

1,844 SQUARE FEET FOR LEASE 4455 CORUNNA ROAD FLINT TOWNSHIP, MI 48532

FOR LEASE

SPACE SIZE:
1,844 SQUARE FEET

SPACE DIMENSIONS:
+/- 35' X 53'

AVAILABLE:
IMMEDIATELY

ZONING:
C-2: GENERAL BUSINESS

TRAFFIC COUNTS:
CORUNNA ROAD: 31,500

LINDEN ROAD, SOUTH OF
CORUNNA: 22,683

LINDEN ROAD, NORTH OF
CORUNNA: 23,108



CONTACT:
LOU FRANGO
LFRANGO@LUDWIGSEELEY.COM



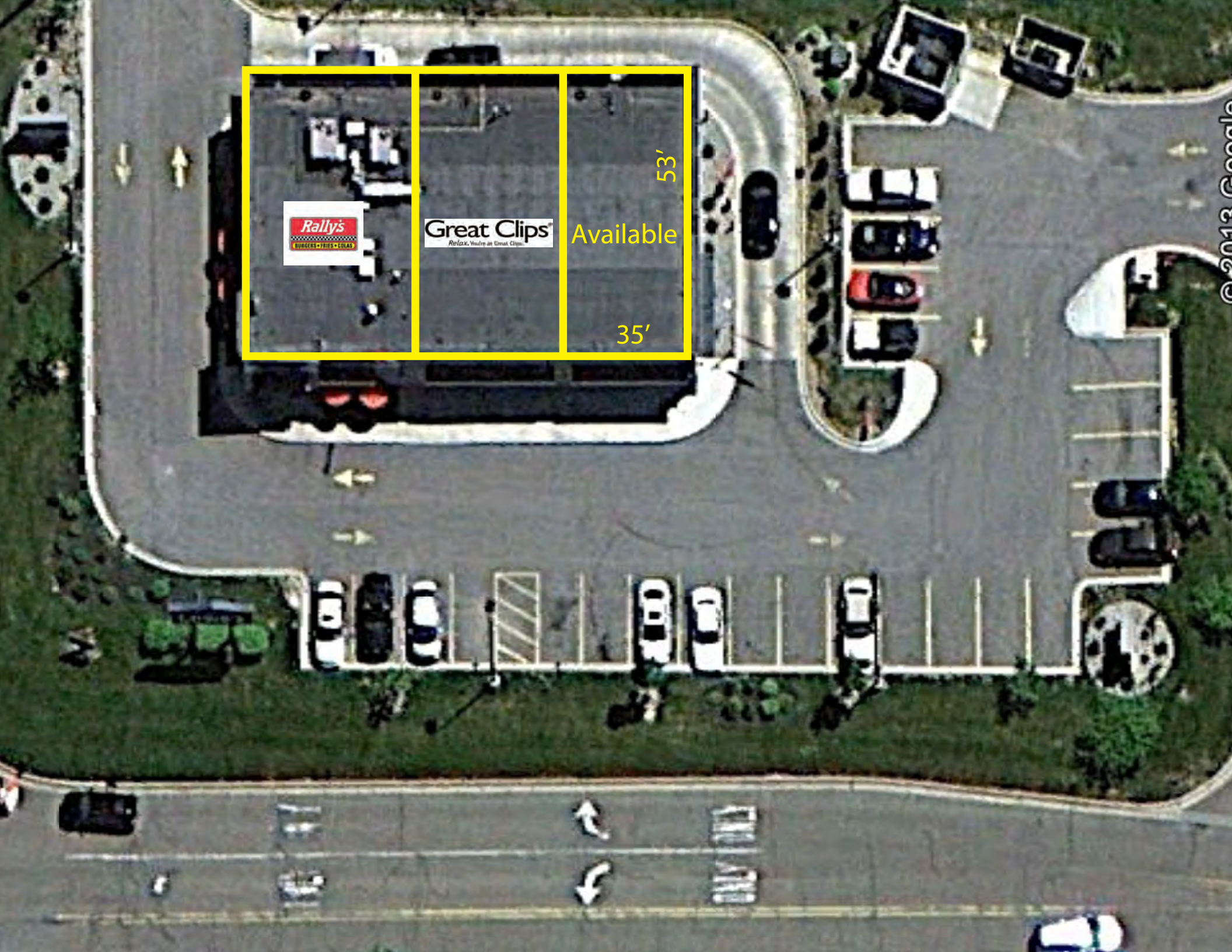
JOIN RALLY'S & GREAT CLIPS EXCELLENT RETAIL CORRIDOR NEAR LOWE'S, WAL-MART & SAM'S CLUB

