

VALLEY PLAZA 4205 MILLER RD. FLINT TWP., MICHIGAN

FOR LEASE

SPACE SIZE:
1,400 -5,600 SQ. FT.

BUILDING SIZE:
64,851 SQ. FT.

AVAILABLE:
GENERAL BUSINESS

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
LINDEN NORTH OF MILLER:
18,909 ADT
MILLER EAST OF LINDEN:
27,966 ADT



CONTACT:
KENT BUTLER
KBUTLER@LUDWIGSEELEY.COM



PLAZA ENTRANCE IS AT A TRAFFIC LIGHT

LOCATED ON MAJOR RETAIL CORRIDOR
NEAR GENESSEE VALLEY CENTER REGIONAL MALL

JOIN:
MONGOLIAN BBQ & PEERLESS MATTRESS

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	1,356	33,935	110,762
	AVERAGE INCOME	\$45,245	\$50,976	\$49,457
	HOUSEHOLDS	608	15,643	47,254

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM



B-11,12. Lovers Lane
 B-10. Fashion Nails
 B-8,9. Sunrise Coast
 B-7. Hair Team
 B-6. Available 1,400 Sq. Ft.
 B-5. Available 1,400 Sq. Ft.
 B-4. UPS Store
 B-3. Dyslexia

B-1,2. Available 2,590 Sq. Ft.
 A-10. Check N Go
 A-8,9. Available 2,800 Sq. Ft.
 A-7. Available 1,400 Sq. Ft.
 A-6. Windsor Beauty
 A-4,5. Orvel's Deli
 A-1-3. Peerless Mattress

C-1. Foot Prints
 C-2,3. Citi Financial
 C-4,5,6,7. Regency
 C-8. Popcorn Wagon
 C-9. Available 1,650 Sq. Ft.
 C-10. H & R Block
 C-11. Available 3,400 Sq. Ft.
 C-12,13. Available 3,600 Sq. Ft.

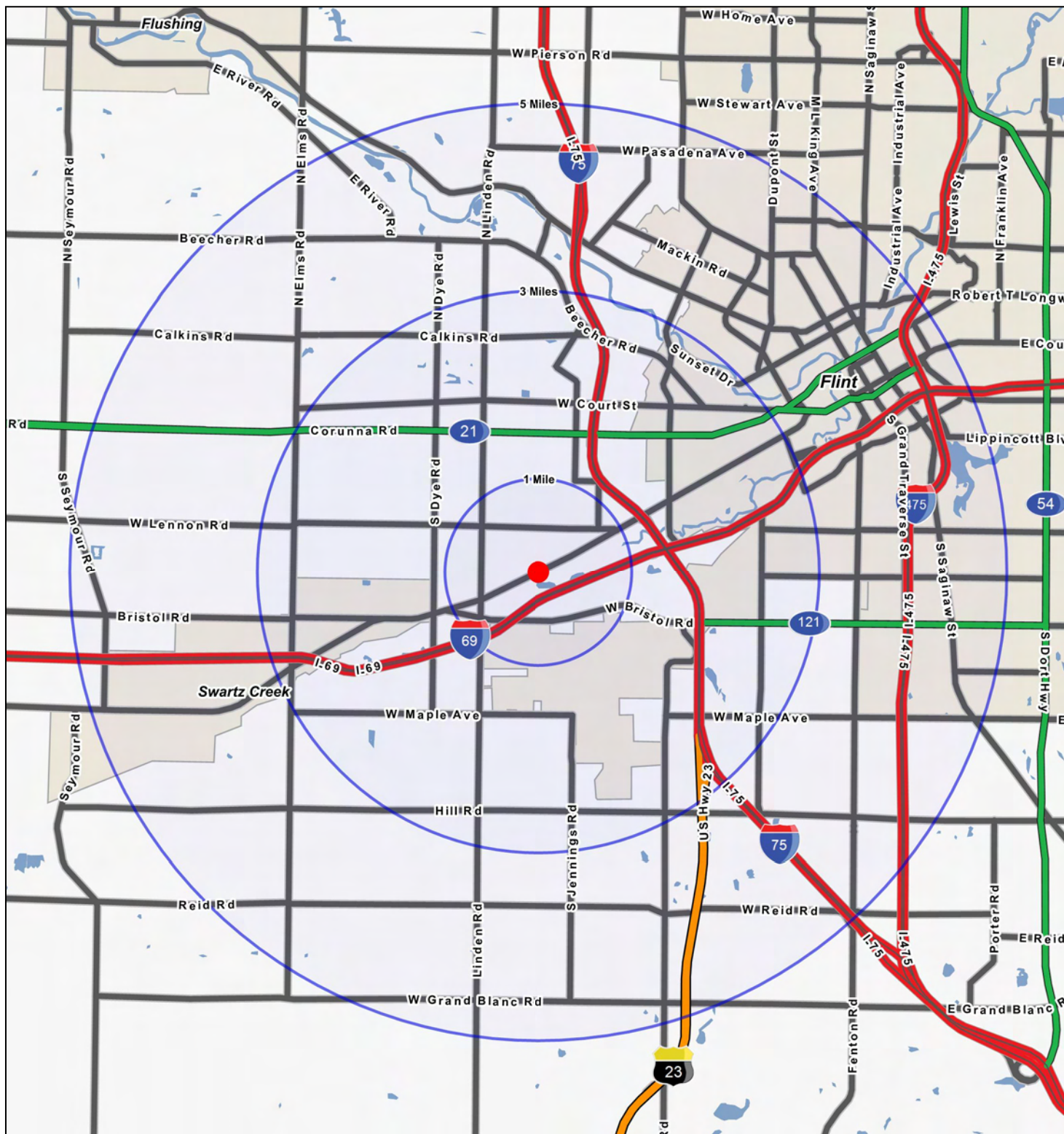
C-14. Available 1,250 Sq. Ft.
 C-15 Available 1,250 Sq. Ft.
 C-16. Another Grow Store
 C-17. LA Insurance
 C-18,19,20. Mongolian BBQ

