

OFFICE SPACE AVAILABLE

4444 W Bristol Rd, Flint, MI 48507



DETAILS

1st Fl, Ste 150	5,300 SF
3rd Fl, Ste 320	4,700 SF
3rd Fl, Ste 330	2,500 SF
AVAILABLE	Immediate Occupancy

TRAFFIC COUNT (VPD)

Bristol Rd	8,714
Linden Rd	18,801
Miller Rd	19,262

HIGHLIGHTS

- Full-building backup generator
- Fiber optic high speed internet
- Genesee County water supply
- 300-car parking available

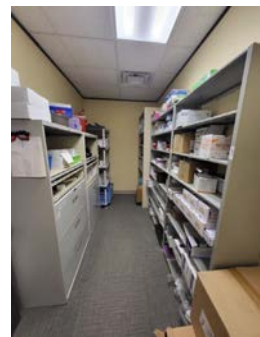
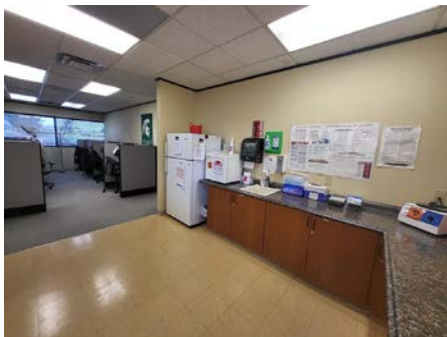
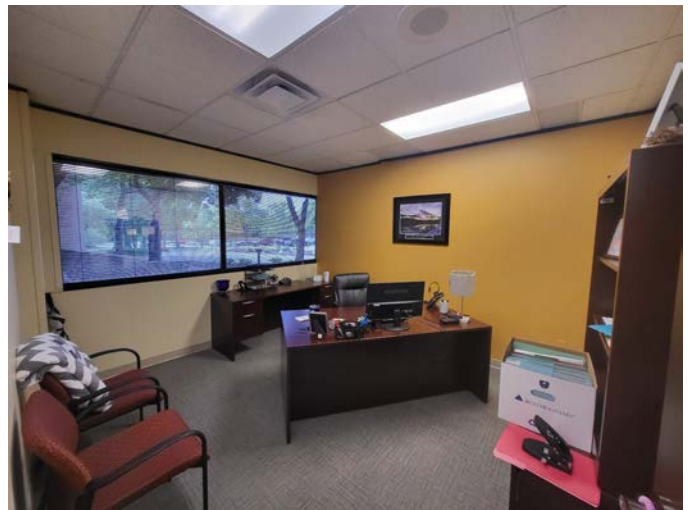
JOSH ZEID 248.496.0768 jzeid@sbre1.com