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	4,050	39,489	109,346
	AVERAGE INCOME	\$40,288	\$51,869	\$46,571
	HOUSEHOLDS	1,949	16,839	45,548

Ludwig & Seeley

REAL ESTATE

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

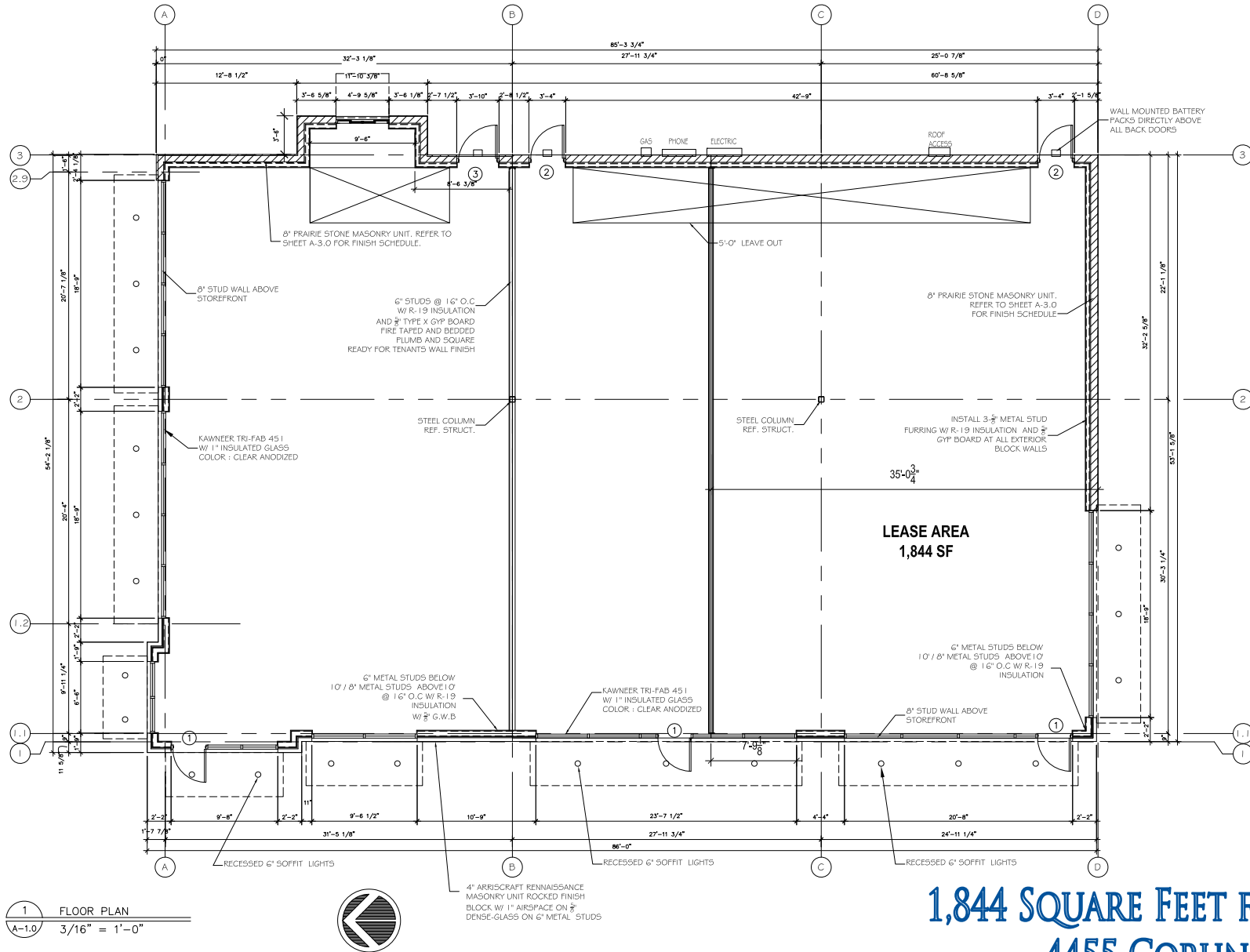


Great Clips®
Relax. You're at Great Clips.