VALLEY PLAZA
4205 MILLER RD.
FLINT, MICHIGAN



SITE

- | | |
|--------------------------|-------------------------|
| 1. Genesee Valley Mall | 18. Old Navy |
| 2. Art Van | 19. Bed Bath & Beyond |
| 3. Logan's Roadhouse | 20. Joann Fabric |
| 4. Casual Male | 21. AT&T |
| 5. David's Bridal | 22. Olive Garden |
| 6. Bargain Books | 23. Petco |
| 7. Davenport University | 24. Party America |
| 8. Pier One | 25. Fashion Bug |
| 9. Mongolian Barbeque | 26. Family Dental Group |
| 10. Red Onion | 27. Payless Shoes |
| 11. Rib City Grill | 28. Target |
| 12. Genesee Valley Dodge | 29. Best Buy |
| 13. Men's Warehouse | 30. Office Max |
| 14. Borders Books | 31. Guitar Center |
| 15. Sports Authority | 32. Chuck E. Cheese |
| 16. Circuit City | 33. Sherwin Williams |
| 17. PetSmart | 34. Famous Daves |
| | 35. Office Depot |
| | 36. K&G Clothes |



©2012, Sites USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

4205 Miller Road
Flint, MI

February 2012

Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley
Lat/Lon: 42.98077/-83.75901

