

MILLER PLAZA 4325 - 4339 MILLER ROAD FLINT TOWNSHIP, MICHIGAN

FOR LEASE

SPACE AVAILABLE:
8,307 - 16,727 SQ. FT.

BUILDING SIZE:
45,727 SQ. FT.

DATE AVAILABLE:
60 DAYS NOTICE

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
MILLER ROAD, EAST OF
LINDEN- 18,220

LINDEN, SOUTH OF MILLER-
23,322



LOCATED ACROSS FROM GENESEE VALLEY MALL

EASY ACCESS TO I-75 & I-69

JOIN:



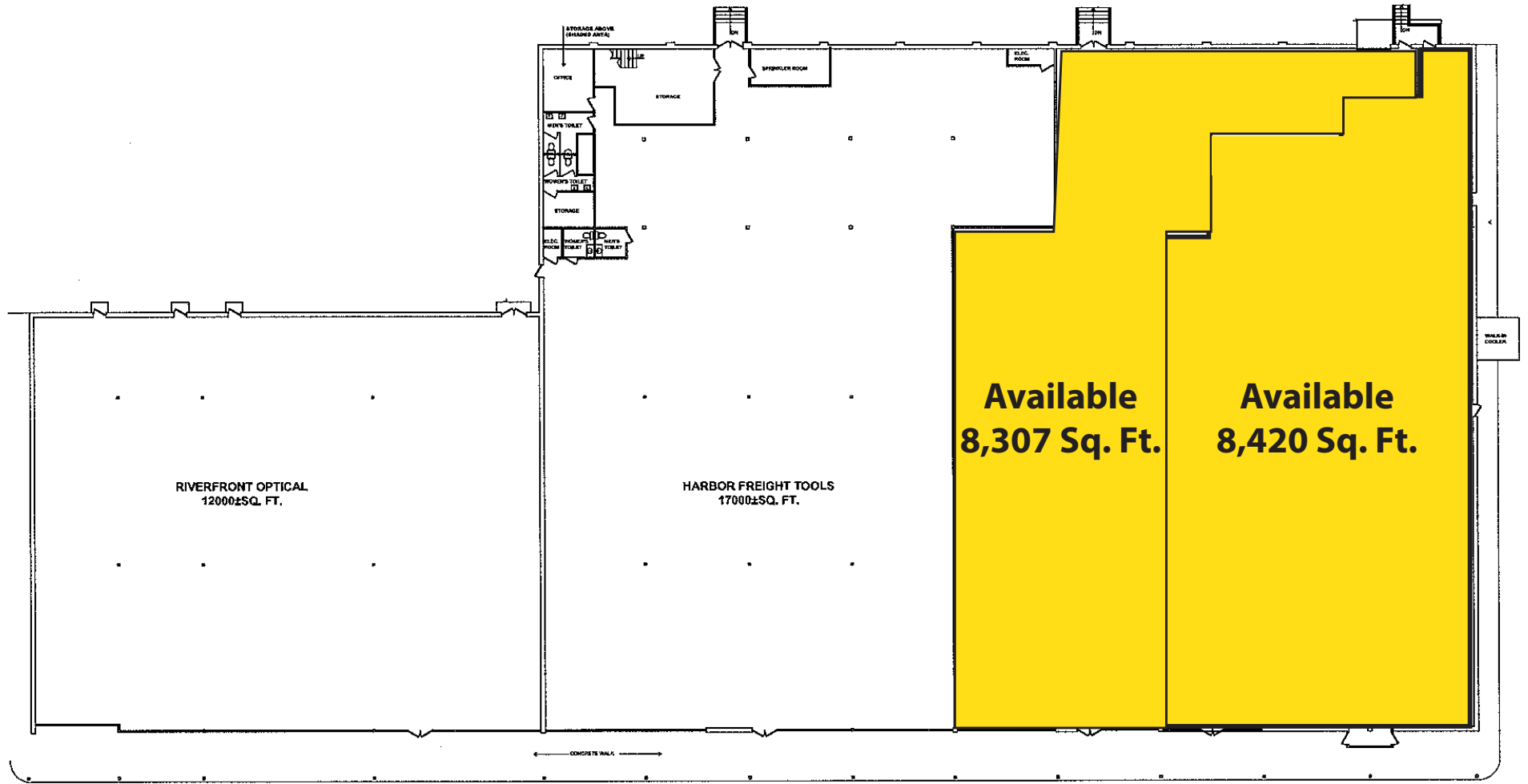
CONTACT:
BRYAN WEISS
BWEISS@LUDWIGSEELEY.COM