Available

35'

53'



1,844 SQUARE FEET FOR LEASE
4455 CORUNNA ROAD
FLINT TOWNSHIP, MICHIGAN



Conway St

31,500

21

W Corunna Rd

Great Clips

35' x 53'

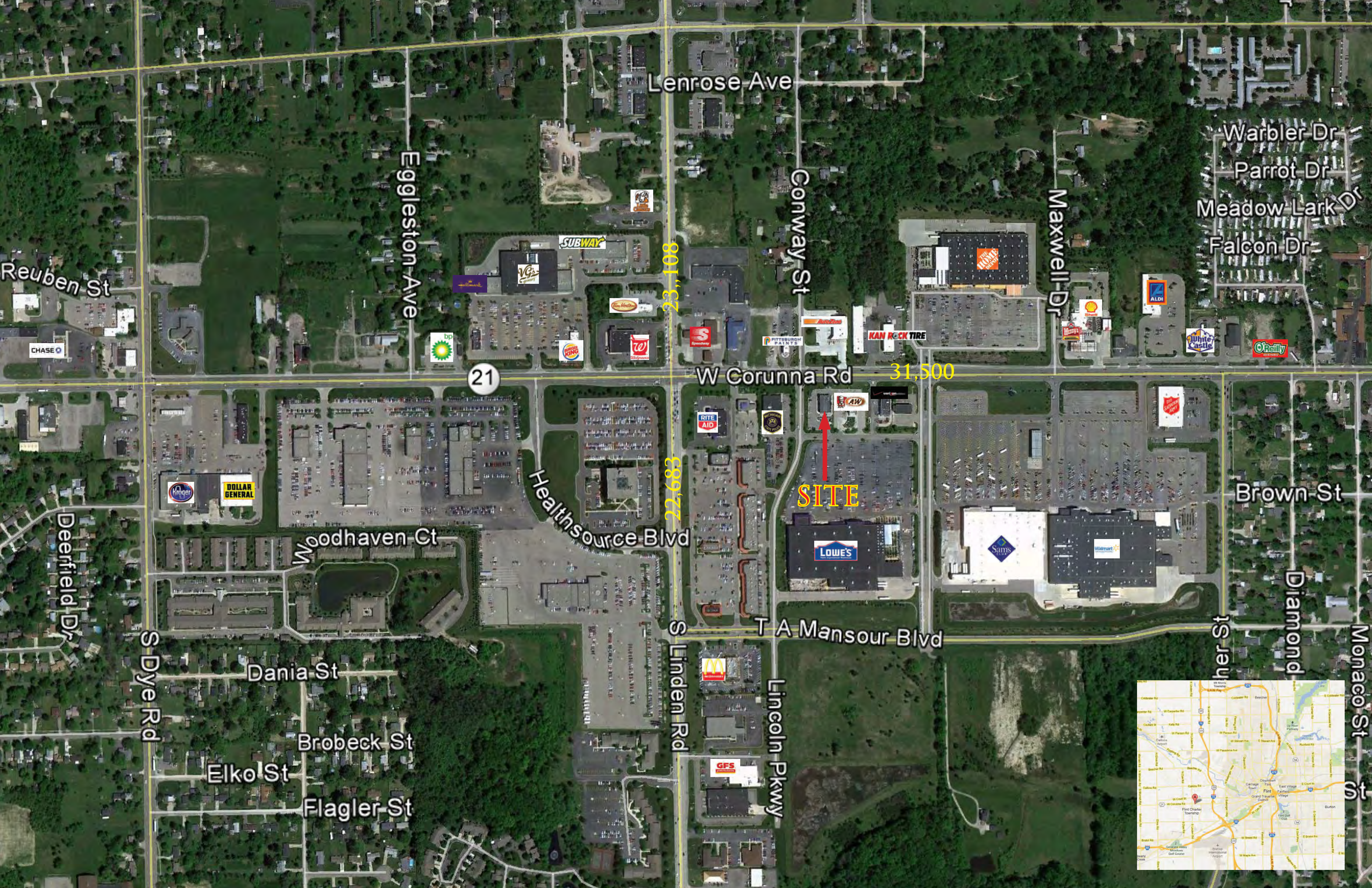
AW

verizon wireless

MICHIGAN
STATE POLICE

Lincoln Pkwy

T A Mansour Blvd



Lenrose Ave

Eggleston Ave

Conway St

Maxwell Dr

Warbler Dr
Parrot Dr
Meadow Lark Dr
Falcon Dr

Reuben St

23,108

21

W Corunna Rd

