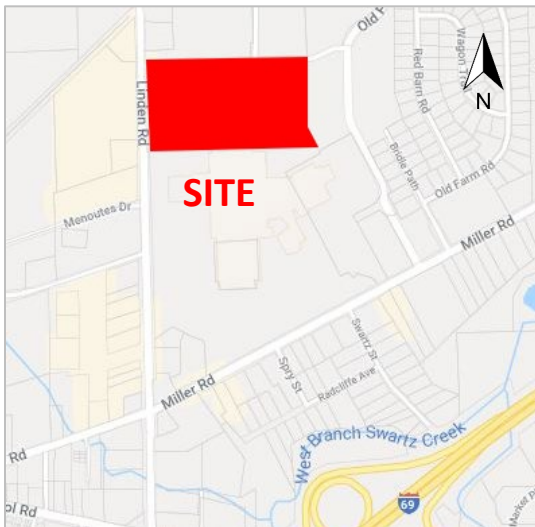


# AVAILABLE

Genesee Valley Mall – Former Sears  
3191 S Linden, Flint, MI 48507



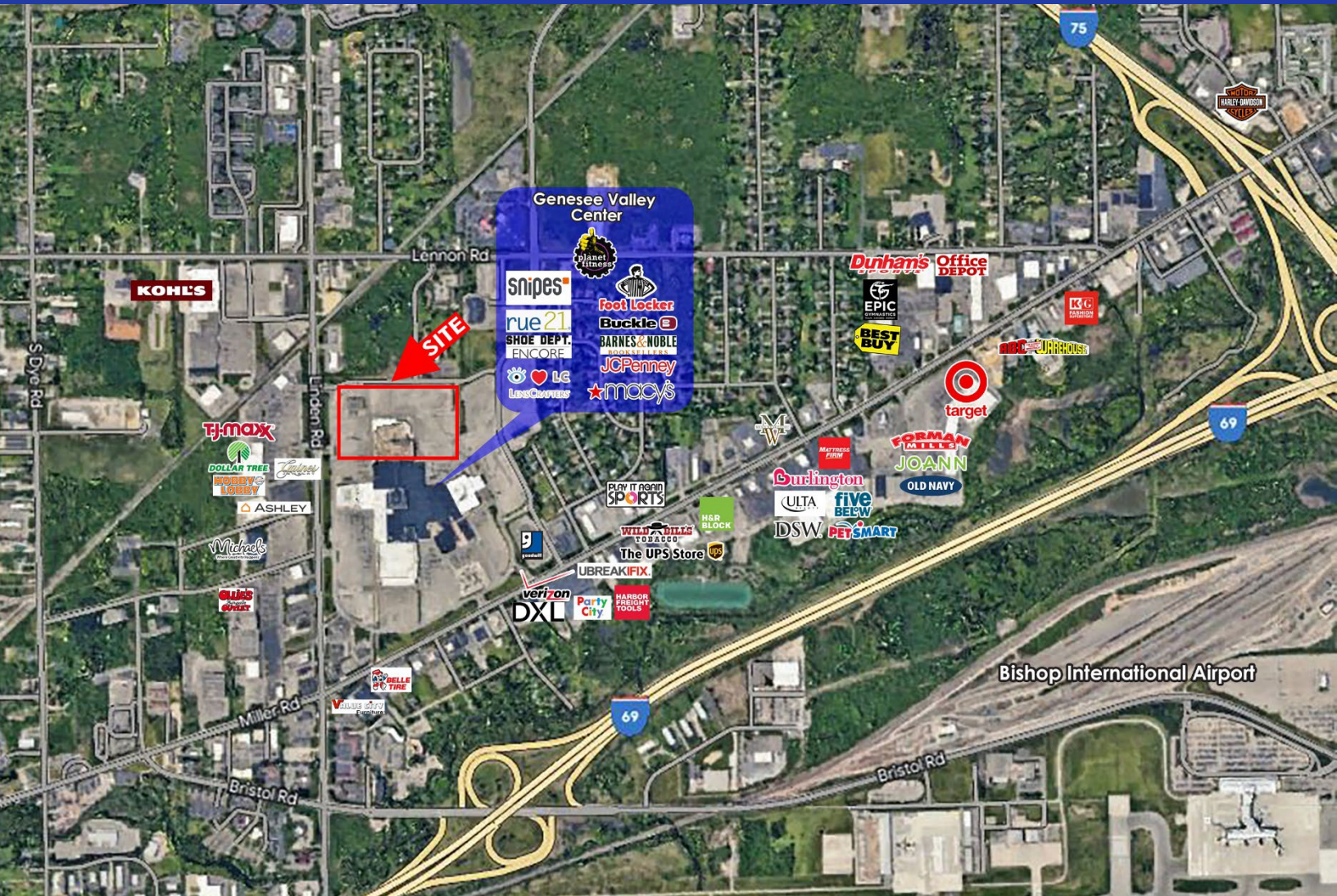
Building Size:	288,864 SF
Property Format:	Sears
Parking Spaces:	1,650
Year Built:	1970
Building Dimensions:	350 Ft. Wide    375 Ft. Deep
Adjacent Developments:	
North:	Vacant theatre center
South:	Art Van Furniture center
East:	Residential
West:	TJMaxx anchored center
Traffic Counts	Linden Rd Miller Rd