4205 Miller Rd	1 Mile		3 Miles		5 Miles	
Flint, MI						
Population (2010)						
Estimated Population	1,356		33,935		110,762	
Census Population (1990)	1,929		37,827		125,315	
Census Population (2000)	1,445		36,058		120,562	
Projected Population (2015)	1,250		31,789		103,397	
Forecasted Population (2020)	1,142		29,405		93,809	
Historical Annual Growth (1990 to 2000)	-485	-2.51%	-1,769	-0.47%	-4,752	-0.38%
Historical Annual Growth (2000 to 2010)	-88	-0.61%	-2,123	-0.59%	-9,800	-0.81%
Projected Annual Growth (2010 to 2015)	-106	-1.57%	-2,146	-1.26%	-7,366	-1.33%
Estimated Population Density	432 <i>psm</i>		1,201 <i>psm</i>		1,411 <i>psm</i>	
Trade Area Size	3.14 <i>sq mil</i>		28.26 <i>sq mil</i>		78.49 <i>sq mil</i>	
Households (2010)						
Estimated Households	608		15,643		47,254	
Census Households (1990)	773		15,819		49,668	
Census Households (2000)	614		15,756		48,657	
Projected Households (2015)	592		15,486		46,601	
Forecasted Households (2020)	580		15,323		45,410	
Households with Children	166	27.35%	4,194	26.81%	14,783	31.28%
Average Household Size	2.23		2.14		2.29	
Average Household Income (2010)						
Est. Average Household Income	\$45,245		\$50,976		\$49,457	
Proj. Average Household Income (2015)	\$46,009		\$51,942		\$50,400	
Average Family Income	\$56,885		\$61,892		\$59,729	
Median Household Income (2010)						
Est. Median Household Income	\$35,976		\$43,536		\$41,634	
Proj. Median Household Income (2015)	\$36,586		\$44,404		\$42,619	
Median Family Income	\$48,968		\$54,293		\$51,814	
Per Capita Income (2010)						
Est. Per Capita Income	\$20,504		\$23,761		\$21,752	
Proj. Per Capita Income (2015)	\$22,070		\$25,604		\$23,465	
Per Capita Income Est. 5 year change	\$1,566	7.64%	\$1,844	7.76%	\$1,713	7.88%
Other Income (2010)						
Est. Median Disposable Income	\$31,651		\$37,409		\$35,776	
Proj. Median Disposable Income (2015)	\$32,060		\$38,057		\$36,522	
Disposable Income Est. 5 year change	\$409	1.29%	\$648	1.73%	\$746	2.08%
Est. Average Household Net Worth	\$195,094		\$200,087		\$194,914	
Daytime Demos (2010)						
Total Number of Businesses	410		2,229		5,257	
Total Number of Employees	6,057		29,318		68,143	
Company Headqtrs: Businesses	-	0.12%	1	0.04%	1	0.02%
Company Headqtrs: Employees	25	0.41%	50	0.17%	190	0.28%
Unemployment Rate	5.74%		7.41%		9.63%	
Employee Population per Business	14.8 to 1		13.2 to 1		13.0 to 1	
Residential Population per Business	3.3 to 1		15.2 to 1		21.1 to 1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley
Lat/Lon: 42.98077/-83.75901

4205 Miller Rd

Flint, MI

Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
White	1,149	84.69%	26,928	79.35%	73,388	66.26%
Black or African American	100	7.38%	4,350	12.82%	28,791	25.99%
American Indian & Alaska Native	11	0.79%	227	0.67%	684	0.62%
Asian	13	0.99%	578	1.70%	1,522	1.37%
Hawaiian & Pacific Islander	2	0.15%	13	0.04%	29	0.03%
Other Race	25	1.84%	464	1.37%	1,513	1.37%
Two or More Races	57	4.17%	1,375	4.05%	4,835	4.37%
Not Hispanic or Latino Population	1,319	97.23%	32,958	97.12%	107,706	97.24%
Hispanic or Latino Population	38	2.77%	977	2.88%	3,056	2.76%
Not of Hispanic Origin Population (1990)	1,898	98.37%	37,100	98.08%	122,529	97.78%
Hispanic Origin Population (1990)	32	1.63%	727	1.92%	2,786	2.22%
Not Hispanic or Latino Population (2000)	1,410	97.57%	35,138	97.45%	117,644	97.58%
Hispanic or Latino Population (2000)	35	2.43%	920	2.55%	2,918	2.42%
Not Hispanic or Latino Population (2015)	1,215	97.15%	30,848	97.04%	100,446	97.15%
Hispanic or Latino Population (2015)	36	2.85%	941	2.96%	2,950	2.85%
Hist. Hispanic Ann Growth (1990 to 2010)	6	0.97%	250	1.72%	270	0.48%
Proj. Hispanic Ann Growth (2015 to 2010)	-2	-1.07%	-36	-0.73%	-106	-0.69%

Age Distribution (2010)

0 to 4 yrs	65	4.77%	2,068	6.09%	7,711	6.96%
5 to 9 yrs	65	4.82%	1,845	5.44%	7,309	6.60%
10 to 14 yrs	95	6.97%	1,898	5.59%	7,263	6.56%
15 to 19 yrs	84	6.22%	2,030	5.98%	7,588	6.85%
20 to 24 yrs	78	5.76%	2,201	6.49%	7,498	6.77%
25 to 29 yrs	68	5.05%	2,176	6.41%	7,321	6.61%
30 to 34 yrs	70	5.19%	2,126	6.27%	6,961	6.28%
35 to 39 yrs	77	5.67%	1,993	5.87%	6,769	6.11%
40 to 44 yrs	93	6.87%	2,105	6.20%	7,010	6.33%
45 to 49 yrs	89	6.58%	2,288	6.74%	7,587	6.85%
50 to 54 yrs	87	6.39%	2,440	7.19%	7,900	7.13%
55 to 59 yrs	97	7.14%	2,259	6.66%	6,944	6.27%
60 to 64 yrs	90	6.63%	2,017	5.94%	6,113	5.52%
65 to 74 yrs	151	11.16%	3,129	9.22%	8,657	7.82%
75 to 84 yrs	104	7.69%	2,242	6.61%	5,683	5.13%
85 yrs plus	42	3.09%	1,117	3.29%	2,446	2.21%
Median Age	43.33 yrs		40.51 yrs		36.97 yrs	

