

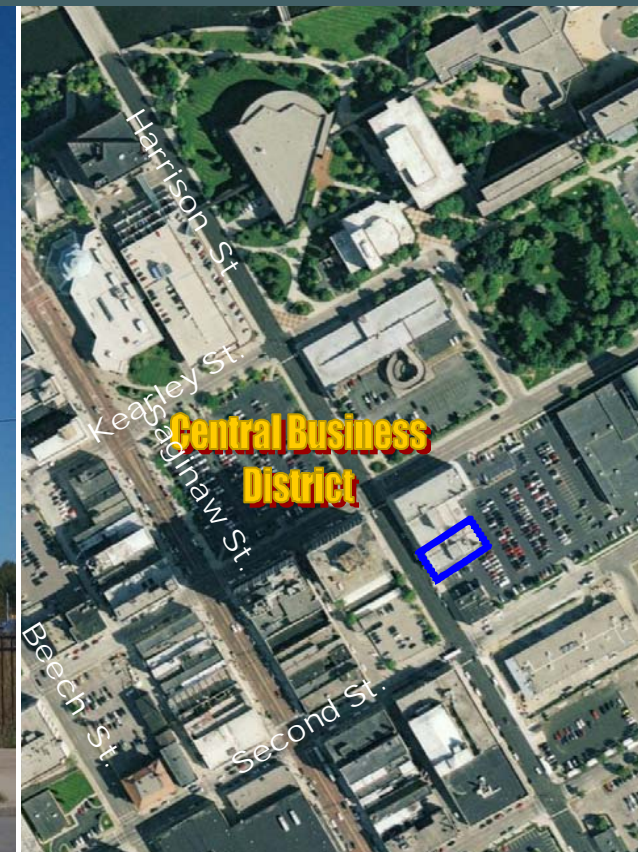
# 517 Harrison Street, Flint, MI, 48502

## Prime Downtown Retail/Office Space

### SPACE FOR LEASE

**1,224 SF**  
**Retail/Office Space**  
 Ground Floor Space  
 Dimensions: 16' x 77'

**Central Downtown Location:**  
 Corner of Harrison and Second Street in  
 the Central Business District



Contact:

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Uptown Developments, LLC

503 S. Saginaw Street

Flint, MI 48503

[www.uptowndevelopments.com](http://www.uptowndevelopments.com)

### DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	8,912	107,522	192,638
Households:	3,842	42,754	76,312
Average HH Income:	\$31,795	\$40,333	\$42,371

Daytime Downtown Population: Over 5000 people  
 Hospital Employment (Hurley and McLaren): Over 5,000 employees  
 Total Student Enrollment: Over 27,000 (U of M-Flint, Kettering, MCC)

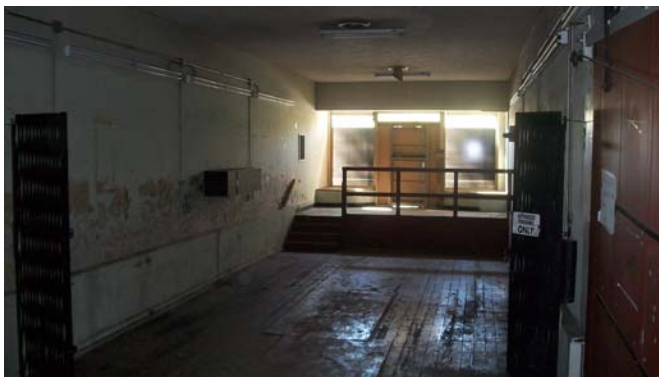


Data has been obtained through various reliable sources, including the US Census. However, Uptown Developments, LLC provides no guarantee, expressed or implied, as to the accuracy, reliability or completeness of listed data.

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Exterior/Interior Photos:



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### COMMERCIAL AND RESIDENTIAL LOCATION:

- **Renaissance Zone** (Abatement of Single Business Tax, Personal Property Tax and Real Estate Tax)
- The building is conveniently located in the heart of downtown Flint, one block from the most prominent corner of South Saginaw Street.
- Central Downtown location next to Flint's Financial District with many well known companies, including Citizens Bank, Chase Manhattan Bank, Bank of America and Plante & Moran.
- Located next to Flint's Governmental Center, including the County and Federal Courthouse and the City of Flint's Municipal and Administrative Offices.
- Downtown headquarters of two major engineering companies - Rowe Engineering and Wade Trim Home of 3 Major Universities - The University of Michigan - Flint, Kettering University and Mott Community College.
- Centralized location at the intersection of I-75, I-69 and US 23, conveniently connecting to Metro Detroit, Lansing, Saginaw, Ann Arbor, Port Huron and Canada.
- 30 new loft-style apartments located within 2 blocks.
- Adjacent parking in surface lot.

### GENERAL INFORMATION:

County:	Genesee
City:	Flint
Proposed Use:	Retail/Office
Class of Space:	C
Building Size:	1,224
Zoning:	D4 (Metropolitan District)
Road Type:	4 Lane
Building # of Stories:	1 level with sunken floor
Building Type:	Renovation
Parking:	Over 1000 spaces in 1 block radius

