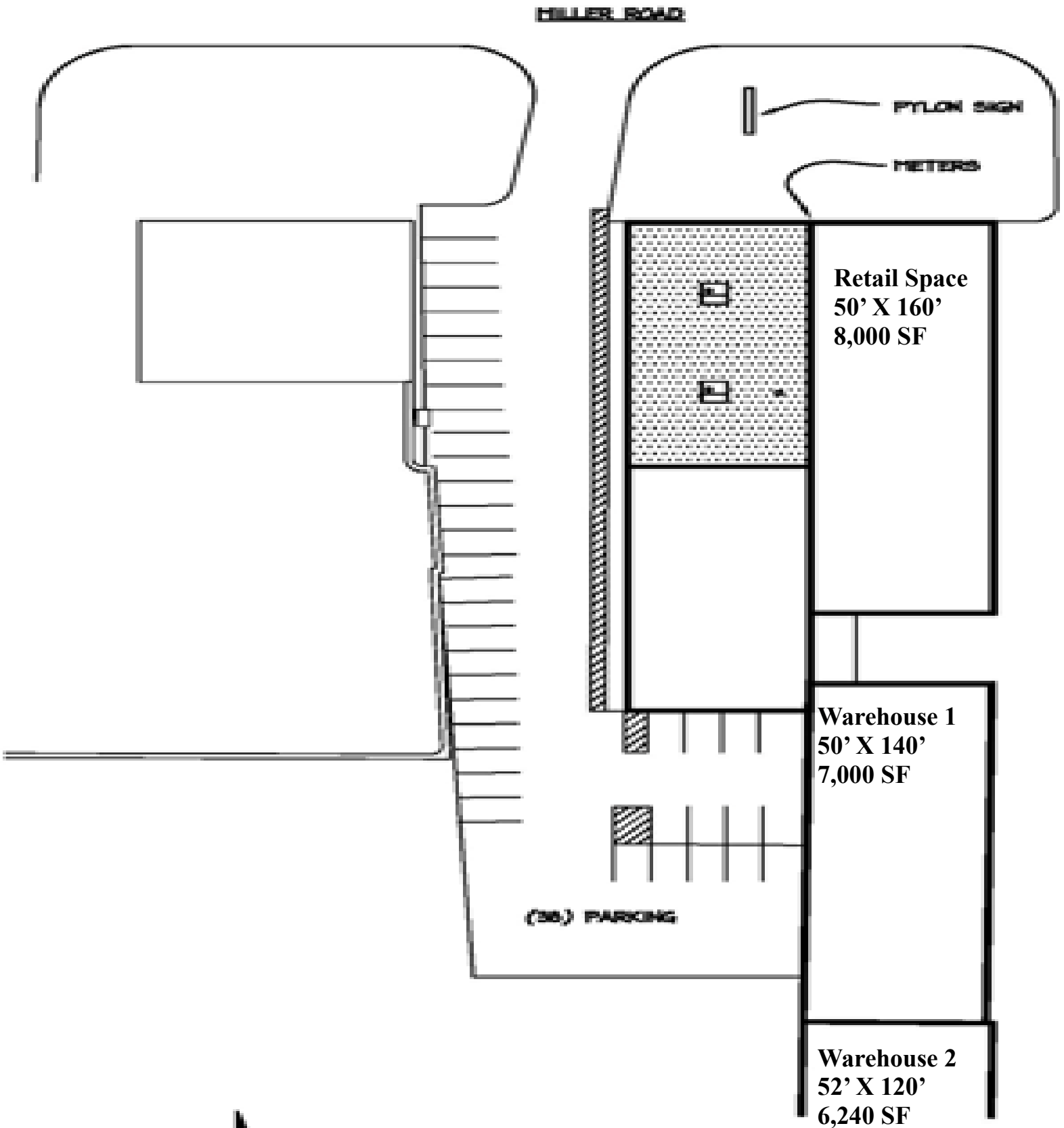
Pylon



NOTE: SIGN DIMENSIONS ARE APPROXIMATE

PYLON SIGN
ELEVATION
3' 1/2" = 1'-0"

Site Plan



SCHEMATIC
N SITE PLAN
1" = 40'-0"

Pylon Sign



2012 DEMOGRAPHICS

Radius	Average HH Income	Population
1 Mile	\$36,651	36,924
3 Mile	\$36,625	115,076
5 Mile	\$36,606	193,283

Miller Road – Flint Plaza – lease summaries – December 2014

Tenant	lease com.	lease expires	square footage	annual rent	options	renewal rent	NNN expenses
Sleep Doctor	5/14	10/19	5,000sf	\$60,000	3- 5 year		Prorata *Tax, * Ins. *CAM
						Opt 1; \$65,000	* Capped at 5% year increases
						Opt 2; \$70,000	annually
						Opt 3 \$75,000	
Joe Lash	7/12	7/17	2,500sf	\$18,000			Prorata CAM, Tenant pays
							Increase only in Tax, Ins.
American Tower	1/2000		ground lease	\$3,650 (11/14)	auto- each 5 yr		15% increase each 5 year
Flint Cellular	11/1994		ground lease	\$12,593 (11/14)	9-5 year	renewal 6-\$14,481	Renewal -7 \$16,664
						Renewal 7-\$19,152	Renewal -8 \$22,025
						Renewal 9-\$25,329	
Hear-X	2005	12/15	2,500	\$ 34,080			Prorata tax, Inc. CAM