Gender Age Distribution (2010)

Female Population	720	53.06%	18,094	53.32%	58,073	52.43%
0 to 19 yrs	144	19.99%	3,846	21.26%	14,638	25.21%
20 to 64 yrs	391	54.34%	10,359	57.25%	33,543	57.76%
65 yrs plus	185	25.67%	3,889	21.49%	9,893	17.04%
Female Median Age	46 yrs		43 yrs		39 yrs	
Male Population	637	46.94%	15,841	46.68%	52,689	47.57%
0 to 19 yrs	165	25.95%	3,995	25.22%	15,234	28.91%
20 to 64 yrs	359	56.34%	9,246	58.37%	30,561	58.00%
65 yrs plus	113	17.71%	2,600	16.41%	6,894	13.08%
Male Median Age	40.06 yrs		38.12 yrs		35.00 yrs	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley
Lat/Lon: 42.98077/-83.75901

4205 Miller Rd

Flint, MI

1 Mile

3 Miles

5 Miles

Household Income Distribution (2010)

\$200,000 or More	2	0.31%	138	0.88%	468	0.99%
\$150,000 to \$199,999	8	1.33%	347	2.22%	1,006	2.13%
\$100,000 to \$149,999	49	8.14%	1,157	7.40%	3,369	7.13%
\$75,000 to \$99,999	49	8.08%	1,577	10.08%	4,631	9.80%
\$50,000 to \$74,999	96	15.82%	3,135	20.04%	8,662	18.33%
\$35,000 to \$49,999	105	17.24%	2,774	17.74%	7,940	16.80%
\$25,000 to \$34,999	65	10.74%	2,209	14.12%	6,495	13.74%
\$15,000 to \$24,999	113	18.55%	2,099	13.42%	6,456	13.66%
\$0 to \$14,999	120	19.79%	2,206	14.10%	8,227	17.41%
\$35,000+	309	50.92%	9,129	58.36%	26,076	55.18%
\$75,000+	109	17.86%	3,220	20.58%	9,475	20.05%

Housing (2010)

Total Housing Units	680		17,629		54,782	
Housing Units, Occupied	608	89.39%	15,643	88.73%	47,254	86.26%
<i>Housing Units, Owner-Occupied</i>	412	67.79%	10,646	68.06%	30,601	64.76%
<i>Housing Units, Renter-Occupied</i>	196	32.21%	4,996	31.94%	16,653	35.24%
Housing Units, Vacant	72	10.61%	1,987	11.27%	7,528	13.74%
Median Years in Residence	4 yrs		4 yrs		4 yrs	

Marital Status (2010)

Never Married	284	25.15%	7,261	25.83%	26,826	30.31%
Now Married	518	45.89%	13,696	48.72%	39,505	44.64%
Separated	28	2.48%	883	3.14%	3,945	4.46%
Widowed	99	8.76%	2,318	8.24%	6,332	7.15%
Divorced	200	17.71%	3,953	14.06%	11,894	13.44%

Household Type (2010)

Population Family	1,107	81.64%	26,413	77.83%	86,716	78.29%
Population Non-Family	246	18.14%	7,135	21.02%	21,481	19.39%
Population Group Qtrs	3	0.22%	388	1.14%	2,565	2.32%
Family Households	378	62.27%	9,112	58.25%	28,523	60.36%
<i>Married Couple With Children</i>	93	17.91%	2,355	17.20%	7,196	18.22%
<i>Average Family Household Size</i>	2.9		2.9		3.0	
Non-Family Households	229	37.73%	6,531	41.75%	18,731	39.64%

Household Size (2010)

1 Person Household	209	34.37%	5,777	36.93%	16,419	34.75%
2 Person Households	200	32.93%	5,148	32.91%	14,671	31.05%
3 Person Households	97	15.97%	2,420	15.47%	7,858	16.63%
4 Person Households	62	10.13%	1,422	9.09%	4,790	10.14%
5 Person Households	27	4.45%	571	3.65%	2,149	4.55%
6+ Person Households	13	2.15%	305	1.95%	1,367	2.89%