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	16,798	148,338	341,509
	AVERAGE INCOME	\$74,783	\$63,493	\$64,307
	HOUSEHOLDS	7,854	66,948	148,817

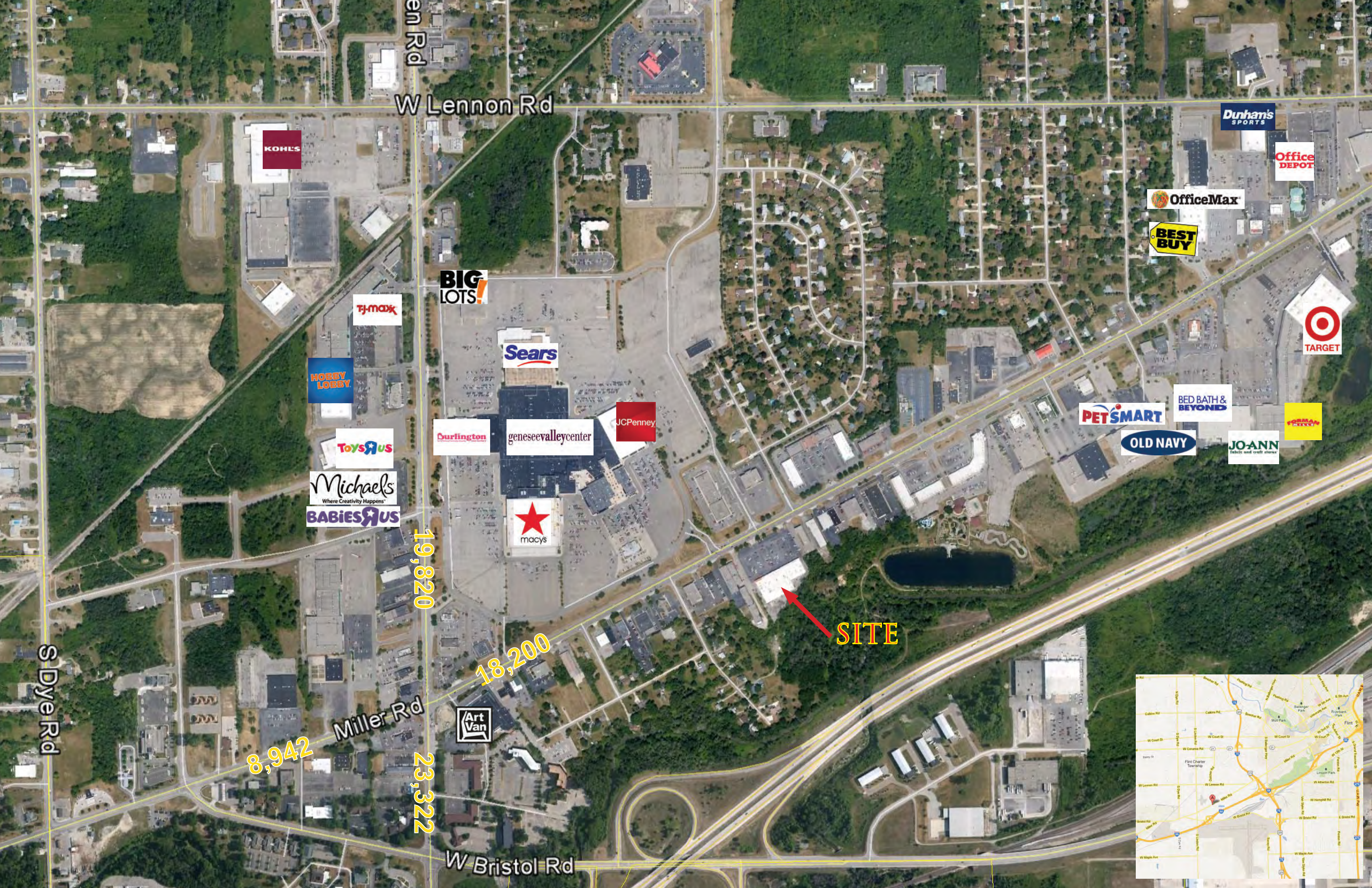
Ludwig & Seeley

REAL ESTATE

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



**Available
8,420 Sq. Ft.**



W Lennon Rd

S Dye Rd

Miller Rd

W Bristol Rd

SITE

8,942

19,820

18,200

23,322

KOH'S

TJ-maxx

HOBBY LOBBY

Toys R Us

Michaels
Where Creativity Happens™

BABIES R US

BIG LOTS!