ALEX BIERI 313.552.4002 [alex@sbre1.com](mailto:alex@sbre1.com)  
JIM BIERI 313.552.4001 [jbieri@sbre1.com](mailto:jbieri@sbre1.com)



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## PROPERTY HIGHLIGHTS

- Genesee Valley Mall anchored by Macy's, JCPenney, Planet Fitness
- Located in the strongest regional retail area in Flint
- Easily accessible from major highways of I-69 and I-75
- Attractive north end location

ALEX BIERI 313.552.4002 [alex@sbre1.com](mailto:alex@sbre1.com)

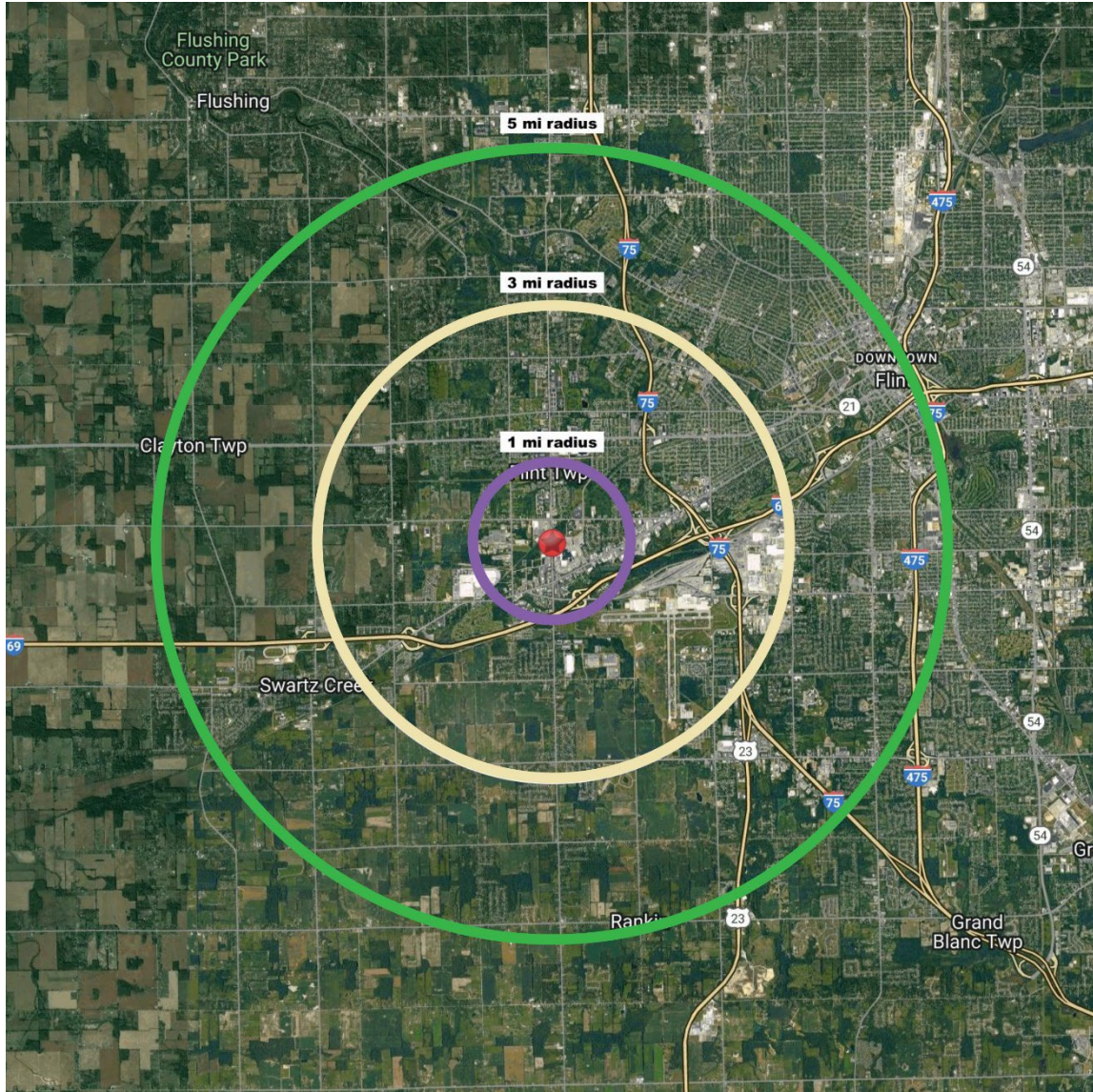
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## DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2022)	1,824	28,628	90,741
Average HH Income	\$50,825	\$62,773	\$63,228
Households	896	12,726	38,329
Median Age	46.9	41.4	38.8

Area Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	595	1,717	3,898
Daytime Population	8,130	22,848	53,625

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JIM BIERI 313.552.4001 [jbieri@sbre1.com](mailto:jbieri@sbre1.com)