Household Vehicles (2010)

Total Vehicles Available	982		25,327		75,576	
Household: 0 Vehicles Available	63	10.45%	1,159	7.41%	4,304	9.11%
Household: 1 Vehicles Available	261	43.00%	6,807	43.52%	20,664	43.73%
Household: 2+ Vehicles Available	283	46.56%	7,676	49.07%	22,287	47.16%
Average Vehicles Per Household	1.6		1.6		1.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley
Lat/Lon: 42.98077/-83.75901

4205 Miller Rd

Flint, MI

Labor Force (2010)

	1 Mile	3 Miles	5 Miles
Est. Labor: Population Age 16+	1,110	27,706	87,038
Est. Civilian Employed	503 45.37%	13,992 50.50%	42,706 49.07%
Est. Civilian Unemployed	64 5.74%	2,053 7.41%	8,382 9.63%
Est. in Armed Forces	- -	20 0.07%	29 0.03%
Est. not in Labor Force	542 48.89%	11,641 42.02%	35,920 41.27%

Occupation (2000)

	1 Mile	3 Miles	5 Miles
Occupation: Population Age 16+	580	16,661	51,561
Mgmt, Business, & Financial Operations	42 7.27%	1,635 9.82%	4,271 8.28%
Professional and Related	91 15.74%	3,193 19.16%	9,019 17.49%
Service	92 15.87%	2,618 15.72%	9,686 18.79%
Sales and Office	126 21.64%	4,281 25.70%	12,658 24.55%
Farming, Fishing, and Forestry	- -	23 0.14%	58 0.11%
Construct, Extraction, & Maintenance	70 12.05%	1,699 10.20%	4,962 9.62%
Production, Transp. & Material Moving	159 27.44%	3,211 19.27%	10,907 21.15%
Percent White Collar Workers	44.65%	54.68%	50.33%
Percent Blue Collar Workers	55.35%	45.32%	49.67%

Consumer Expenditure (2010)

	1 Mile	3 Miles	5 Miles
Total Household Expenditure	\$24.9 M	\$691 M	\$2.04 B
Total Non-Retail Expenditures	\$14.2 M 57.04%	\$395 M 57.22%	\$1.17 B 57.23%
Total Retail Expenditures	\$10.7 M 42.96%	\$295 M 42.78%	\$874 M 42.77%
Apparel	\$1.18 M 4.76%	\$32.8 M 4.74%	\$97.2 M 4.76%
Contributions	\$847 K 3.40%	\$24.3 M 3.52%	\$71.6 M 3.51%
Education	\$551 K 2.21%	\$15.3 M 2.21%	\$45.9 M 2.25%
Entertainment	\$1.36 M 5.48%	\$38.2 M 5.53%	\$113 M 5.53%
Food And Beverages	\$3.92 M 15.76%	\$108 M 15.59%	\$319 M 15.62%
Furnishings And Equipment	\$1.04 M 4.20%	\$29.5 M 4.27%	\$87.1 M 4.26%
Gifts	\$617 K 2.48%	\$17.5 M 2.54%	\$51.6 M 2.53%
Health Care	\$1.62 M 6.51%	\$44.4 M 6.42%	\$131 M 6.40%
Household Operations	\$830 K 3.33%	\$23.5 M 3.40%	\$69.5 M 3.40%
Miscellaneous Expenses	\$430 K 1.73%	\$11.9 M 1.72%	\$35.0 M 1.71%
Personal Care	\$364 K 1.46%	\$10.1 M 1.46%	\$29.8 M 1.46%
Personal Insurance	\$236 K 0.95%	\$6.70 M 0.97%	\$19.8 M 0.97%
Reading	\$81.8 K 0.33%	\$2.28 M 0.33%	\$6.72 M 0.33%
Shelter	\$4.79 M 19.25%	\$132 M 19.18%	\$392 M 19.19%
Tobacco	\$183 K 0.74%	\$4.92 M 0.71%	\$14.6 M 0.72%
Transportation	\$4.99 M 20.06%	\$139 M 20.15%	\$410 M 20.09%
Utilities	\$1.83 M 7.36%	\$50.1 M 7.26%	\$149 M 7.28%

Educational Attainment (2010)

