

For Lease  
**Retail**  
 29,397 SF



## Former Babies R Us

3274 S Linden Road Flint, Michigan 48507

### Property Highlights

- Located Near the busy intersection of I-69 and Linden Rd
- 29,397 SF Former Babies "R" Us free standing retail building on 7.12 Acres located on a corner lot.
- Notable Area Retailers Include: Michaels, Hobby Lobby, TJ Maxx and Gander Outdoors
- Located across the street from a 1,200,000+ SFT Genesee Valley Shopping Center that includes JC Penny and Macy's.
- Great Condition, Clean Interior
- Ceiling Height: 19' 8"
- Monument Signage Available
- Ample Parking

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,121	\$47,738
5 Miles	88,851	\$54,948
10 Miles	324,521	\$48,695

### TRAFFIC COUNTS

ROADS	DAILY TRAFFIC
I-69 & W BRISTOL RD	26,781
LINDEN RD & W BRISTOL RD	23,581
LINDEN RD & W LENNON RD	20,048

\* Figures shown represent estimates

For more information

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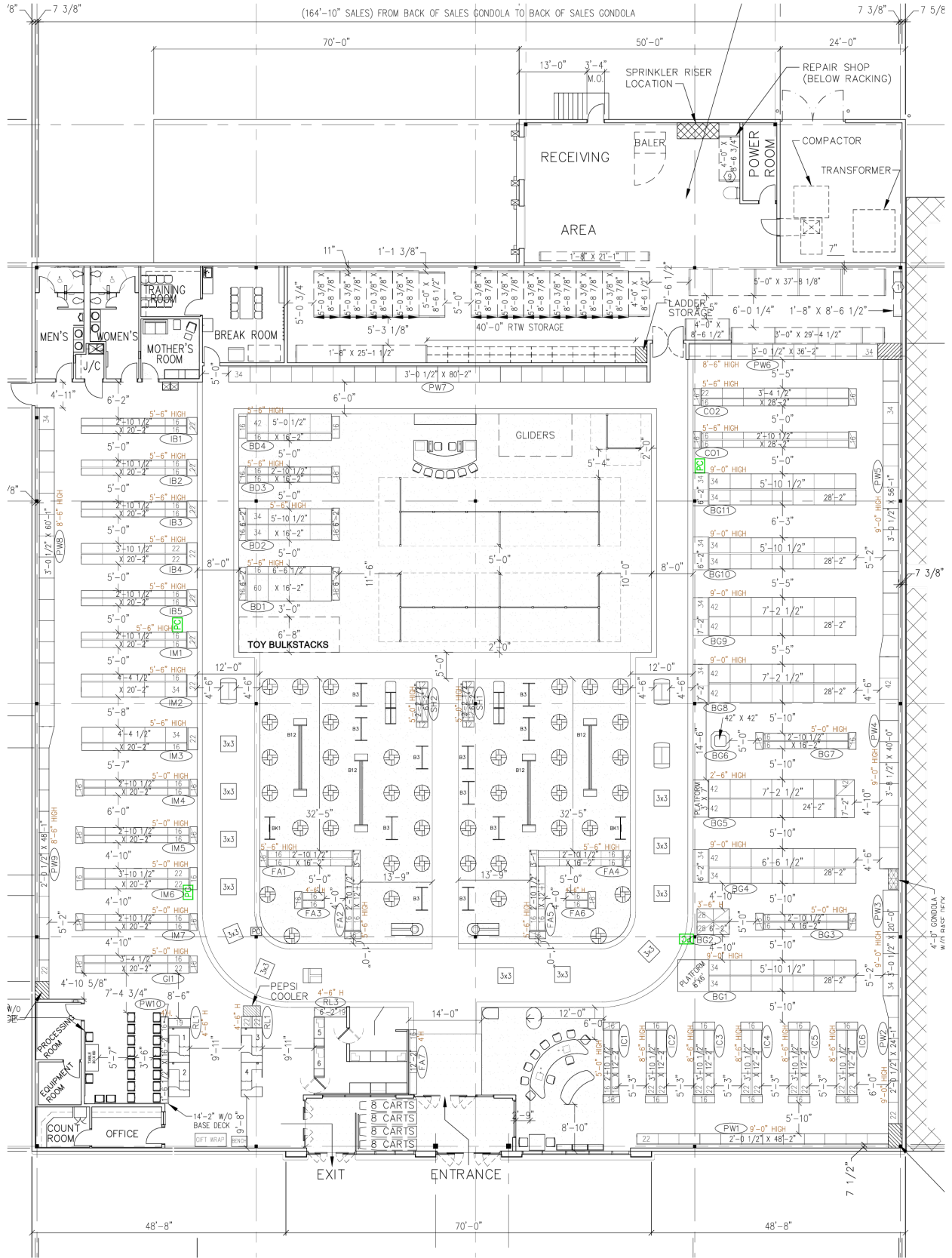