31,500

SITE

Healthsource Blvd

Woodhaven Ct

Brown St

Diamond St

Monaco St

T A Mansour Blvd

Lincoln Pkwy

S Linden Rd

Dania St

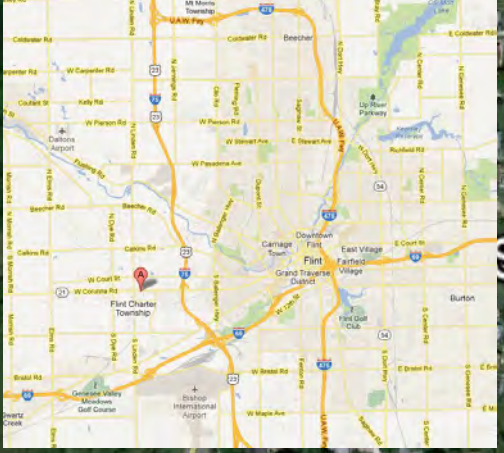
Brobeck St

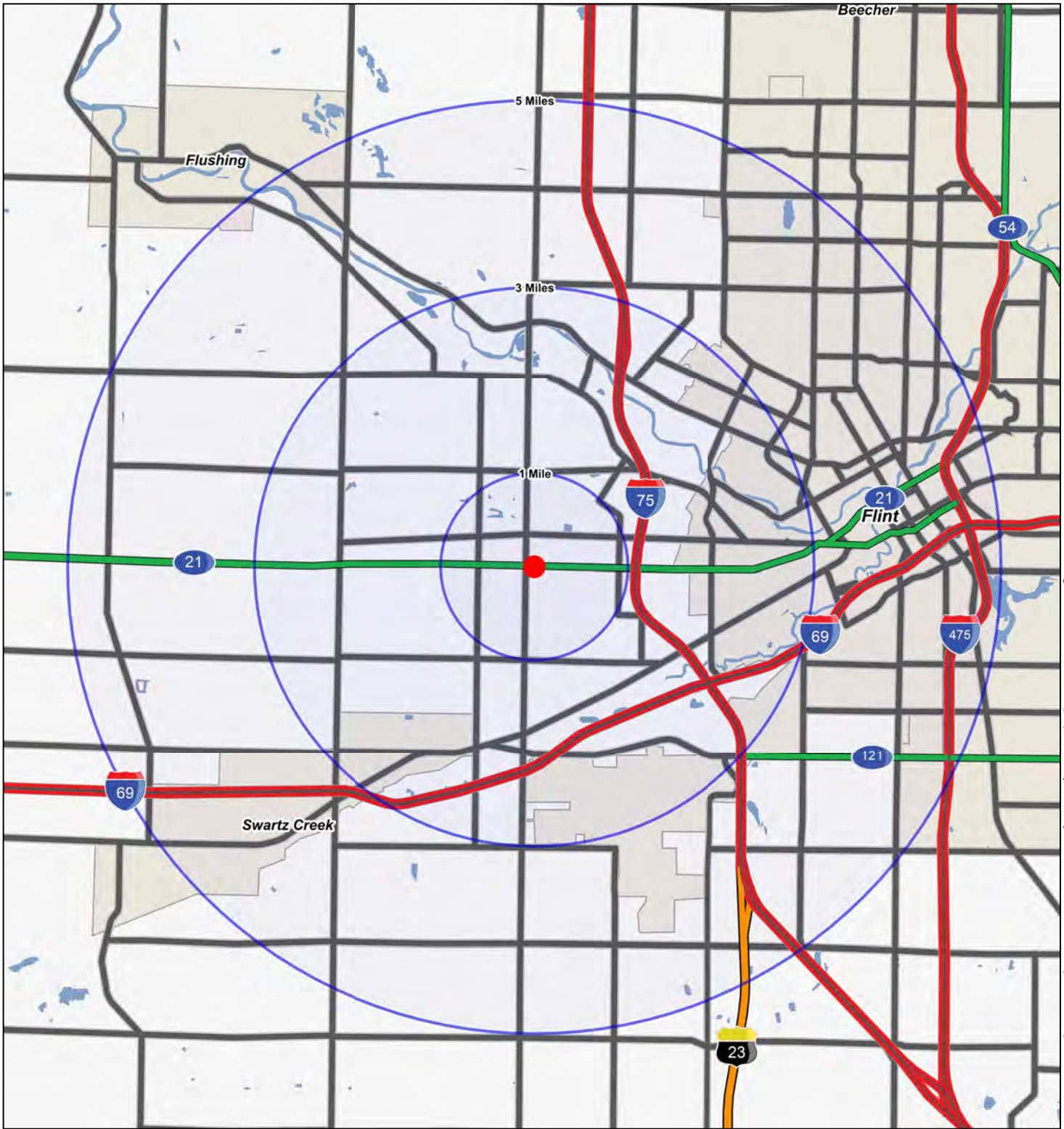
Elko St

Flagler St

S Dyke Rd

Deerfield Dr





Lat: 83.7711 Lon: 43.0019 Zoom: 11.03 mi

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4455 Corunna Road Flint Township, MI

