CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

# FOR SALE

## C3-A VACANT LAND| FLINT, MICHIGAN




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# C3-A VACANT LAND

PROPERTY SUMMARY

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## PROPERTY INFORMATION

| | |
|---|---|
| Property Address | 6039 & 6049 Torrey Road |
| City/Township | Flint |
| Land Size | 2 AC |
| Sales Price | $680,000 |
| Zoning | C3-A |

## AREA TENANTS & EMPLOYERS

## DEMOGRAPHICS (FIVE-MILE RADIUS)

**POPULATION**
80,053 PEOPLE

**MEDIAN AGE**
39.1 YEARS OLD

**HOUSEHOLDS**
33,891

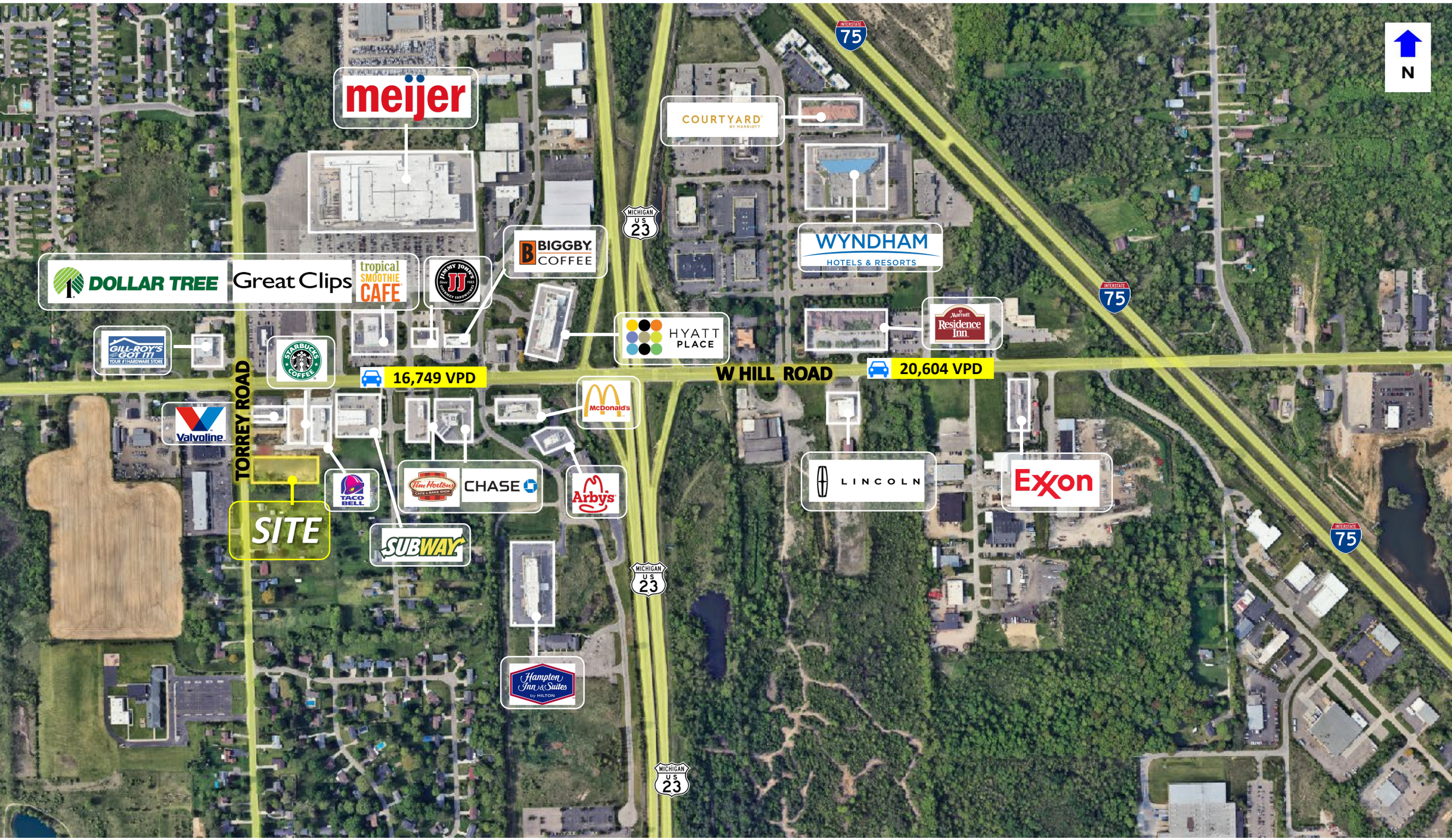
**CONSUMER SPENDING**
$848.8 MILLON ANNUALLY