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STE 150 – 5,300 SF



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STE 320 – 4,700 SF



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STE 330 – 2,500 SF



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COMMON AREA

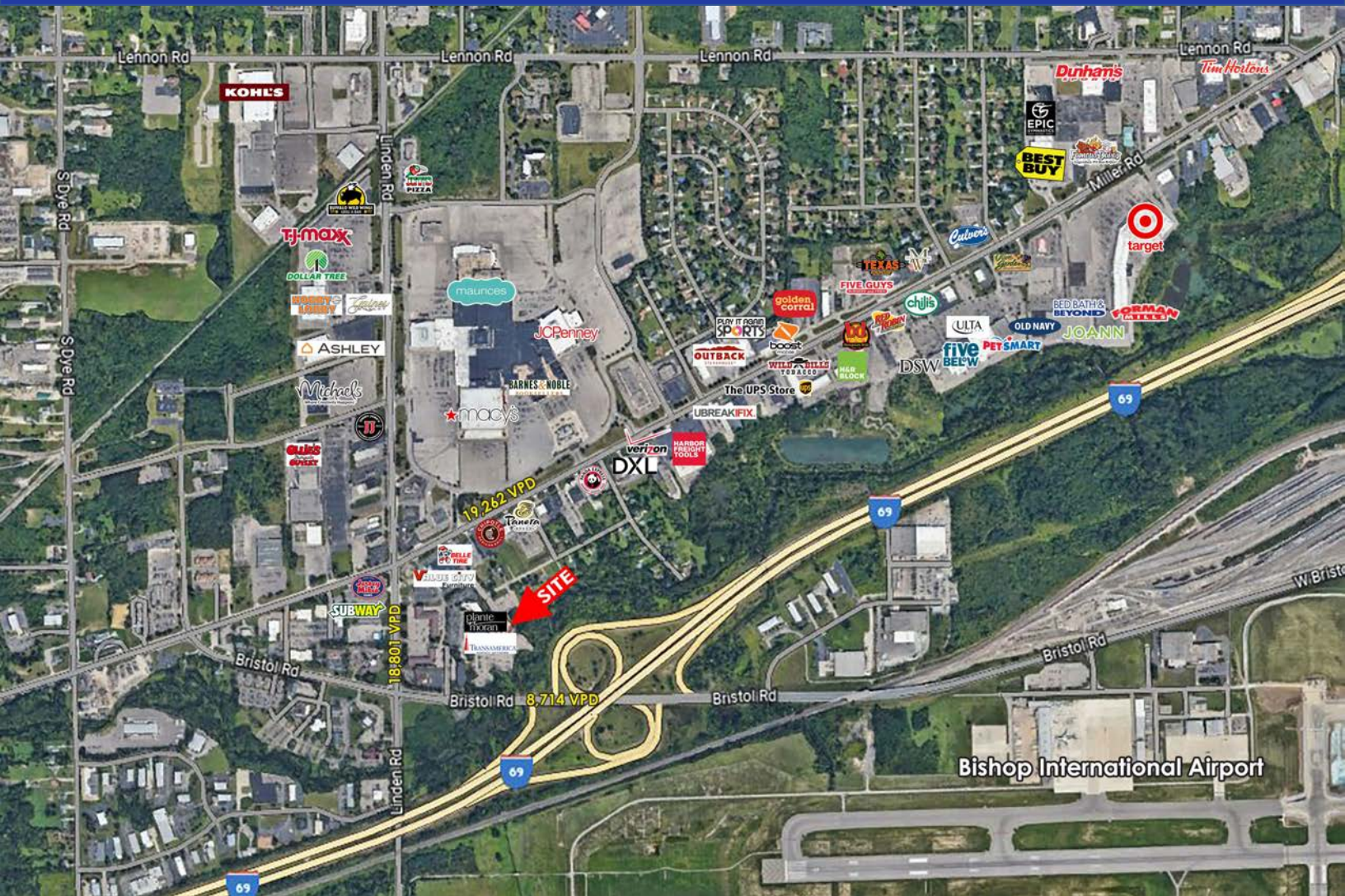


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SITE INFO

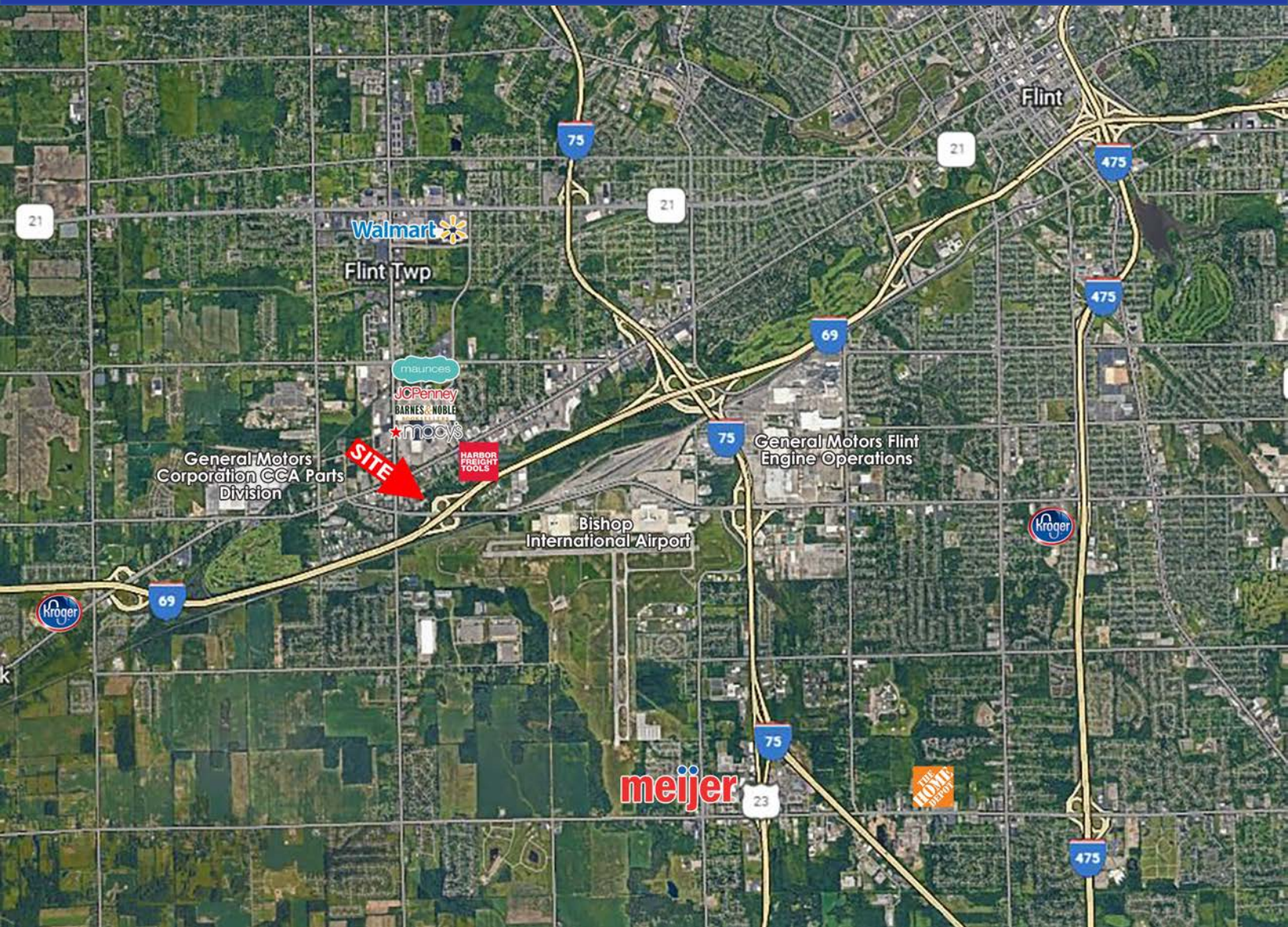
Located at I-69, Bristol Rd, Miller Rd, and Linden Rd, just minutes from I-75 and US-23. A one-minute drive to the Bishop International Airport. Other tenants include Plante Moran, Visiting Physicians, Grace Hospice and Pinnacle Nursing. Built in 1985 and renovated in 2016.

