

# VACANT RETAIL SPACE

4424 CORUNNA RD FLINT, MI 48532



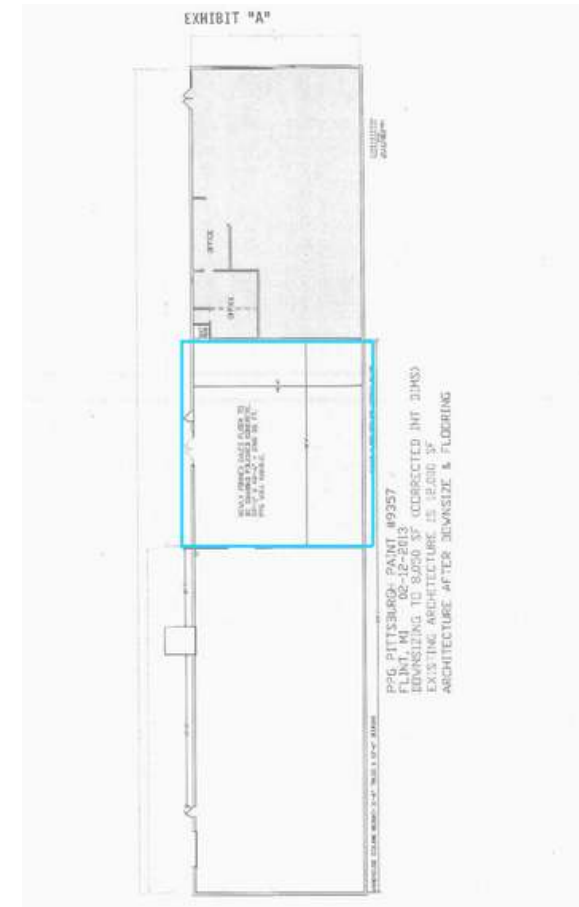
FOR LEASE

2,150 SQUARE FEET AVAILABLE



# PROPERTY FEATURES:

- Available Space: 2,150 SF
- Zoning: Mixed Use (MU) This versatile zoning allows for a wide range of retail and commercial uses.
- Convenience stores, Offices, Medical and dental practices, Takeout Restaurants, Drug Stores, Banking Services, Veterinary clinics and more!
- Situated in the heart of a dense retail corridor
- Surrounded by credit retailers like Sam's Club, Walmart, Verizon, PPG Paints, Home Depot, Aldi, Kroger, Dollar General, and more
- Proximity to residential areas ensures a steady flow of recurring customer base.
- Parking: 34 spaces available for the entire property
- Leasing Ask Price: \$9+4.00NNN

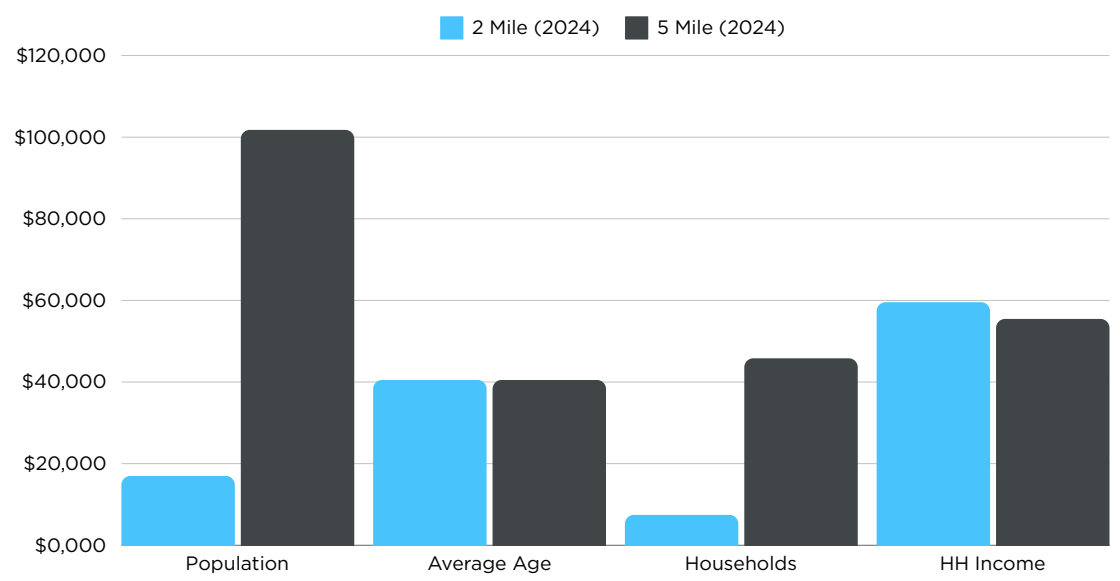


THE PROPERTIES THAT DEFINE YOUR BUSINESS, ARE OUR BUSINESS.