Sears

Burlington

geneseevalleycenter

JCPenney

macys

Art Van

Dunham's
SPORTS

Office
DEPOT

OfficeMax

BEST BUY

TARGET

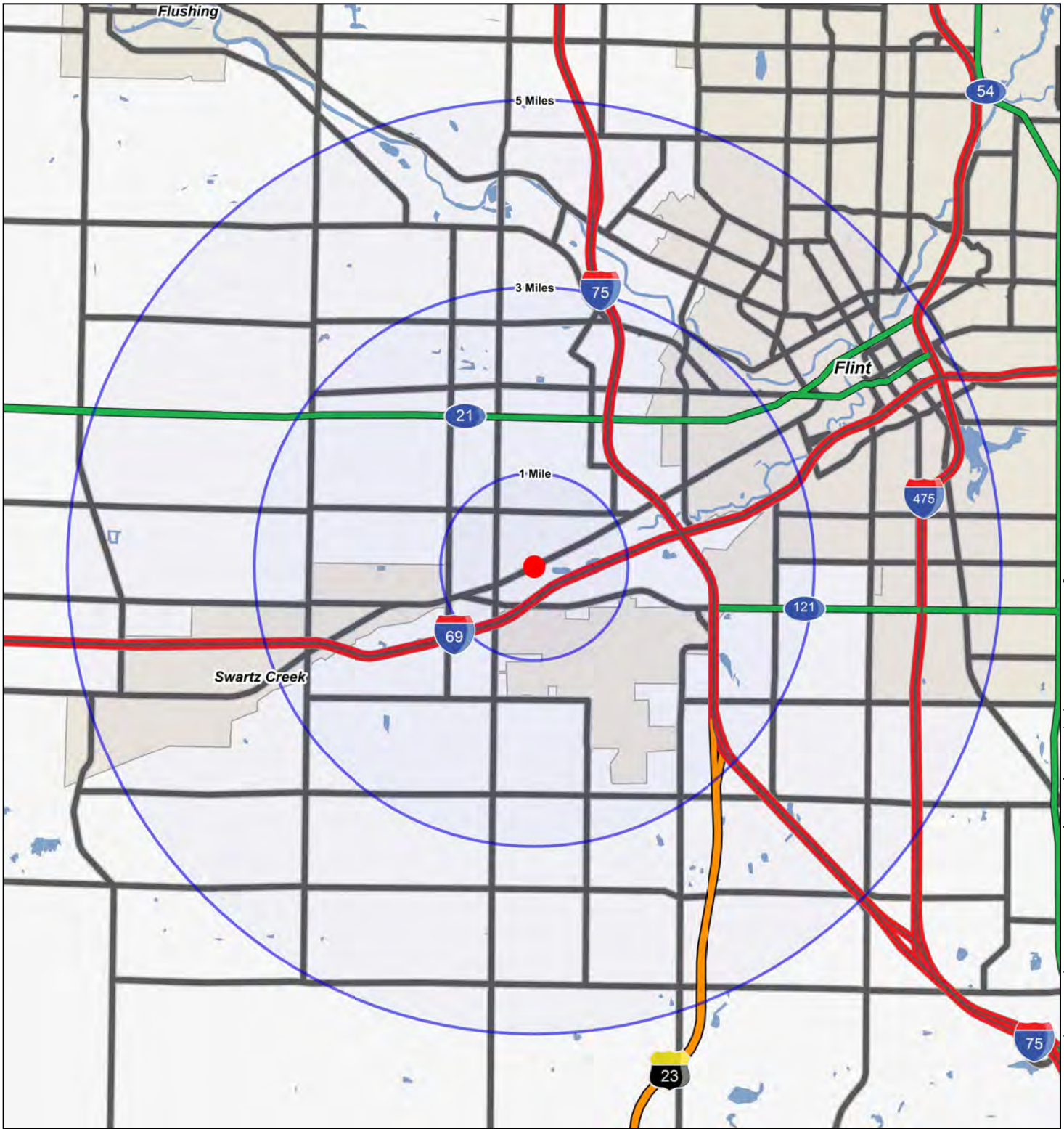
PETSMART

BED BATH &
BEYOND

OLD NAVY

JO-ANN
Fabric and craft stores

FORMAN
FLOOR



Lat: 83.7642 Lon: 42.979 Zoom: 11.02 mi

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**4325 Miller Road
Flint, MI**

May 2013

EXPANDED PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.9794/-83.7628

RF5

Miller Plaza	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2013)	1,417	31,047	103,718
Projected Population (2018)	1,355	29,697	99,286
Census Population (2010)	1,442	31,599	105,530
Census Population (2000)	1,475	32,954	114,210
Projected Annual Growth (2013 to 2018)	-62 -0.9%	-1,351 -0.9%	-4,432 -0.9%
Historical Annual Growth (2010 to 2013)	-25 -0.6%	-552 -0.6%	-1,812 -0.6%
Historical Annual Growth (2000 to 2010)	-33 -0.2%	-1,354 -0.4%	-8,680 -0.8%
Estimated Population Density (2013)	451 <i>psm</i>	1,099 <i>psm</i>	1,321 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2013)	626	13,352	42,137
Projected Households (2018)	600	12,804	40,408
Census Households (2010)	637	13,589	42,884
Census Households (2000)	641	14,384	46,001