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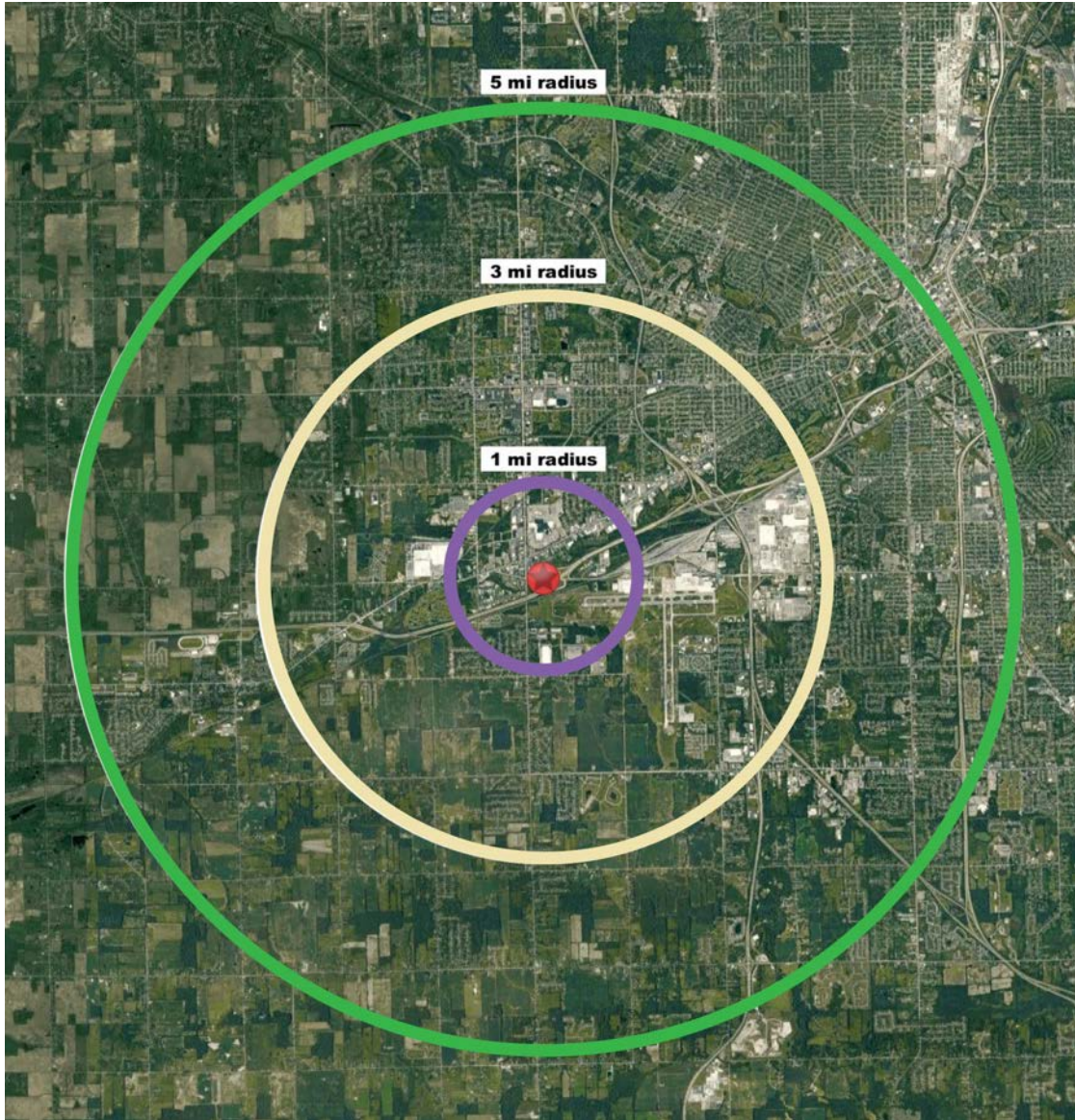
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DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2021)	1,766	24,897	88,700
Average HH Income	\$62,884	\$61,612	\$63,345
Households	765	11,049	37,532
Median Age	43.2	43.1	39.7

