

6008-6010 FENTON ROAD
FLINT, MICHIGAN

RETAIL FOR SALE OR LEASE
1,800 Square Feet Available



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GAS STATION



PROPERTY FEATURES

- For Lease: 1,800 square foot endcap with drive-thru
- For Sale: 1,800 square foot sports bar, turn-key ready
- Zoned C-5
- Built in 2006
- Lease Rate: \$30.00/sq.ft. NNN
- Sale Price: Contact Broker

Comments: Prime hard corner at signalized intersection of Hill Road and Fenton Road. 1,800 square foot endcap with drive-thru and another 1,800 square foot endcap available for sale. Join Mobil service station with great exposure and access along these busy corridors. Excellent for retail/restaurant use.



For more information, please contact:

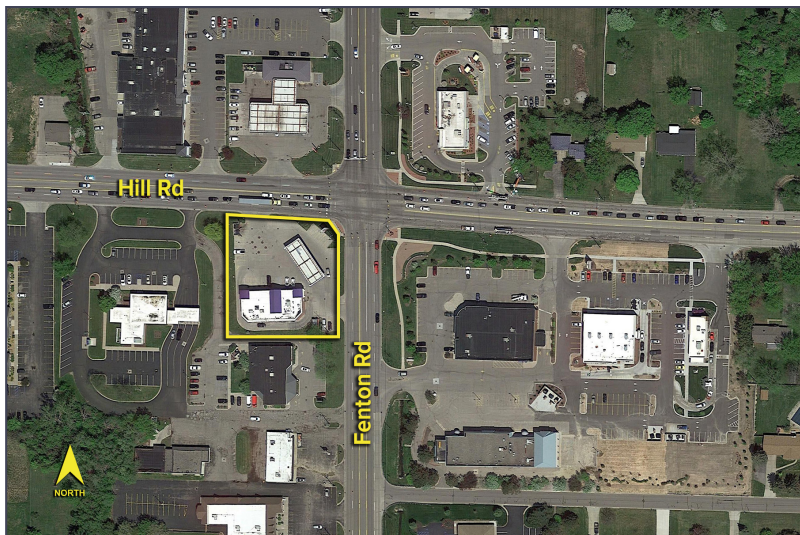
MARVIN PETROUS
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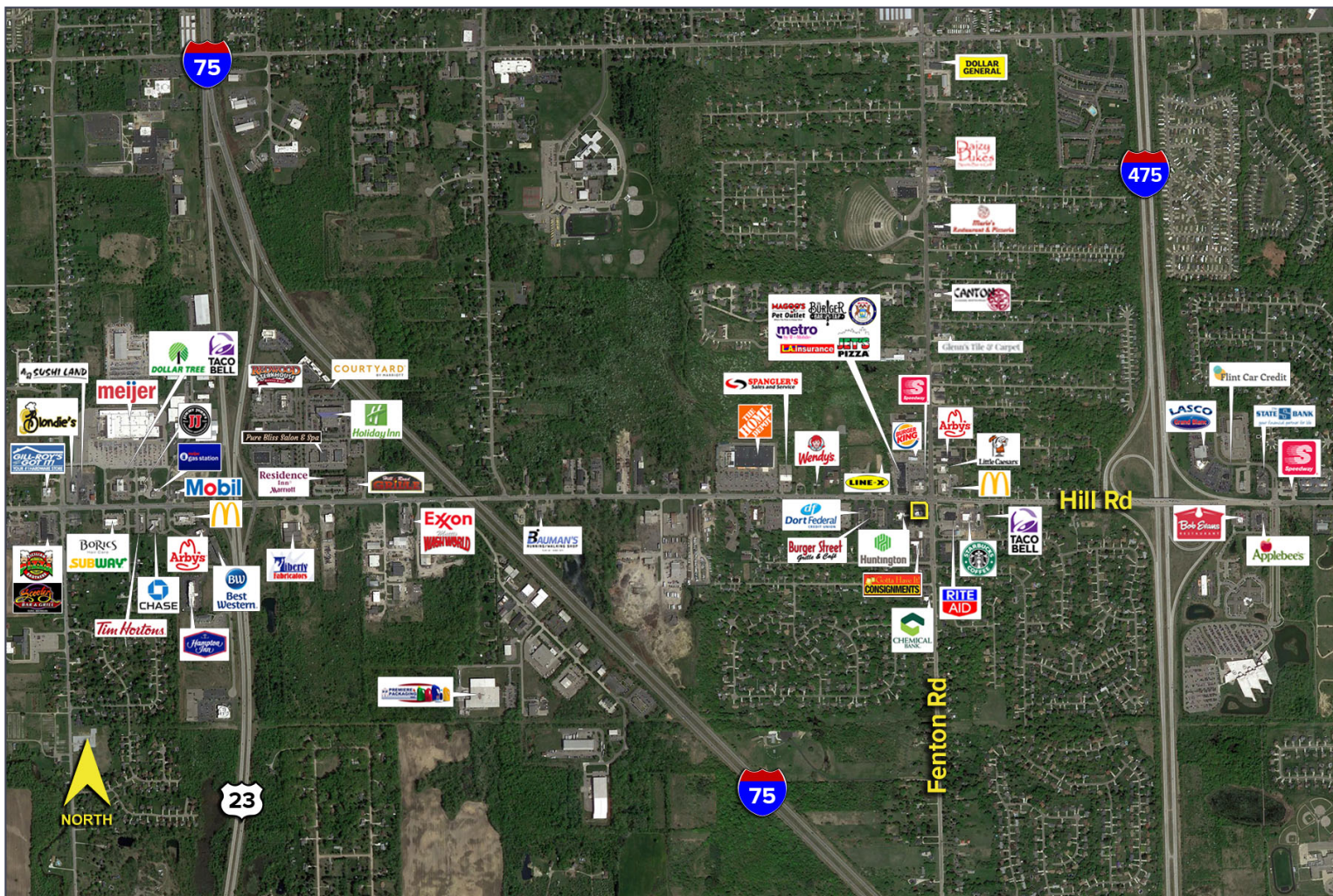