February 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 43.0020/-83.7704

RF5

4455 Corunna Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	4,050	39,489	109,346
Projected Population (2017)	3,825	37,263	103,165
Forecasted Population (2022)	3,817	37,171	102,905
Census Population (2010)	4,155	40,515	112,201
Census Population (2000)	4,267	42,449	126,027
Projected Annual Growth (2012 to 2017)	-225 -1.1%	-2,225 -1.1%	-6,181 -1.1%
Historical Annual Growth (2010 to 2012)	-105 -1.3%	-1,026 -1.3%	-2,855 -1.3%
Historical Annual Growth (2000 to 2010)	-112 -0.3%	-1,934 -0.5%	-13,826 -1.1%
Estimated Population Density (2012)	1,290 psm	1,397 psm	1,393 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	1,949	16,839	45,548
Projected Households (2017)	1,963	16,960	45,877
Forecasted Households (2022)	1,963	16,960	45,877
Census Households (2010)	1,945	16,799	45,442
Census Households (2000)	1,912	17,777	50,165
Estimated Households with Children (2012)	456 23.4%	5,381 32.0%	14,835 32.6%
Estimated Average Household Size (2012)	2.07	2.30	2.33
Average Household Income			
Estimated Average Household Income (2012)	\$40,288	\$51,869	\$46,571
Projected Average Household Income (2017)	\$44,382	\$56,391	\$50,393
Estimated Average Family Income (2012)	\$50,729	\$60,814	\$55,636
Median Household Income			
Estimated Median Household Income (2012)	\$35,609	\$45,607	\$38,946
Projected Median Household Income (2017)	\$39,264	\$50,872	\$43,215
Estimated Median Family Income (2012)	\$50,835	\$56,060	\$48,194
Per Capita Income			
Estimated Per Capita Income (2012)	\$19,466	\$22,572	\$19,967
Projected Per Capita Income (2017)	\$22,872	\$26,205	\$23,086
Estimated Per Capita income 5 Year Growth	\$3,405 17.5%	\$3,634 16.1%	\$3,119 15.6%
Other Income			
Estimated Median Disposable Income (2012)	\$31,167	\$38,698	\$33,656
Projected Median Disposable Income (2017)	\$34,150	\$42,676	\$36,782
Disposable Income Estimated 5 Year Growth	\$2,983 9.6%	\$3,977 10.3%	\$3,127 9.3%
Estimated Average Household Net Worth (2012)	\$302,044	\$338,497	\$310,329
Daytime Demos (2012)			
Total Businesses	415	2,377	5,202
Total Employees	4,604	26,873	60,465
Company Headquarter Businesses	1 0.2%	9 0.4%	21 0.4%
Company Headquarter Employees	16 0.4%	1,612 6.0%	3,412 5.6%
Employee Population per Business	11.1	11.3	11.6
Residential Population per Business	9.8	16.6	21.0

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EXPANDED PROFILE

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RF5

4455 Corunna Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	3,133	77.4%	23,687	60.0%	58,745	53.7%
Black or African American (2012)	600	14.8%	13,097	33.2%	44,173	40.4%
American Indian or Alaska Native (2012)	51	1.3%	263	0.7%	626	0.6%
Asian (2012)	82	2.0%	660	1.7%	1,052	1.0%
Hawaiian or Pacific Islander (2012)	1	-	7	-	23	-
Other Race (2012)	12	0.3%	67	0.2%	204	0.2%
Two or More Races (2012)	172	4.2%	1,707	4.3%	4,524	4.1%
Not Hispanic or Latino Population (2012)	3,901	96.3%	38,274	96.9%	105,960	96.9%
Hispanic or Latino Population (2012)	150	3.7%	1,215	3.1%	3,387	3.1%
Not Hispanic or Latino Population (2017)	3,668	95.9%	35,972	96.5%	99,585	96.5%
Hispanic or Latino Population (2017)	157	4.1%	1,291	3.5%	3,580	3.5%
Not Hispanic or Latino Population (2010)	4,010	96.5%	39,331	97.1%	108,909	97.1%
Hispanic or Latino Population (2010)	144	3.5%	1,184	2.9%	3,292	2.9%
Not Hispanic or Latino Population (2000)	4,152	97.3%	41,412	97.6%	123,146	97.7%
Hispanic or Latino Population (2000)	114	2.7%	1,038	2.4%	2,881	2.3%
Projected Hispanic Annual Growth (2012 to 2017)	8	1.0%	76	1.3%	194	1.1%
Historic Hispanic Annual Growth (2000 to 2012)	35	2.6%	177	1.4%	505	1.5%

Age Distribution (2012)