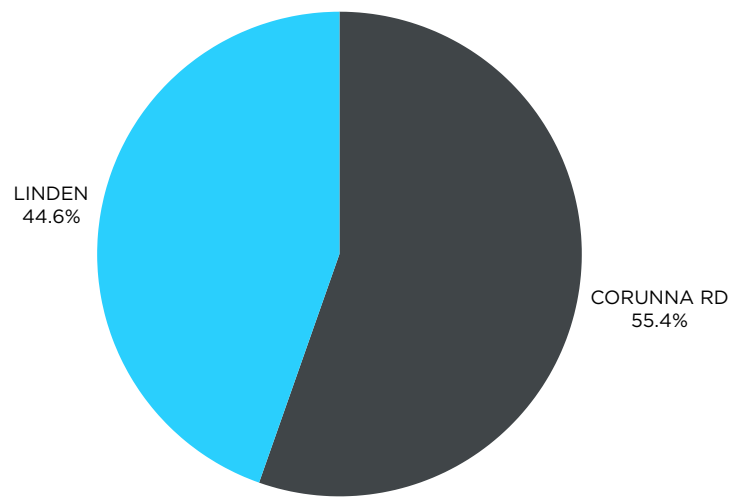
## PROPERTY PHOTOS



# DEMOGRAPHICS

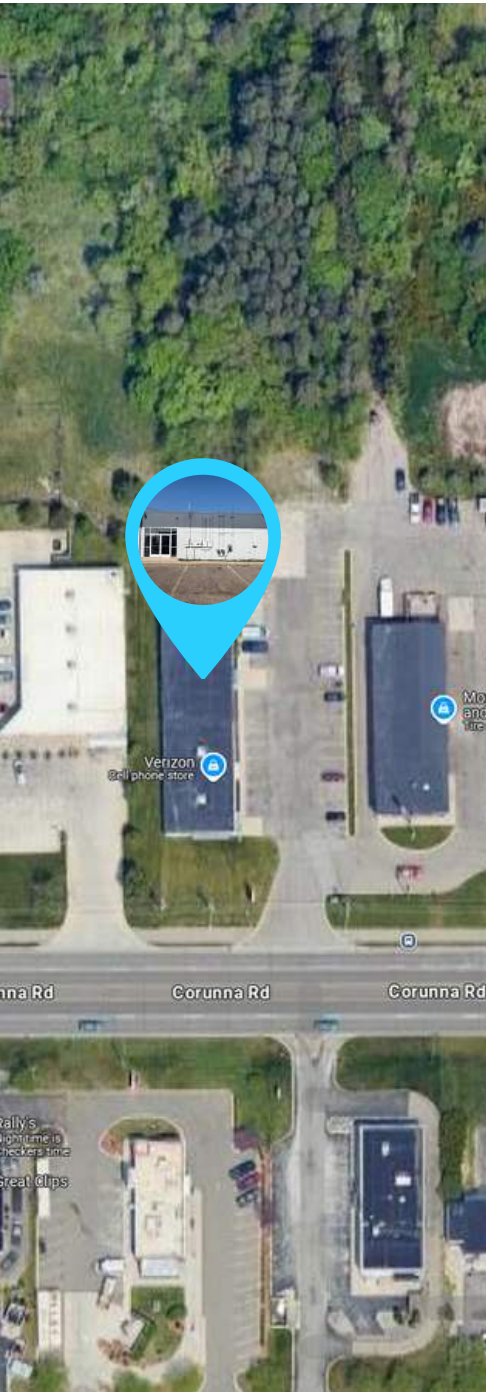


# TRAFFIC COUNTS

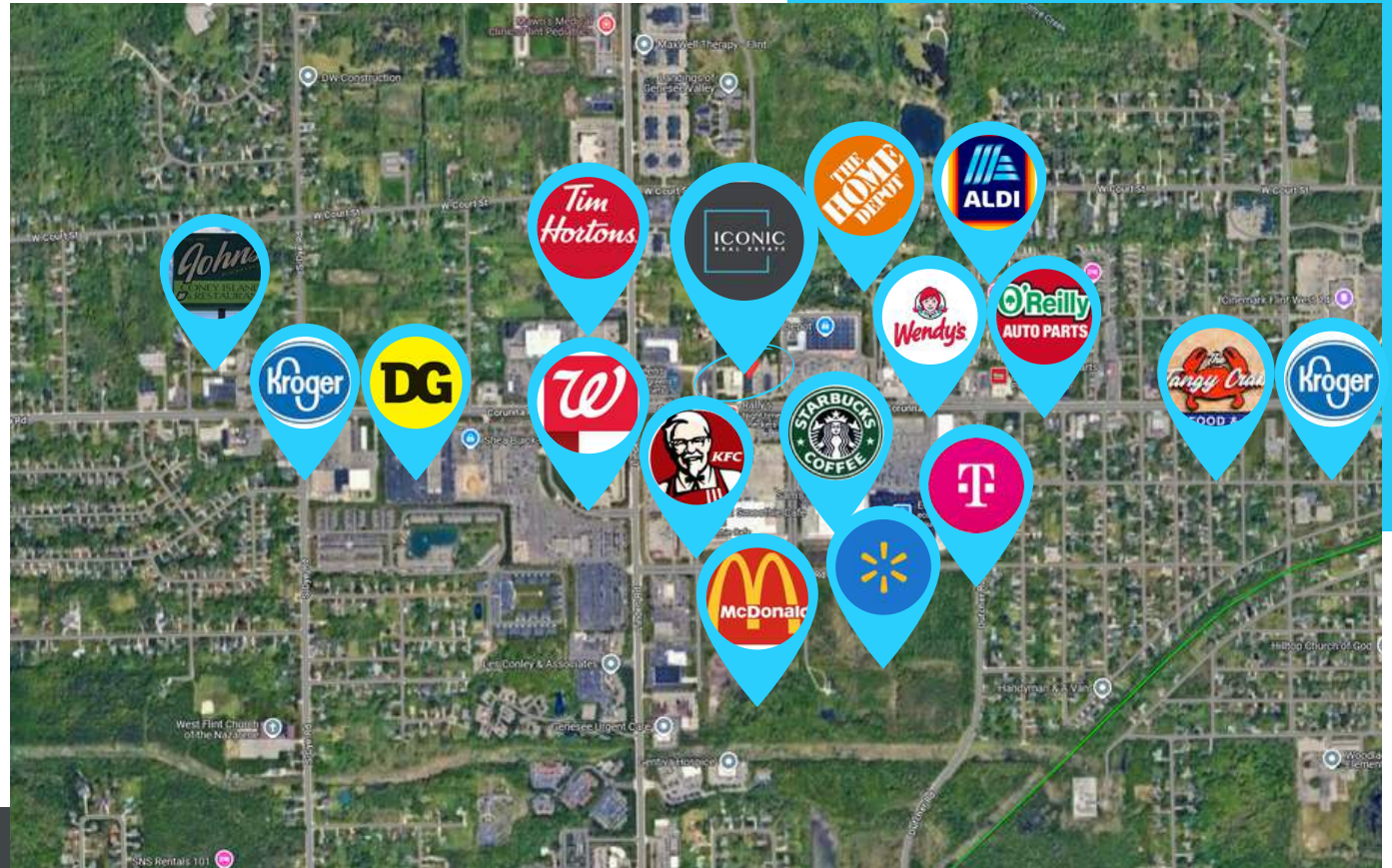


DISTANCE	2 MILE	5 MILE
POPULATION	16,981	101,787
AVERAGE AGE	40.5	40.5
HOUSEHOLDS	7,448	45,813
HH INCOME	\$59,556	\$55,459





CORUNNA RD	14,549
LINDEN	11,721



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## Contact Us

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## WHY ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.