Estimated Households with Children (2013)	167 26.7%	3,932 29.4%	13,466 32.0%
Estimated Average Household Size (2013)	2.25	2.30	2.39
Average Household Income			
Estimated Average Household Income (2013)	\$42,040	\$47,205	\$47,154
Projected Average Household Income (2018)	\$43,727	\$49,104	\$49,050
Estimated Average Family Income (2013)	\$53,824	\$55,184	\$55,617
Median Household Income			
Estimated Median Household Income (2013)	\$37,386	\$40,794	\$39,887
Projected Median Household Income (2018)	\$40,311	\$43,409	\$42,717
Estimated Median Family Income (2013)	\$47,167	\$49,554	\$48,275
Per Capita Income			
Estimated Per Capita Income (2013)	\$18,876	\$20,516	\$19,426
Projected Per Capita Income (2018)	\$19,695	\$21,397	\$20,244
Estimated Per Capita income 5 Year Growth	\$819 4.3%	\$881 4.3%	\$818 4.2%
Estimated Average Household Net Worth (2013)	\$303,749	\$335,676	\$330,117
Daytime Demos (2013)			
Total Businesses	401	2,204	5,009
Total Employees	5,611	26,959	58,007
Company Headquarter Businesses	- 0.1%	8 0.3%	18 0.4%
Company Headquarter Employees	9 0.2%	1,525 5.7%	3,249 5.6%
Employee Population per Business	14.0	12.2	11.6
Residential Population per Business	3.5	14.1	20.7

