



FOR SALE/LEASE

FORMER ART VAN FURNITURE

4095 E COURT ST, BURTON, MI 48509

**FOR
SALE/LEASE**



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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PROPERTY DETAILS

Location:	4095 E Court St Bourton, MI 48509
Property Type:	Freestanding
Date Available:	Immediately
Property Taxes:	\$90,404.23 (2020)
Building Size:	72,567 SF
Lot Size:	6.45 AC
Lot Dimensions:	356' x 789'
Available Space:	72,567 SF
Zoning:	C-2
GLA:	72,567 SF
Traffic Count:	E Court ST (12,600 CPD) S Center St (21,581 CPD)
Contact:	Matthew D. Swantko mswantko@landmarkcres.com Gordon S. Hyde ghyde@landmarkcres.com Max J. Goldman mgoldman@landmarkcres.com (248) 488-2620

TENANT ROSTER



DESCRIPTION

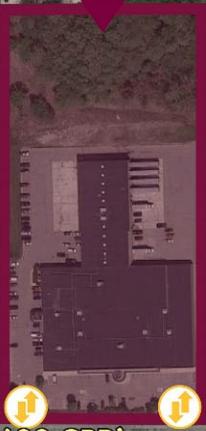
Former Art Van Furniture located just north of the I-69 and Center Road interchange in Burton, Michigan. Burton is a suburb of Flint positioned just east of Flint in Genesee County. The site features approximately 356' feet of frontage along East Court Street.



MICRO

SITE

S CENTER ST (21,581 CPD)



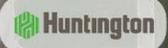
E COURT ST (12,600 CPD)



(12,879 CPD)