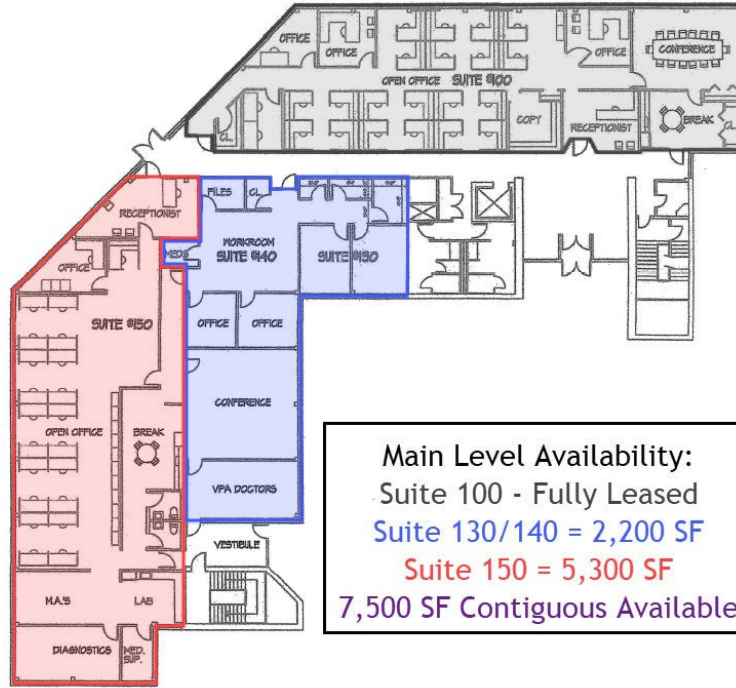
Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	482	1,672	3,665
Daytime Population	8,393	21,685	49,439

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FLOOR PLANS

FIRST FLOOR



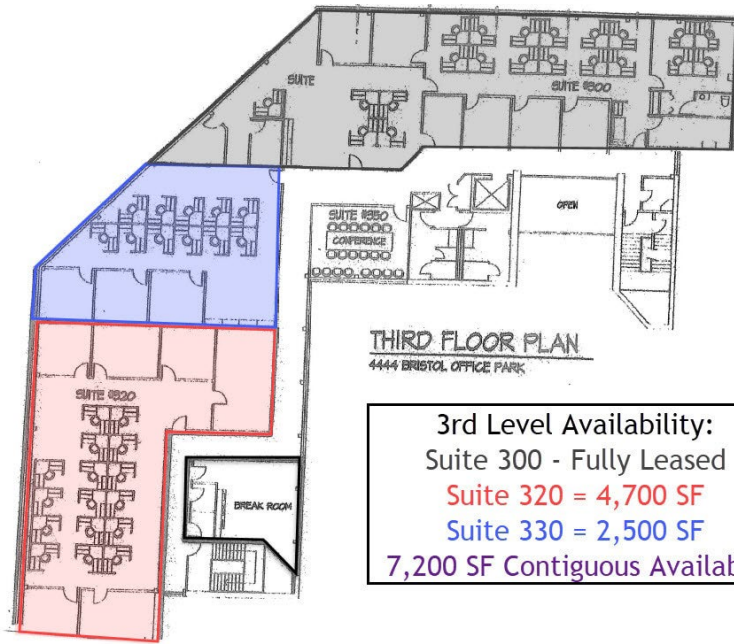
Main Level Availability:
Suite 100 - Fully Leased
Suite 130/140 = 2,200 SF
Suite 150 = 5,300 SF
7,500 SF Contiguous Available

Do you have a new floor plan?

FIRST FLOOR PLAN



THIRD FLOOR



THIRD FLOOR PLAN
4444 BRISTOL OFFICE PARK

3rd Level Availability:
Suite 300 - Fully Leased
Suite 320 = 4,700 SF
Suite 330 = 2,500 SF
7,200 SF Contiguous Available