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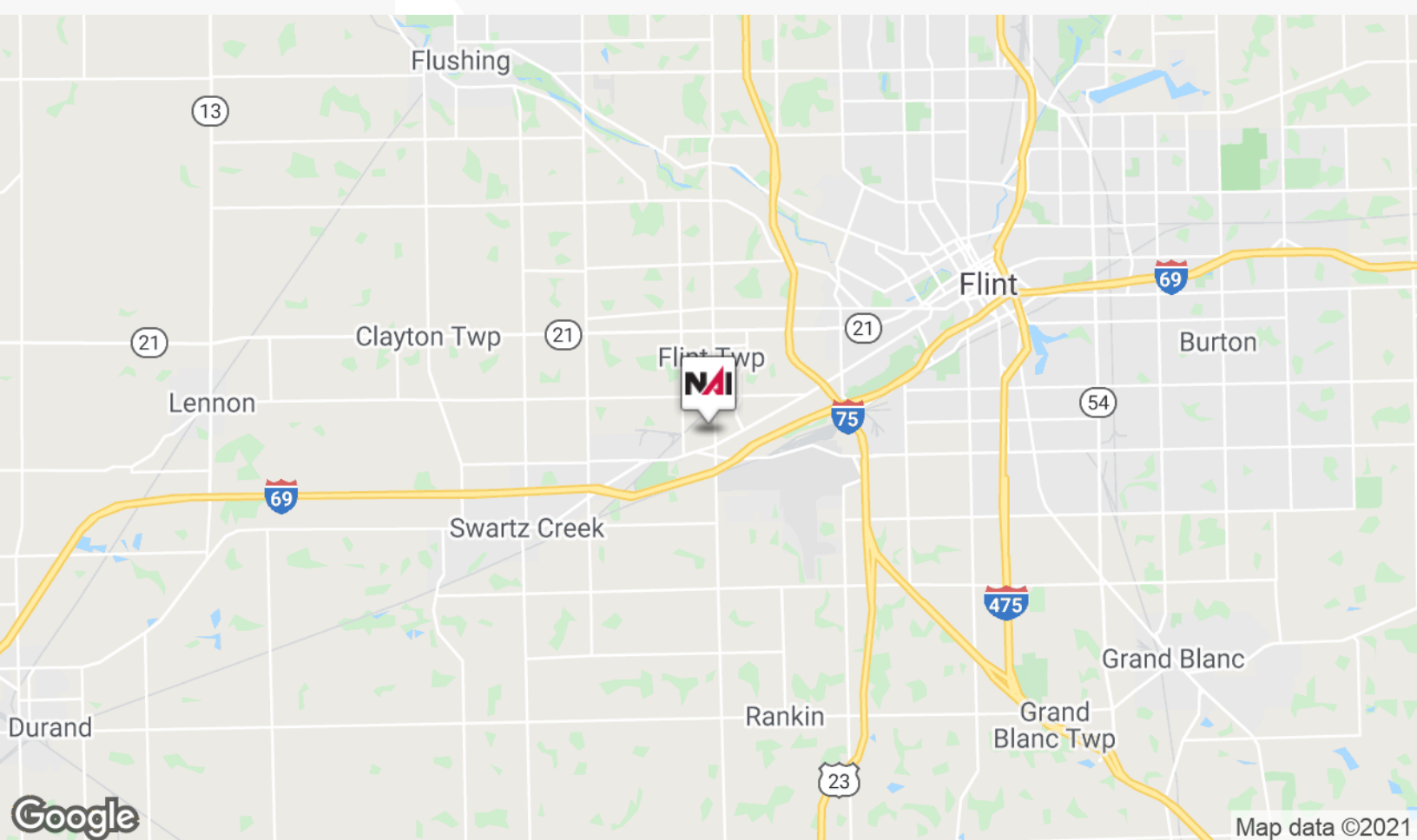
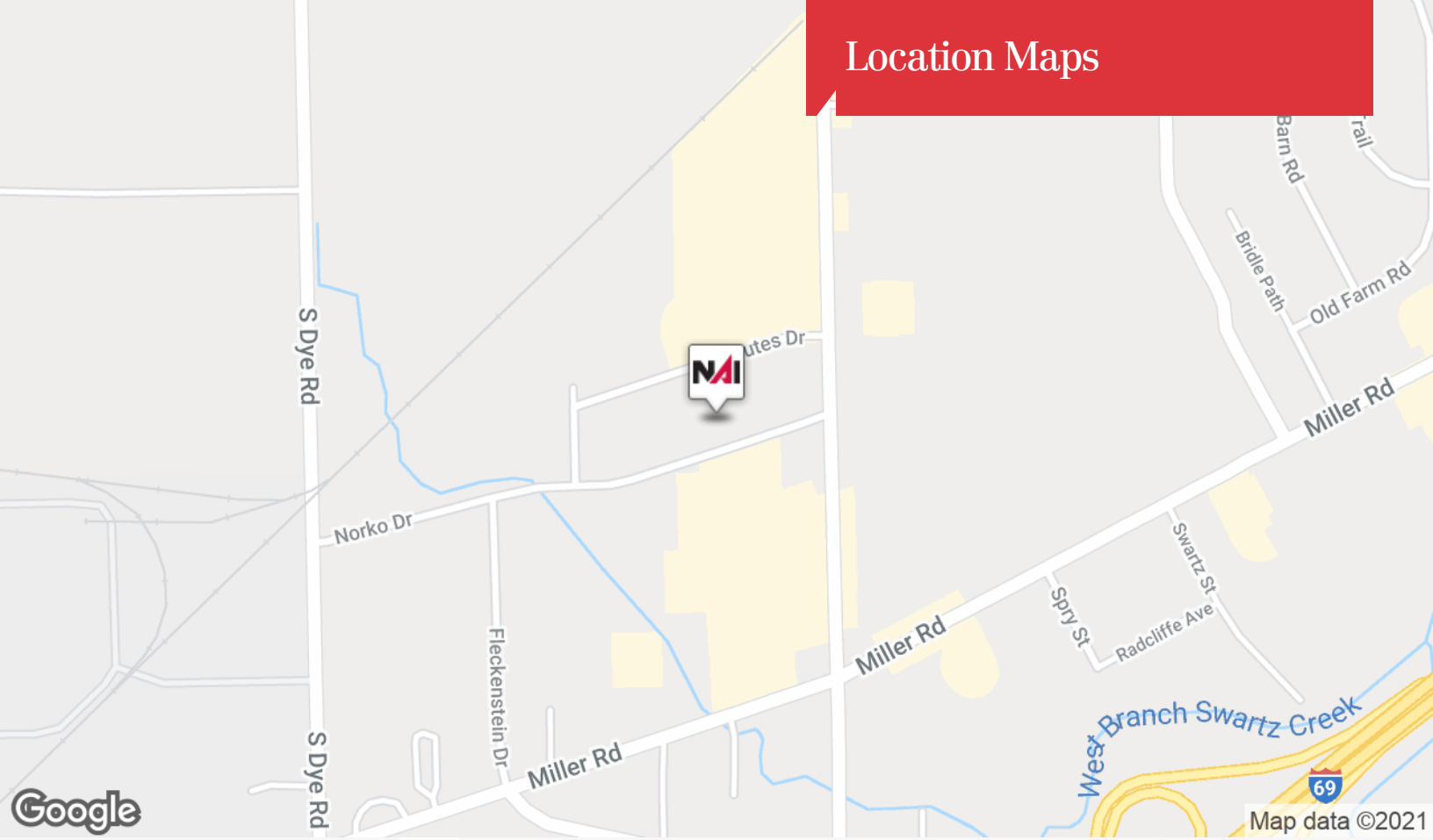
Additional Photos



# Floor Plan



# Location Maps



# Aerial Map



TOYS R US

Not Included

Michaels  
Where Creativity Happens

Subject Property

BABIES R US  
The Baby Superstore



CSL Plasma  
Good for You. Great for Life.



DISCOUNT  
TIRE

Google

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# Retailer Map



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