**AVG HOUSEHOLD INCOME**
$64,019/ANNUALLY

**DAYTIME POPULATION**
49,866 PEOPLE

## PROPERTY HIGHLIGHTS

- Shovel Ready.
- Curb Cuts in.
- Entrance off Hill Rd.
- Entrance off Torrey Rd.


meijer
COURTYARD
BY MARRIOTT
INTERSTATE 75
N
MICHIGAN US 23
BIGGBY COFFEE
WYNDHAM
HOTELS & RESORTS
DOLLAR TREE
Great Clips
tropical SMOOTHIE CAFE
JIMMY JOHN'S
GILL-ROY'S GOT IT!
YOUR #1 HARDWARE STORE
STARBUCKS COFFEE
HYATT PLACE
Marriott Residence Inn
16,749 VPD
W HILL ROAD
20,604 VPD
TORREY ROAD
McDonald's
Valvoline
TACO BELL
Tim Hortons
CAFE & BAKE SHOP
CHASE
Arby's
LINCOLN
Exxon
SITE
SUBWAY
Hampton Inn & Suites by HILTON

# C3-A VACANT LAND

PICTURE

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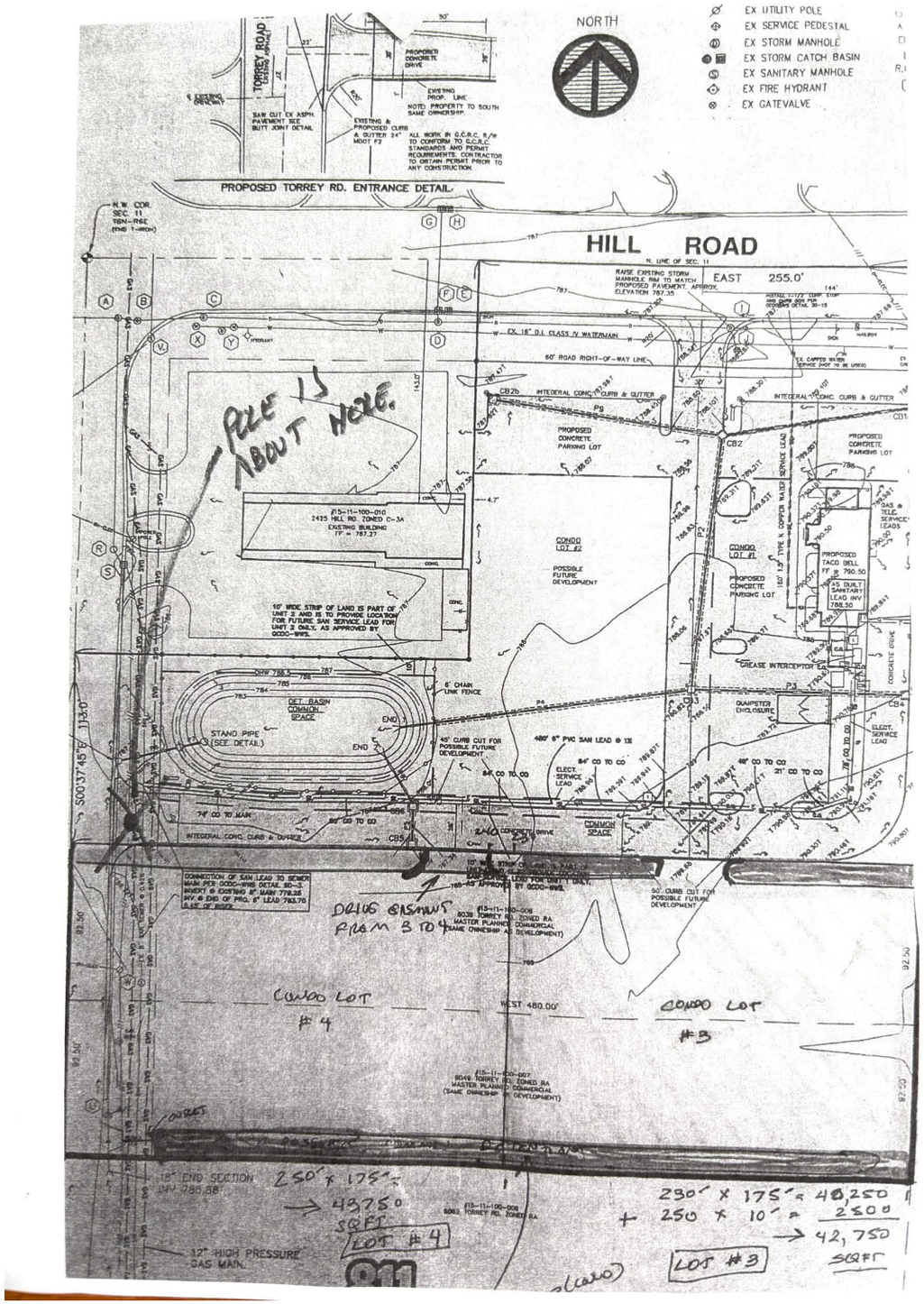
# C3-A VACANT LAND

