FLINT RETAIL

FORMER RESTAURANT

FREE-STANDING BUILDING W/DRIVE-THRU

OnQ COMMERCIAL REAL ESTATE

1274 N Ballenger Highway
Flint, MI 48504



Retail Opportunity

1,492 ± SF

FOR LEASE

PROPERTY HIGHLIGHTS

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Description

Strategically located along N. Ballenger Highway near the signalized intersection of Flushing Road, this 1,492 ± SF freestanding former restaurant offers an excellent opportunity for a quick-service restaurant, coffee shop, or other drive-thru concept. The property features an existing drive-thru, ample on-site parking, and convenient access within an established commercial corridor. Surrounded by national and local retailers, including McDonald's, Save A Lot, and Family Dollar, the property provides excellent visibility and accessibility to the surrounding residential neighborhoods.

Address

1274 N Ballenger Highway
Flint, MI 48504

Asking Rent

Contact Broker

Features

- **Existing Drive-Thru Infrastructure**
- **Near Signalized Intersection**
- **Multiple Curb Cuts**
- **Zoned C3 - Highway Service District**
- **Ample On-Site Parking & Excellent Road Frontage**
- **Surrounded by Established Retailers**

Traffic Counts

N Ballenger Highway - 16,750+ cpd
Flushing Road - 10,825+ cpd

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	13,118	62,551	139,311
HOUSEHOLDS:	5,481	26,978	59,446
AVG. HOUSEHOLD INCOME:	$62,425	$57,412	$62,142
DAYTIME POPULATION:	7,734	54,774	112,609