	1 Mile	3 Miles	5 Miles
Adult Population (25 Years or Older)	969	23,893	73,393
Elementary (0 to 8)	42 4.29%	670 2.80%	2,152 2.93%
Some High School (9 to 11)	94 9.74%	1,765 7.39%	6,510 8.87%
High School Graduate (12)	401 41.41%	8,769 36.70%	26,087 35.54%
Some College (13 to 16)	234 24.11%	6,070 25.40%	19,307 26.31%
Associate Degree Only	67 6.92%	2,109 8.83%	6,230 8.49%
Bachelor Degree Only	84 8.69%	2,734 11.44%	8,292 11.30%
Graduate Degree	47 4.85%	1,776 7.43%	4,814 6.56%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley
Lat/Lon: 42.98077/-83.75901

4205 Miller Rd							
		1 Mile		3 Miles		5 Miles	
Flint, MI							
Units In Structure (2000)							
1 Detached Unit	455	70.63%	11,138	66.83%	36,279	68.15%	
1 Attached Unit	7	1.09%	533	3.20%	1,676	3.15%	
2 to 4 Units	14	2.14%	800	4.80%	3,955	7.43%	
5 to 9 Units	31	4.79%	974	5.85%	2,557	4.80%	
10 to 19 Units	1	0.14%	806	4.83%	2,845	5.34%	
20 to 49 Units	5	0.75%	200	1.20%	1,174	2.21%	
50 or more Units	83	12.93%	767	4.60%	1,714	3.22%	
Mobile Home or Trailer	48	7.53%	1,449	8.69%	3,036	5.70%	
Other Structure	-	-	-	-	1	-	
Homes Built By Year							
1999 to 2000	11	1.66%	139	0.83%	424	0.80%	
1995 to 1998	16	2.43%	414	2.49%	1,532	2.88%	
1990 to 1994	20	3.03%	549	3.29%	1,469	2.76%	
1980 to 1989	102	15.85%	1,374	8.25%	3,452	6.48%	
1970 to 1979	116	17.96%	2,830	16.98%	8,468	15.91%	
1960 to 1969	128	19.93%	3,847	23.08%	10,293	19.33%	
1950 to 1959	136	21.17%	3,760	22.56%	11,394	21.40%	
Built Before 1949	116	17.96%	3,753	22.52%	16,206	30.44%	
Home Values (2000)							
\$1,000,000 or More	-	0.04%	12	0.12%	21	0.08%	
\$500,000 to \$999,999	-	-	13	0.13%	69	0.25%	
\$400,000 to \$499,999	-	-	45	0.48%	83	0.30%	
\$300,000 to \$399,999	-	-	18	0.19%	113	0.40%	
\$200,000 to \$299,999	-	0.12%	271	2.87%	1,001	3.58%	
\$150,000 to \$199,999	18	4.80%	579	6.14%	1,776	6.36%	
\$100,000 to \$149,999	106	27.68%	2,283	24.21%	5,744	20.56%	
\$70,000 to \$99,999	139	36.23%	2,942	31.19%	6,231	22.31%	
\$50,000 to \$69,999	61	15.89%	1,775	18.82%	5,423	19.41%	
\$25,000 to \$49,999	52	13.50%	1,355	14.37%	6,210	22.23%	
\$0 to \$24,999	7	1.73%	140	1.49%	1,263	4.52%	
Owner Occupied Median Home Value	\$87,343		\$89,770		\$84,135		
Renter Occupied Median Rent	\$257		\$376		\$322		
Transportation To Work (2000)							
Drive to Work Alone	482	83.04%	14,246	85.46%	42,043	81.53%	
Drive to Work in Carpool	84	14.52%	1,731	10.38%	6,290	12.20%	
Travel to Work - Public Transportation	-	-	102	0.61%	977	1.89%	
Drive to Work on Motorcycle	-	-	-	-	5	0.01%	
Walk or Bicycle to Work	7	1.16%	225	1.35%	909	1.76%	
Other Means	-	0.05%	85	0.51%	329	0.64%	
Work at Home	7	1.23%	281	1.69%	1,017	1.97%	
Travel Time (2000)							
Travel to Work in 14 Minutes or Less	239	41.75%	6,515	39.75%	18,889	37.36%	
Travel to Work in 14 to 29 Minutes	203	35.42%	6,337	38.67%	19,433	38.44%	
Travel to Work in 30 to 59 Minutes	99	17.34%	2,318	14.15%	8,216	16.25%	
Travel to Work in 60 Minutes or More	31	5.49%	1,218	7.43%	4,015	7.94%	
Average Travel Time to Work	19.4 mins		20.8 mins		21.4 mins		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.