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,343	\$29,846
3 MILE	72,731	\$36,289
5 MILE	144,208	\$38,963

TRAFFIC COUNTS (TWO-WAY)

18,433	Fenton Rd. N. of Hill Rd. 2-Way
12,763	Fenton Rd. S. of Hill Rd. 2-Way
19,614	Hill Rd. W. of Fenton Rd. 2-Way
21,805	Hill Rd. E. of Fenton Rd. 2-Way



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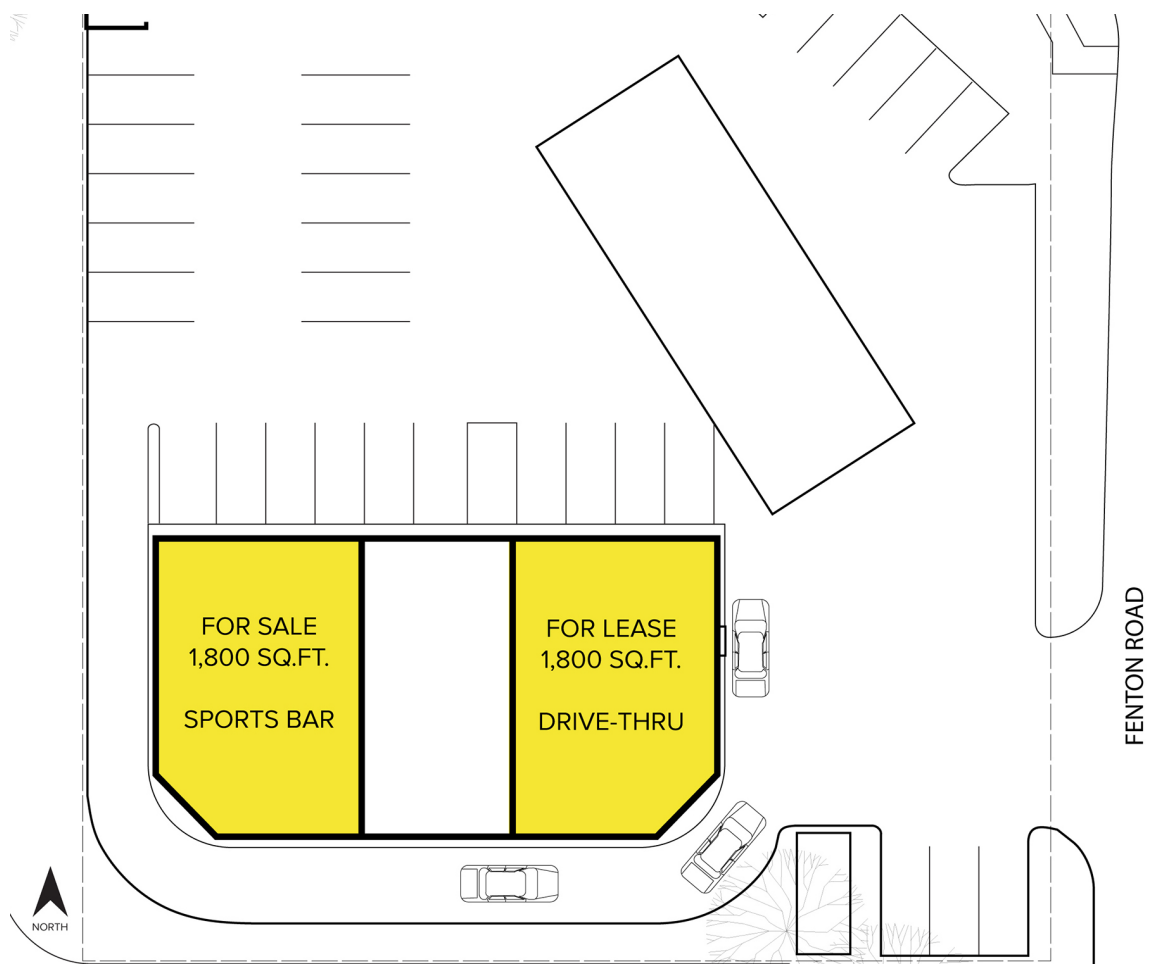
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Additional Photos



Site Plan



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