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RF5

Miller Plaza

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2013)	1,176	83.0%	22,865	73.6%	65,705	63.3%
Black or African American (2013)	169	11.9%	6,400	20.6%	32,139	31.0%
American Indian or Alaska Native (2013)	7	0.5%	184	0.6%	553	0.5%
Asian (2013)	17	1.2%	377	1.2%	1,078	1.0%
Hawaiian or Pacific Islander (2013)	-	-	5	-	32	-
Other Race (2013)	14	1.0%	233	0.8%	773	0.7%
Two or More Races (2013)	33	2.4%	984	3.2%	3,439	3.3%
Not Hispanic or Latino Population (2013)	1,371	96.8%	29,998	96.6%	100,412	96.8%
Hispanic or Latino Population (2013)	46	3.2%	1,049	3.4%	3,306	3.2%
Not Hispanic or Latino Population (2018)	1,308	96.5%	28,619	96.4%	95,887	96.6%
Hispanic or Latino Population (2018)	47	3.5%	1,078	3.6%	3,399	3.4%
Not Hispanic or Latino Population (2010)	1,397	96.8%	30,559	96.7%	102,254	96.9%
Hispanic or Latino Population (2010)	46	3.2%	1,040	3.3%	3,277	3.1%
Not Hispanic or Latino Population (2000)	1,441	97.7%	32,136	97.5%	111,411	97.5%
Hispanic or Latino Population (2000)	34	2.3%	818	2.5%	2,799	2.5%
Projected Hispanic Annual Growth (2013 to 2018)	1	0.6%	29	0.6%	93	0.6%
Historic Hispanic Annual Growth (2000 to 2013)	12	2.6%	231	2.2%	507	1.4%

Age Distribution (2013)

Age Under 5	70	4.9%	1,852	6.0%	6,756	6.5%
Age 5 to 9 Years	80	5.6%	1,893	6.1%	6,597	6.4%
Age 10 to 14 Years	82	5.8%	1,939	6.2%	6,837	6.6%
Age 15 to 19 Years	87	6.2%	1,979	6.4%	7,888	7.6%
Age 20 to 24 Years	73	5.1%	1,940	6.2%	7,563	7.3%
Age 25 to 29 Years	74	5.2%	1,868	6.0%	6,418	6.2%
Age 30 to 34 Years	86	6.0%	2,015	6.5%	6,563	6.3%
Age 35 to 39 Years	80	5.6%	1,836	5.9%	6,178	6.0%
Age 40 to 44 Years	86	6.1%	1,842	5.9%	6,360	6.1%
Age 45 to 49 Years	95	6.7%	2,133	6.9%	7,075	6.8%
Age 50 to 54 Years	109	7.7%	2,303	7.4%	7,653	7.4%
Age 55 to 59 Years	103	7.3%	2,223	7.2%	7,104	6.8%
Age 60 to 64 Years	80	5.7%	1,835	5.9%	6,020	5.8%
Age 65 to 74 Years	153	10.8%	2,577	8.3%	7,597	7.3%
Age 75 to 84 Years	104	7.3%	1,898	6.1%	4,939	4.8%
Age 85 Years or Over	54	3.8%	916	2.9%	2,171	2.1%
Median Age	43.7		39.9		37.0	

Gender Age Distribution (2013)

Female Population	761	53.7%	16,419	52.9%	54,001	52.1%
Age 0 to 19 Years	162	21.2%	3,772	23.0%	13,764	25.5%
Age 20 to 64 Years	399	52.4%	9,436	57.5%	31,695	58.7%
Age 65 Years or Over	200	26.3%	3,211	19.6%	8,543	15.8%
Female Median Age	47.2		41.8		38.6	
Male Population	657	46.3%	14,629	47.1%	49,717	47.9%
Age 0 to 19 Years	158	24.1%	3,891	26.6%	14,314	28.8%
Age 20 to 64 Years	387	58.9%	8,558	58.5%	29,240	58.8%
Age 65 Years or Over	112	17.0%	2,180	14.9%	6,164	12.4%
Male Median Age	40.1		37.9		35.4	