## SITE PLAN



| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2020 Population | 1,270 | 25,085 | 83,103 |
| 2024 Population | 1,399 | 23,305 | 80,053 |
| 2029 Population Projection | 1,409 | 22,725 | 78,656 |
| Annual Growth 2020-2024 | 2.5% | -1.8% | -0.9% |
| Annual Growth 2024-2029 | 0.1% | -0.5% | -0.4% |
| Median Age | 45.7 | 40.9 | 39.1 |
| Bachelor's Degree or Higher | 19% | 20% | 18% |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2020 Households | 530 | 10,967 | 35,332 |
| 2024 Households | 583 | 10,134 | 33,891 |
| 2029 Household Projection | 587 | 9,870 | 33,265 |
| Owner Occupied Households | 3.5% | -1.0% | -0.4% |
| Renter Occupied Households | 0.1% | -0.5% | -0.4% |
| **Avg Household Income** | **$91,224** | **$75,467** | **$65,019** |
| **Median Household Income** | **$77,191** | **$60,487** | **$47,769** |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| White | 5,122 | 35,359 | 79,332 |
| Black | 231 | 1,056 | 5,249 |
| American Indian/Alaskan Native | 9 | 70 | 190 |
| Asian | 165 | 810 | 2,162 |
| Hawaiian & Pacific Islander | 4 | 25 | 42 |
| Two or More Races | 574 | 4,092 | 10,616 |
| Hispanic Origin | 353 | 2,508 | 6,976 |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| $25,000 - 50,000 | 565 | 2,937 | 7,309 |
| $50,000 - 75,000 | 295 | 2,330 | 5,973 |
| $75,000 - 100,000 | 421 | 2,371 | 5,412 |
| $100,000 - 125,000 | 479 | 2,009 | 4,412 |
| $125,000 - 150,000 | 154 | 1,259 | 2,884 |
| $150,000 - 200,000 | 301 | 1,924 | 4,246 |
| $200,000+ | 113 | 2,208 | 4,553 |

| DAYTIME EMPLOYMENT | ONE MILE | | | THREE MILE | | | FIVE MILE | | |
|---|---|---|---|---|---|---|---|---|---|
| | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS | TOTAL EMPLOYEES | TOTAL BUSINESSES | EMPLOYEES PER BUSINESS |
| **Service-Producing Industries** | **2,998** | **278** | **11** | **12,931** | **1,330** | **10** | **40,914** | **4,800** | **9** |
| Trade Transportation & Utilities | 1,004 | 26 | 39 | 3,027 | 199 | 15 | 11,566 | 738 | 16 |
| Information | 8 | 1 | 8 | 421 | 17 | 25 | 746 | 65 | 11 |
| Financial Activities | 193 | 39 | 5 | 1,470 | 219 | 7 | 3,487 | 590 | 6 |
| Professional & Business Services | 455 | 62 | 7 | 2,089 | 213 | 10 | 4,769 | 656 | 7 |
| Education & Health Services | 645 | 100 | 6 | 2,996 | 394 | 8 | 11,673 | 1,788 | 7 |
| Leisure & Hospitality | 543 | 27 | 20 | 1,948 | 107 | 18 | 5,133 | 331 | 16 |
| Other Services | 131 | 21 | 6 | 834 | 166 | 5 | 2,641 | 578 | 5 |
| Public Administration | 19 | 2 | 10 | 146 | 15 | 10 | 899 | 54 | 17 |
| **Goods-Producing Industries** | **190** | **22** | **9** | **6,871** | **132** | **52** | **8,952** | **381** | **23** |
| Natural Resources & Mining | 0 | 0 | - | 14 | 6 | 2 | 31 | 11 | 3 |
| Construction | 138 | 14 | 10 | 620 | 89 | 7 | 1,548 | 238 | 7 |
| Manufacturing | 52 | 8 | 7 | 6,237 | 37 | 169 | 7,373 | 132 | 56 |
| **Total** | **3,188** | **300** | **11** | **19,802** | **1,462** | **14** | **49,866** | **5,181** | **10** |

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## EXCLUSIVELY LISTED BY:

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**RETAIL LEASING**
***Landlord Representation & New Project Leasing***

**TENANT REPRESENTATION**
***Site Selection & Negotiations***

**INVESTMENT SALES**
***STNL & Multi-Tenant, Multi-Family, Carwashes, etc.***

**ACQUISITIONS/DISPOSITIONS**
***Single & Full Portfolio Transactions***

**MARKET ANALYSIS**
***Market Research & Site Evaluations***

**NATIONAL RELATIONSHIPS**
***Retailers & Investors across the U.S.***

**TEAMWORK**
***Innovative Solutions***

**SHARED DATABASE**
***Retailers & Investors across the U.S.***