



Investment Sale - Retail

Property Name:
Location: 2918-2922 Flushing Road
City, State: Flint, MI
Cross Streets: Bellanger Highway
County: Genesee
Zoning:
Year Built: N/A

Total Building Sq. Ft.:	24,238	Bldg. Dimensions:	N/A
Occupancy Rate:	100.00%	Total Acreage:	N/A
Property Type:	General Retail-Commercial	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	Ample
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	N/A
Basement:	No	Roof:	N/A
Number of Stories:	0	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr:	Count:	Location:
1 Mile: 12,628	1 Mile: \$33,615	Yr: 2018	Count: 16,689	Flushing Rd. E. of Ballenger Hwy. 2-Way	
3 Miles: 68,000	3 Miles: \$34,192	Yr: 2018	Count: 17,044	Flushing Rd. W. of Ballenger Hwy. 2-Way	
5 Miles: 147,844	5 Miles: \$36,389	Yr: 2018	Count: 21,297	Ballenger Hwy. N. of Flushing Hwy. 2-Way	
		Yr: 2018	Count: 27,000	Ballenger Hwy. S. of Flushing Rd. 2-Way	

Current Tenant(s): N/A **Major Tenants:** N/A

Sale Price:	\$1,500,000 (\$61.89/sqft)	Cap Rate:	9.74%
Sale Terms:	TBD	Improvement Allowance:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Options:	N/A	Date Available:	Immediately
Taxes:	TBD		
TD:	N/A		
Parcel #:	cpixtax		

Utilities	Electric:	No
Sanitary Sewer:	Gas:	No
Storm Sewer:	Water:	No

Tenant Responsibilities: N/A

Comments: Multi-Tenant 24,238 sq. ft. retail center 100% leased to (3) tenants. The anchor, Save-A-Lot, totals 20,238 sq. ft., currently occupies 91% of the center and is paying about \$5.30 NNN per sq. ft. The investment provides a natural value-add opportunity to bump the lease rate to market upon expiration in 2024. Save-A-Lot has been a tenant in the building for nearly 30 years, proving long-term success the tenant has had at the subject site. Healthy industry mix among tenants as the site is home to a national grocery store, Chinese restaurant, and a lending company. Desirable location as the center is located at the heavily-trafficked intersection. The property has about 390 feet of frontage, on Ballenger. Based on proposed financing (70% LTV, 5.00% interest rate, 25-Year Amortization) the prospective investor is budgeted for a leveraged return on equity of 15.93%.

Broker: SIGNATURE ASSOCIATES

Agent(s):

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