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Lat/Lon: 42.9794/-83.7628

RF5

Miller Plaza	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2013)						
HH Income \$200,000 or More	4	0.6%	178	1.3%	765	1.8%
HH Income \$150,000 to \$199,999	5	0.7%	170	1.3%	494	1.2%
HH Income \$100,000 to \$149,999	50	7.9%	888	6.6%	2,624	6.2%
HH Income \$75,000 to \$99,999	50	8.0%	1,287	9.6%	3,963	9.4%
HH Income \$50,000 to \$74,999	92	14.7%	2,402	18.0%	7,494	17.8%
HH Income \$35,000 to \$49,999	137	21.9%	2,518	18.9%	7,345	17.4%
HH Income \$25,000 to \$34,999	84	13.5%	1,892	14.2%	5,737	13.6%
HH Income \$15,000 to \$24,999	78	12.4%	1,802	13.5%	5,986	14.2%
HH Income Under \$15,000	127	20.3%	2,214	16.6%	7,729	18.3%
HH Income \$35,000 or More	337	53.8%	7,444	55.8%	22,685	53.8%
HH Income \$75,000 or More	108	17.3%	2,523	18.9%	7,846	18.6%
Housing (2013)						
Total Housing Units	692		15,155		49,421	
Housing Units Occupied	626	90.5%	13,352	88.1%	42,137	85.3%
Housing Units Owner-Occupied	410	65.5%	8,751	65.5%	26,776	63.5%
Housing Units, Renter-Occupied	216	34.5%	4,601	34.5%	15,361	36.5%
Housing Units, Vacant	66	9.5%	1,803	11.9%	7,284	14.7%
Marital Status (2013)						
Never Married	385	32.5%	9,675	38.1%	36,750	44.0%
Currently Married	584	49.3%	12,227	48.2%	36,253	43.4%
Separated	20	1.7%	614	2.4%	2,509	3.0%
Widowed	5	0.4%	513	2.0%	1,492	1.8%
Divorced	191	16.1%	2,334	9.2%	6,524	7.8%
Household Type (2013)						
Population Family	1,063	75.0%	23,501	75.7%	78,395	75.6%
Population Non-Family	345	24.3%	7,183	23.1%	22,377	21.6%
Population Group Quarters	10	0.7%	364	1.2%	2,947	2.8%
Family Households	365	58.3%	7,992	59.9%	25,838	61.3%
Non-Family Households	261	41.7%	5,360	40.1%	16,299	38.7%
Married Couple with Children	93	15.9%	1,925	15.7%	5,971	16.5%
Average Family Household Size	2.9		2.9		3.0	
Household Size (2013)						
1 Person Households	228	36.4%	4,543	34.0%	13,651	32.4%
2 Person Households	198	31.6%	4,317	32.3%	13,264	31.5%
3 Person Households	87	13.9%	2,034	15.2%	6,685	15.9%
4 Person Households	66	10.6%	1,458	10.9%	4,735	11.2%
5 Person Households	32	5.1%	632	4.7%	2,269	5.4%
6 or More Person Households	15	2.4%	368	2.8%	1,534	3.6%
Household Vehicles (2013)						
Households with 0 Vehicles Available	88	14.1%	1,519	11.4%	4,544	10.8%
Households with 1 Vehicles Available	256	40.9%	5,990	44.9%	18,284	43.4%
Households with 2 or More Vehicles Available	281	45.0%	5,843	43.8%	19,309	45.8%
Total Vehicles Available	951		20,043		64,534	
Average Vehicles Per Household	1.5		1.5		1.5	

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Lat/Lon: 42.9794/-83.7628

RF5

Miller Plaza

1 mi radius

3 mi radius

5 mi radius

Labor Force (2013)