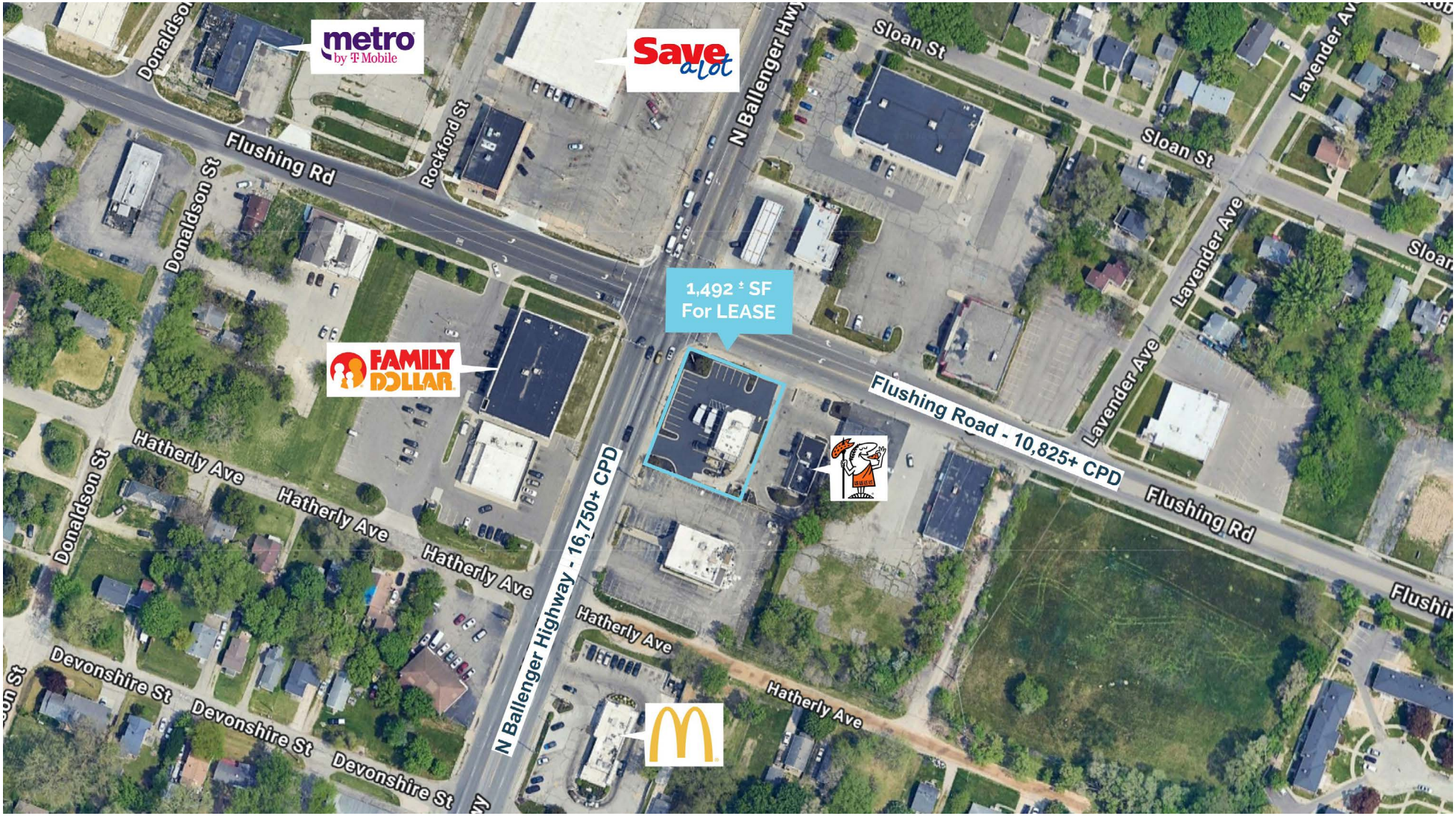
Trade Area Retailers

Save a lot · Walmart Save money. Live better. · FAMILY DOLLAR · DOLLAR TREE

The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

MICRO AERIAL

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MACRO AERIAL

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PHOTOS

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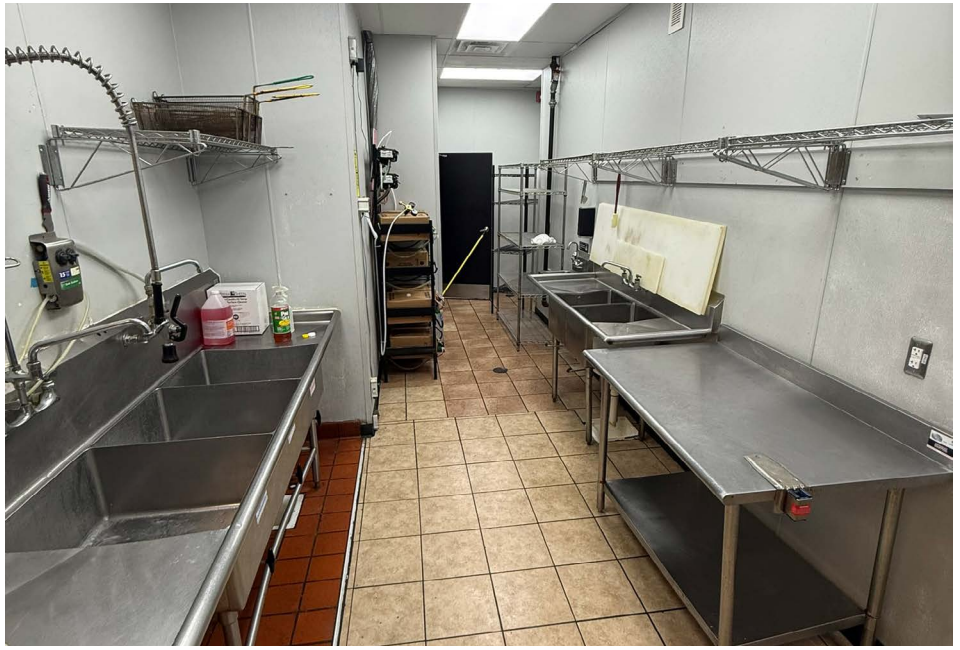
INTERIOR PHOTOS

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