Age Under 5	189	4.7%	2,546	6.4%	7,277	6.7%
Age 5 to 9 Years	187	4.6%	2,489	6.3%	6,943	6.3%
Age 10 to 14 Years	214	5.3%	2,615	6.6%	7,386	6.8%
Age 15 to 19 Years	287	7.1%	3,035	7.7%	8,987	8.2%
Age 20 to 24 Years	250	6.2%	2,712	6.9%	8,103	7.4%
Age 25 to 29 Years	238	5.9%	2,359	6.0%	6,559	6.0%
Age 30 to 34 Years	224	5.5%	2,402	6.1%	6,525	6.0%
Age 35 to 39 Years	231	5.7%	2,382	6.0%	6,469	5.9%
Age 40 to 44 Years	240	5.9%	2,355	6.0%	6,534	6.0%
Age 45 to 49 Years	296	7.3%	2,631	6.7%	7,266	6.6%
Age 50 to 54 Years	331	8.2%	2,899	7.3%	8,030	7.3%
Age 55 to 59 Years	283	7.0%	2,759	7.0%	7,326	6.7%
Age 60 to 64 Years	214	5.3%	2,190	5.5%	6,088	5.6%
Age 65 to 74 Years	302	7.5%	3,000	7.6%	8,162	7.5%
Age 75 to 84 Years	304	7.5%	2,038	5.2%	5,251	4.8%
Age 85 Years or Over	259	6.4%	1,077	2.7%	2,442	2.2%
Median Age	43.8		37.7		36.6	

Gender Age Distribution (2012)

Female Population	2,160	53.3%	20,895	52.9%	57,316	52.4%
Age 0 to 19 Years	429	19.9%	5,224	25.0%	15,100	26.3%
Age 20 to 64 Years	1,191	55.1%	12,046	57.7%	32,898	57.4%
Age 65 Years or Over	540	25.0%	3,625	17.3%	9,317	16.3%
Female Median Age	46.2		39.7		38.4	
Male Population	1,890	46.7%	18,594	47.1%	52,031	47.6%
Age 0 to 19 Years	449	23.7%	5,460	29.4%	15,493	29.8%
Age 20 to 64 Years	1,116	59.1%	10,643	57.2%	30,001	57.7%
Age 65 Years or Over	325	17.2%	2,491	13.4%	6,537	12.6%
Male Median Age	41.3		35.8		34.7	

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EXPANDED PROFILE

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Lat/Lon: 43.0020/-83.7704

RF5

4455 Corunna Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	8	0.4%	363	2.2%	762	1.7%
HH Income \$150,000 to \$199,999	18	0.9%	277	1.6%	508	1.1%
HH Income \$100,000 to \$149,999	107	5.5%	1,389	8.2%	3,039	6.7%
HH Income \$75,000 to \$99,999	158	8.1%	1,688	10.0%	4,061	8.9%
HH Income \$50,000 to \$74,999	335	17.2%	3,043	18.1%	7,973	17.5%
HH Income \$35,000 to \$49,999	309	15.9%	2,942	17.5%	6,885	15.1%
HH Income \$25,000 to \$34,999	410	21.0%	2,228	13.2%	6,102	13.4%
HH Income \$15,000 to \$24,999	336	17.3%	2,234	13.3%	6,919	15.2%
HH Income Under \$15,000	268	13.8%	2,676	15.9%	9,300	20.4%
HH Income \$35,000 or More	934	47.9%	9,701	57.6%	23,227	51.0%
HH Income \$75,000 or More	291	14.9%	3,717	22.1%	8,369	18.4%

Housing (2012)

Total Housing Units	2,181		19,101		53,477	
Housing Units Occupied	1,949	89.4%	16,839	88.2%	45,548	85.2%
Housing Units Owner-Occupied	1,003	51.4%	10,231	60.8%	27,006	59.3%
Housing Units, Renter-Occupied	947	48.6%	6,609	39.2%	18,542	40.7%
Housing Units, Vacant	231	10.6%	2,261	11.8%	7,929	14.8%
Median Years in Residence	3.5		3.7		3.8	

Marital Status (2012)

Never Married	1,009	34.2%	10,262	38.5%	30,584	42.0%
Currently Married	1,412	47.8%	11,064	41.5%	27,881	38.3%
Separated	151	5.1%	1,003	3.8%	2,746	3.8%
Widowed	85	2.9%	681	2.6%	2,236	3.1%
Divorced	295	10.0%	3,649	13.7%	9,401	12.9%

Household Type (2012)