Estimated Labor Population Age 16 Years or Over	1,166		24,991		82,130	
Estimated Civilian Employed	618	53.0%	13,442	53.8%	41,210	50.2%
Estimated Civilian Unemployed	61	5.2%	1,385	5.5%	5,224	6.4%
Estimated in Armed Forces	1	0.1%	22	0.1%	127	0.2%
Estimated Not in Labor Force	486	41.7%	10,142	40.6%	35,568	43.3%
Unemployment Rate	5.2%		5.5%		6.4%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	518		12,329		38,191	
Management, Business, Financial Operations	57	11.1%	1,236	10.0%	3,690	9.7%
Professional, Related	90	17.3%	2,320	18.8%	7,549	19.8%
Service	93	18.0%	2,750	22.3%	8,720	22.8%
Sales, Office	120	23.1%	3,041	24.7%	9,269	24.3%
Farming, Fishing, Forestry	-	0.1%	27	0.2%	153	0.4%
Construct, Extraction, Maintenance	55	10.6%	828	6.7%	2,381	6.2%
Production, Transport Material Moving	103	19.9%	2,126	17.2%	6,429	16.8%
White Collar Workers		51.5%		53.5%		53.7%
Blue Collar Workers		48.5%		46.5%		46.3%

Consumer Expenditure (2013)

Total Household Expenditure	\$24.5 M		\$561 M		\$1.76 B	
Total Non-Retail Expenditure	\$13.9 M	56.8%	\$319 M	56.9%	\$1.00 B	56.9%
Total Retail Expenditure	\$10.6 M	43.2%	\$242 M	43.1%	\$760 M	43.1%
Apparel	\$1.17 M	4.8%	\$26.8 M	4.8%	\$84.4 M	4.8%
Contributions	\$854 K	3.5%	\$19.8 M	3.5%	\$63.0 M	3.6%
Education	\$540 K	2.2%	\$12.5 M	2.2%	\$39.9 M	2.3%
Entertainment	\$1.34 M	5.5%	\$30.9 M	5.5%	\$97.3 M	5.5%
Food and Beverages	\$3.86 M	15.8%	\$87.9 M	15.7%	\$276 M	15.7%
Furnishings and Equipment	\$1.03 M	4.2%	\$23.8 M	4.2%	\$75.0 M	4.3%
Gifts	\$606 K	2.5%	\$14.1 M	2.5%	\$44.6 M	2.5%
Health Care	\$1.59 M	6.5%	\$36.2 M	6.5%	\$113 M	6.4%
Household Operations	\$804 K	3.3%	\$18.7 M	3.3%	\$59.4 M	3.4%
Miscellaneous Expenses	\$420 K	1.7%	\$9.64 M	1.7%	\$30.2 M	1.7%
Personal Care	\$357 K	1.5%	\$8.17 M	1.5%	\$25.7 M	1.5%
Personal Insurance	\$234 K	1.0%	\$5.46 M	1.0%	\$17.3 M	1.0%
Reading	\$79.6 K	0.3%	\$1.83 M	0.3%	\$5.75 M	0.3%
Shelter	\$4.76 M	19.5%	\$109 M	19.4%	\$343 M	19.4%
Tobacco	\$183 K	0.7%	\$4.10 M	0.7%	\$12.8 M	0.7%
Transportation	\$4.82 M	19.7%	\$111 M	19.7%	\$347 M	19.7%
Utilities	\$1.81 M	7.4%	\$41.1 M	7.3%	\$129 M	7.3%

Educational Attainment (2013)

Adult Population Age 25 Years or Over	1,025		21,445		68,078	
Elementary (Grade Level 0 to 8)	50	4.9%	603	2.8%	2,071	3.0%
Some High School (Grade Level 9 to 11)	120	11.7%	1,827	8.5%	6,443	9.5%
High School Graduate	379	36.9%	7,452	34.7%	23,775	34.9%
Some College	285	27.8%	5,691	26.5%	17,737	26.1%
Associate Degree Only	56	5.5%	1,861	8.7%	5,954	8.7%
Bachelor Degree Only	86	8.3%	2,802	13.1%	8,262	12.1%
Graduate Degree	49	4.8%	1,210	5.6%	3,836	5.6%