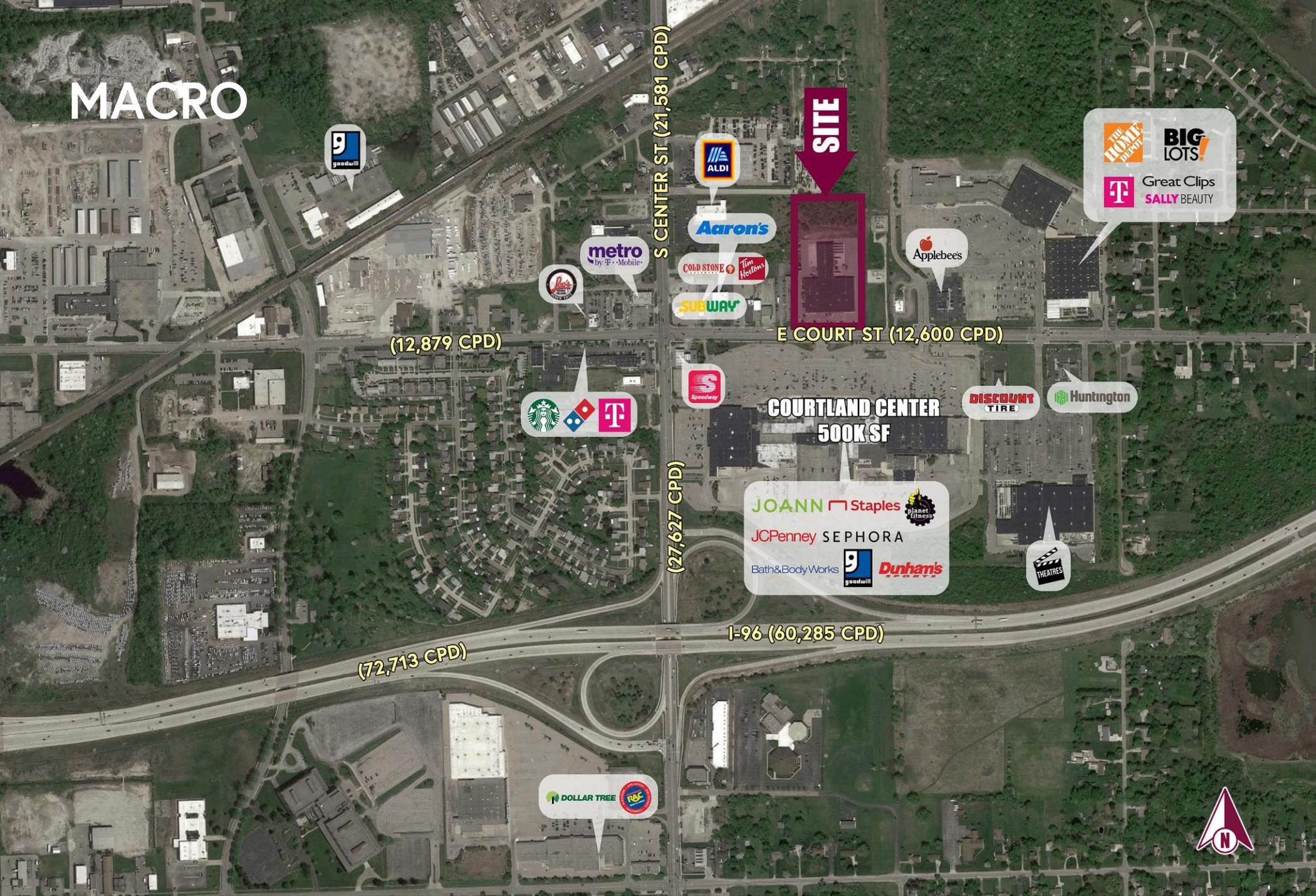
COURTLAND CENTER
500K SF



(27,627 CPD)

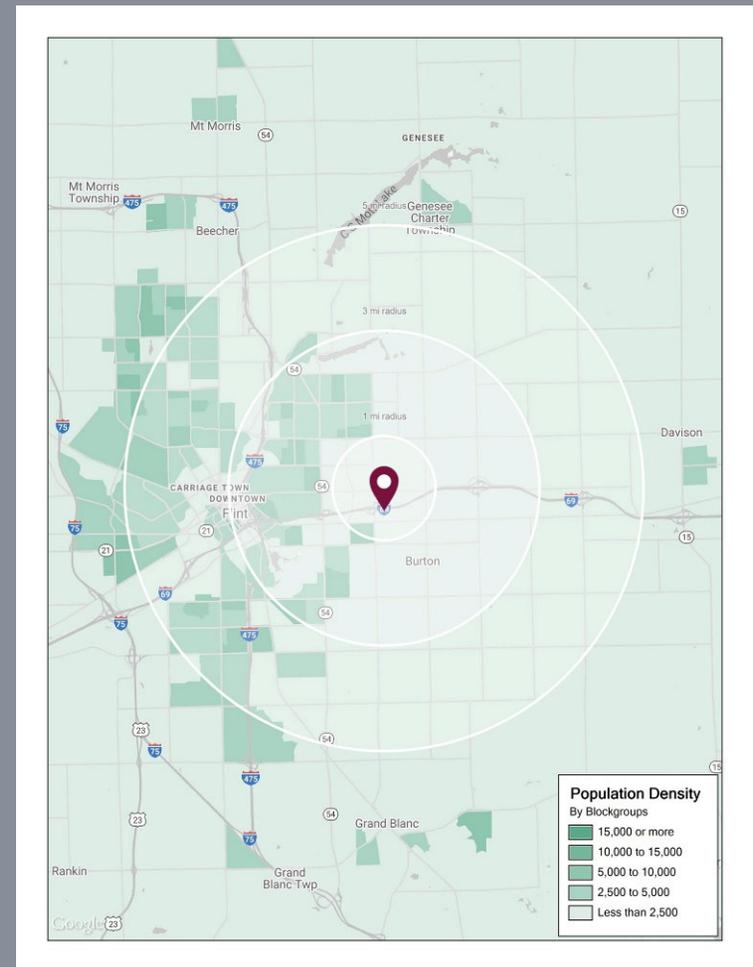


MACRO



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	2,516	50,468	133,573
	2025 Projected Population	2,512	51,141	139,224
	2010 Census Population	2,691	53,516	143,506
	2000 Census Population	2,883	59,282	160,719
	Projected Annual Growth 2020 to 2025	-	0.3%	0.8%
	Historical Annual Growth 2000 to 2020	-0.6%	-0.7%	-0.8%
HOUSEHOLDS	2020 Estimated Households	1,096	21,360	55,073
	2025 Projected Households	1,113	21,803	57,934
	2010 Census Households	1,130	21,811	56,991
	2000 Census Households	1,200	24,016	63,084
	Projected Annual Growth 2020 to 2025	0.3%	0.4%	1.0%
	Historical Annual Growth 2000 to 2020	-0.4%	-0.6%	-0.6%
RACE	2020 Est. White	45.4%	66.8%	62.2%
	2020 Est. Black	48.0%	25.7%	31.3%
	2020 Est. Asian or Pacific Islander	0.9%	0.7%	0.7%
	2020 Est. American Indian or Alaska Native	0.7%	0.6%	0.6%
	2020 Est. Other Races	5.1%	6.1%	5.2%
INCOME	2020 Est. Average Household Income	\$63,695	\$55,188	\$57,137
	2020 Est. Median Household Income	\$44,978	\$41,365	\$43,692
	2020 Est. Per Capita Income	\$27,793	\$23,742	\$23,882
BUSINESS	2020 Est. Total Businesses	239	1,660	3,626
	2020 Est. Total Employees	2,815	20,487	45,562



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