Population Family	2,752	67.9%	28,573	72.4%	78,447	71.7%
Population Non-Family	1,287	31.8%	10,117	25.6%	27,687	25.3%
Population Group Quarters	11	0.3%	799	2.0%	3,212	2.9%
Family Households	1,039	53.3%	10,364	61.5%	27,838	61.1%
Non-Family Households	910	46.7%	6,475	38.5%	17,711	38.9%
Married Couple with Children	261	18.5%	2,594	23.4%	6,384	22.9%
Average Family Household Size	2.6		2.8		2.8	

Household Size (2012)

1 Person Households	800	41.0%	5,529	32.8%	15,187	33.3%
2 Person Households	576	29.6%	5,379	31.9%	13,937	30.6%
3 Person Households	273	14.0%	2,648	15.7%	7,125	15.6%
4 Person Households	183	9.4%	1,844	10.9%	4,978	10.9%
5 Person Households	73	3.7%	861	5.1%	2,505	5.5%
6 or More Person Households	45	2.3%	579	3.4%	1,816	4.0%

Household Vehicles (2012)

Households with 0 Vehicles Available	410	21.0%	1,850	11.0%	6,151	13.5%
Households with 1 Vehicles Available	897	46.0%	7,811	46.4%	20,513	45.0%
Households with 2 or More Vehicles Available	642	32.9%	7,179	42.6%	18,884	41.5%
Total Vehicles Available	2,582		25,254		66,590	
Average Vehicles Per Household	1.3		1.5		1.5	

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RF5

4455 Corunna Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	3,401		31,277		86,113	
Estimated Civilian Employed	1,782	52.4%	15,447	49.4%	39,181	45.5%
Estimated Civilian Unemployed	141	4.1%	2,803	9.0%	7,880	9.2%
Estimated in Armed Forces	7	0.2%	68	0.2%	123	0.1%
Estimated Not in Labor Force	1,471	43.3%	12,959	41.4%	38,930	45.2%
Unemployment Rate	4.1%		9.0%		9.2%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	1,661		15,301		38,663	
Management, Business, Financial Operations	152	9.1%	1,453	9.5%	3,707	9.6%
Professional, Related	278	16.7%	3,117	20.4%	7,352	19.0%
Service	460	27.7%	3,706	24.2%	9,269	24.0%
Sales, Office	402	24.2%	3,721	24.3%	9,523	24.6%
Farming, Fishing, Forestry	3	0.2%	32	0.2%	113	0.3%
Construct, Extraction, Maintenance	116	7.0%	954	6.2%	2,380	6.2%
Production, Transport Material Moving	251	15.1%	2,317	15.1%	6,320	16.3%
White Collar Workers	50.0%		54.2%		53.2%	
Blue Collar Workers	50.0%		45.8%		46.8%	

Consumer Expenditure (2012)

Total Household Expenditure	\$74.1 M		\$748 M		\$1.89 B	
Total Non-Retail Expenditure	\$42.1 M	56.9%	\$428 M	57.3%	\$1.08 B	57.2%
Total Retail Expenditure	\$31.9 M	43.1%	\$319 M	42.7%	\$808 M	42.8%
Apparel	\$3.52 M	4.7%	\$35.7 M	4.8%	\$90.2 M	4.8%
Contributions	\$2.50 M	3.4%	\$26.7 M	3.6%	\$65.8 M	3.5%
Education	\$1.58 M	2.1%	\$17.2 M	2.3%	\$43.0 M	2.3%
Entertainment	\$4.07 M	5.5%	\$41.4 M	5.5%	\$104 M	5.5%
Food and Beverages	\$11.7 M	15.8%	\$116 M	15.6%	\$296 M	15.7%
Furnishings and Equipment	\$3.09 M	4.2%	\$32.1 M	4.3%	\$80.0 M	4.2%
Gifts	\$1.83 M	2.5%	\$19.2 M	2.6%	\$47.5 M	2.5%
Health Care	\$4.89 M	6.6%	\$47.4 M	6.3%	\$121 M	6.4%
Household Operations	\$2.46 M	3.3%	\$25.9 M	3.5%	\$64.2 M	3.4%
Miscellaneous Expenses	\$1.29 M	1.7%	\$12.8 M	1.7%	\$32.4 M	1.7%
Personal Care	\$1.09 M	1.5%	\$10.9 M	1.5%	\$27.6 M	1.5%
Personal Insurance	\$697 K	0.9%	\$7.38 M	1.0%	\$18.3 M	1.0%
Reading	\$246 K	0.3%	\$2.46 M	0.3%	\$6.19 M	0.3%
Shelter	\$14.2 M	19.2%	\$144 M	19.2%	\$362 M	19.2%
Tobacco	\$555 K	0.7%	\$5.23 M	0.7%	\$13.6 M	0.7%
Transportation	\$14.8 M	20.0%	\$150 M	20.0%	\$377 M	20.0%
Utilities	\$5.52 M	7.4%	\$54.0 M	7.2%	\$138 M	7.3%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	2,922		26,093		70,650	
Elementary (Grade Level 0 to 8)	120	4.1%	909	3.5%	2,326	3.3%
Some High School (Grade Level 9 to 11)	243	8.3%	2,140	8.2%	7,019	9.9%
High School Graduate	1,055	36.1%	8,655	33.2%	25,132	35.6%
Some College	773	26.5%	6,656	25.5%	18,513	26.2%
Associate Degree Only	197	6.7%	2,307	8.8%	5,808	8.2%
Bachelor Degree Only	386	13.2%	3,673	14.1%	7,966	11.3%
Graduate Degree	148	5.1%	1,755	6.7%	3,885	5.5%