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RF5

Miller Plaza						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	421	66.1%	9,345	68.8%	30,827	71.9%
1 Attached Unit	12	1.9%	474	3.5%	1,922	4.5%
2 to 4 Units	14	2.2%	481	3.5%	1,702	4.0%
5 to 9 Units	34	5.3%	705	5.2%	1,784	4.2%
10 to 19 Units	2	0.3%	584	4.3%	2,255	5.3%
20 to 49 Units	8	1.3%	193	1.4%	1,005	2.3%
50 or More Units	83	13.1%	741	5.4%	1,312	3.1%
Mobile Home or Trailer	63	9.8%	1,066	7.8%	2,075	4.8%
Other Structure	-	-	-	-	4	-
Homes Built By Year (2010)						
Homes Built 2005 or later	7	1.1%	346	2.5%	1,163	2.7%
Homes Built 2000 to 2004	31	4.9%	697	5.1%	2,318	5.4%
Homes Built 1990 to 1999	57	8.9%	1,258	9.3%	3,741	8.7%
Homes Built 1980 to 1989	78	12.3%	1,100	8.1%	3,115	7.3%
Homes Built 1970 to 1979	157	24.7%	2,305	17.0%	6,894	16.1%
Homes Built 1960 to 1969	83	13.1%	2,376	17.5%	6,899	16.1%
Homes Built 1950 to 1959	106	16.7%	2,754	20.3%	8,537	19.9%
Homes Built Before 1949	116	18.3%	2,753	20.3%	10,219	23.8%
Home Values (2010)						
Home Values \$1,000,000 or More	1	0.2%	41	0.5%	83	0.3%
Home Values \$500,000 to \$999,999	5	1.1%	60	0.7%	193	0.7%
Home Values \$400,000 to \$499,999	8	1.8%	73	0.8%	187	0.7%
Home Values \$300,000 to \$399,999	7	1.6%	192	2.2%	626	2.3%
Home Values \$200,000 to \$299,999	28	6.8%	617	6.9%	1,994	7.3%
Home Values \$150,000 to \$199,999	57	13.7%	1,098	12.3%	3,400	12.5%
Home Values \$100,000 to \$149,999	114	27.3%	2,018	22.7%	5,478	20.1%
Home Values \$70,000 to \$99,999	73	17.6%	1,722	19.3%	5,142	18.9%
Home Values \$50,000 to \$69,999	58	13.8%	1,279	14.4%	3,894	14.3%
Home Values \$25,000 to \$49,999	28	6.7%	795	8.9%	3,722	13.7%
Home Values Under \$25,000	39	9.3%	1,006	11.3%	2,529	9.3%
Owner-Occupied Median Home Value	\$107,383		\$96,411		\$95,871	
Renter-Occupied Median Rent	\$404		\$579		\$535	
Transportation To Work (2010)						
Drive to Work Alone	383	75.9%	9,799	81.8%	30,439	82.0%
Drive to Work in Carpool	72	14.2%	1,443	12.0%	4,160	11.2%
Travel to Work by Public Transportation	6	1.1%	119	1.0%	553	1.5%
Drive to Work on Motorcycle	-	-	6	0.1%	15	-
Walk or Bicycle to Work	5	1.0%	130	1.1%	593	1.6%
Other Means	4	0.9%	100	0.8%	232	0.6%
Work at Home	35	6.8%	379	3.2%	1,145	3.1%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	183	38.9%	4,408	38.0%	13,153	36.5%
Travel to Work in 15 to 29 Minutes	177	37.7%	4,268	36.8%	13,577	37.7%
Travel to Work in 30 to 59 Minutes	93	19.7%	1,933	16.7%	5,873	16.3%
Travel to Work in 60 Minutes or More	18	3.8%	987	8.5%	3,390	9.4%
Average Minutes Travel to Work	16.6		17.0		17.6	

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