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RF5

4455 Corunna Rd						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	1,049	53.9%	11,796	70.2%	32,624	71.8%
1 Attached Unit	65	3.3%	666	4.0%	2,099	4.6%
2 to 4 Units	70	3.6%	608	3.6%	2,051	4.5%
5 to 9 Units	222	11.4%	942	5.6%	1,894	4.2%
10 to 19 Units	80	4.1%	998	5.9%	2,230	4.9%
20 to 49 Units	64	3.3%	319	1.9%	815	1.8%
50 or More Units	231	11.9%	737	4.4%	1,762	3.9%
Mobile Home or Trailer	166	8.5%	731	4.4%	1,962	4.3%
Other Structure	-	-	-	-	4	-
Homes Built By Year (2010)						
Homes Built 2005 or later	24	1.2%	319	1.9%	1,089	2.4%
Homes Built 2000 to 2004	161	8.3%	889	5.3%	2,483	5.5%
Homes Built 1990 to 1999	249	12.8%	1,431	8.5%	3,874	8.5%
Homes Built 1980 to 1989	217	11.1%	1,218	7.3%	3,429	7.5%
Homes Built 1970 to 1979	343	17.6%	2,968	17.7%	6,708	14.8%
Homes Built 1960 to 1969	249	12.8%	2,705	16.1%	6,972	15.3%
Homes Built 1950 to 1959	343	17.6%	3,454	20.6%	9,510	20.9%
Homes Built Before 1949	360	18.5%	3,813	22.7%	11,377	25.0%
Home Values (2010)						
Home Values \$1,000,000 or More	21	2.1%	52	0.5%	79	0.3%
Home Values \$500,000 to \$999,999	7	0.7%	78	0.7%	193	0.7%
Home Values \$400,000 to \$499,999	6	0.5%	90	0.9%	205	0.7%
Home Values \$300,000 to \$399,999	22	2.1%	296	2.8%	666	2.4%
Home Values \$200,000 to \$299,999	56	5.4%	835	7.9%	1,950	7.0%
Home Values \$150,000 to \$199,999	106	10.1%	1,241	11.8%	3,127	11.2%
Home Values \$100,000 to \$149,999	288	27.5%	2,002	19.0%	5,116	18.3%
Home Values \$70,000 to \$99,999	223	21.3%	2,302	21.8%	5,328	19.1%
Home Values \$50,000 to \$69,999	155	14.8%	1,567	14.8%	4,234	15.2%
Home Values \$25,000 to \$49,999	63	6.0%	1,213	11.5%	4,213	15.1%
Home Values Under \$25,000	99	9.5%	886	8.4%	2,802	10.0%
Owner-Occupied Median Home Value	\$95,116		\$98,565		\$91,656	
Renter-Occupied Median Rent	\$760		\$563		\$518	
Transportation To Work (2010)						
Drive to Work Alone	1,192	73.1%	11,949	80.2%	30,455	81.2%
Drive to Work in Carpool	291	17.9%	1,827	12.3%	4,076	10.9%
Travel to Work by Public Transportation	36	2.2%	219	1.5%	740	2.0%
Drive to Work on Motorcycle	-	-	6	-	15	-
Walk or Bicycle to Work	40	2.4%	179	1.2%	703	1.9%
Other Means	1	0.1%	126	0.8%	253	0.7%
Work at Home	70	4.3%	585	3.9%	1,264	3.4%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	572	36.7%	5,169	36.1%	12,869	35.5%
Travel to Work in 15 to 29 Minutes	648	41.5%	5,501	38.5%	14,214	39.2%
Travel to Work in 30 to 59 Minutes	200	12.8%	2,339	16.3%	5,806	16.0%
Travel to Work in 60 Minutes or More	140	9.0%	1,296	9.1%	3,352	9.3%
Average Minutes Travel to Work	17.4		17.4		17.9	

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