# 1110 Eldon Baker Drive, Flint, MI 48507

LC

LACUNA COMMERCIAL
Advisors

Real Estate Driven by Relationships

(810) 444-1940
Jimmy@lacunaRE.com

# OFFICE SPACE FOR SALE

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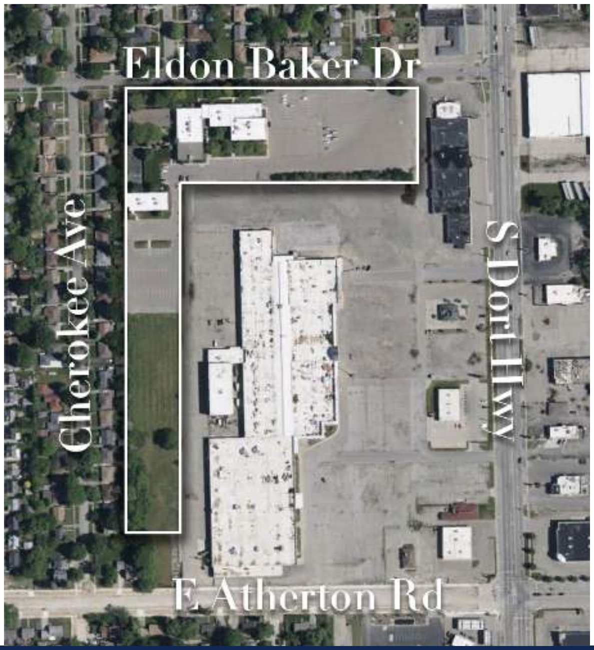
## FOR SALE: $1,980,000

Explore a prime commercial complex near I-69 and Bishop International Airport, encompassing residential units, offices, and classrooms across three buildings. Building C offers modern apartments, Building B provides classrooms and offices, and Building A features a large commercial kitchen space. The property has direct access from a major north/south artery and additional parcel frontage along Atherton Road. This provides excellent connectivity and exposure from an east/west perspective.




| | |
|---|---|
| ACREAGE | 8.54 ACRES |
| SQARE FOOTAGE | 60,000 SF |
| PARCEL NO. | 4120476059 |
| ZONING | COMMERCIAL |
| INTERNET | HIGH SPEED |

# FEATURES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# NEIGHBORING BUSINESSES

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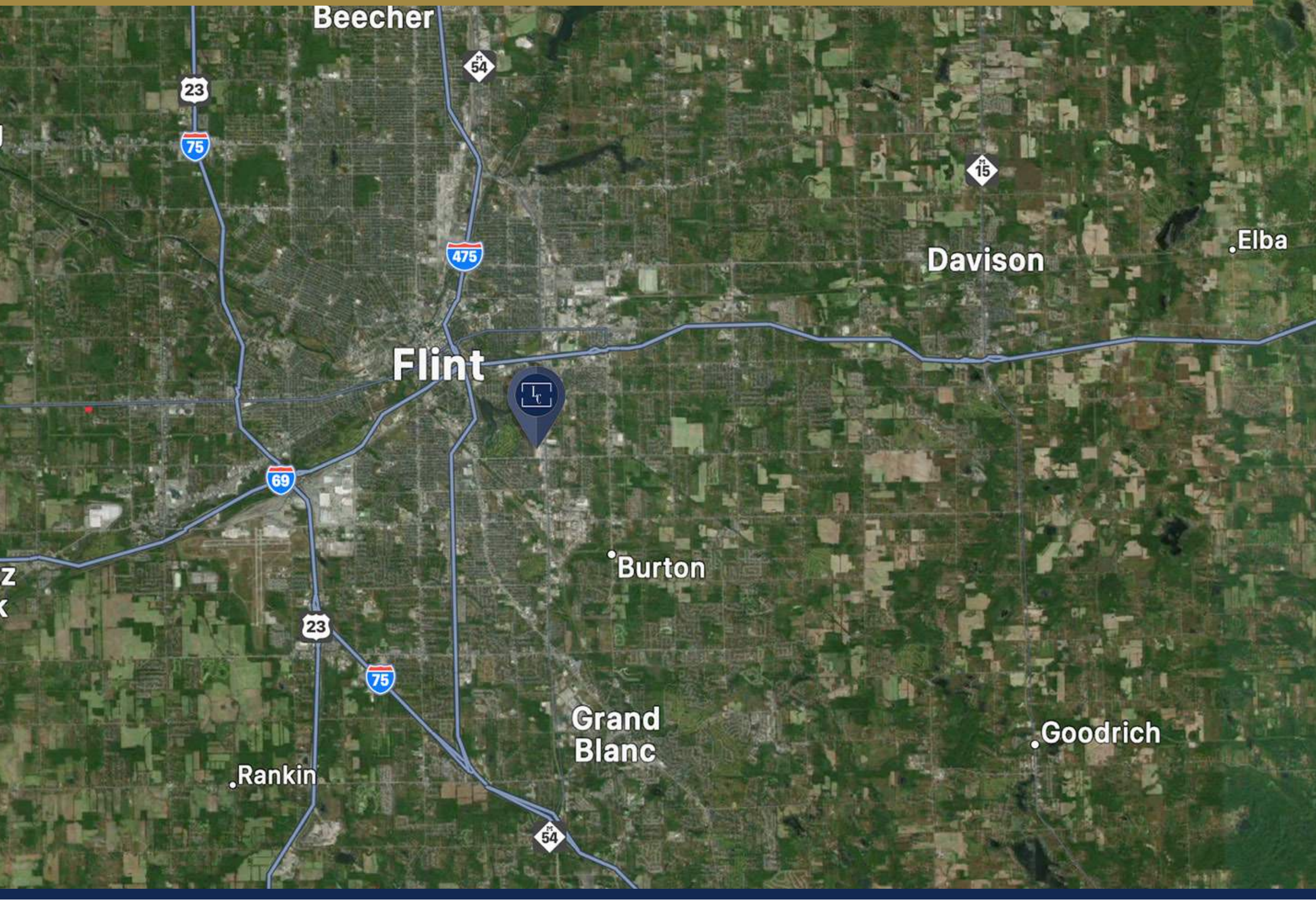


# PROPERTY LOCATION

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# BUILDINGS

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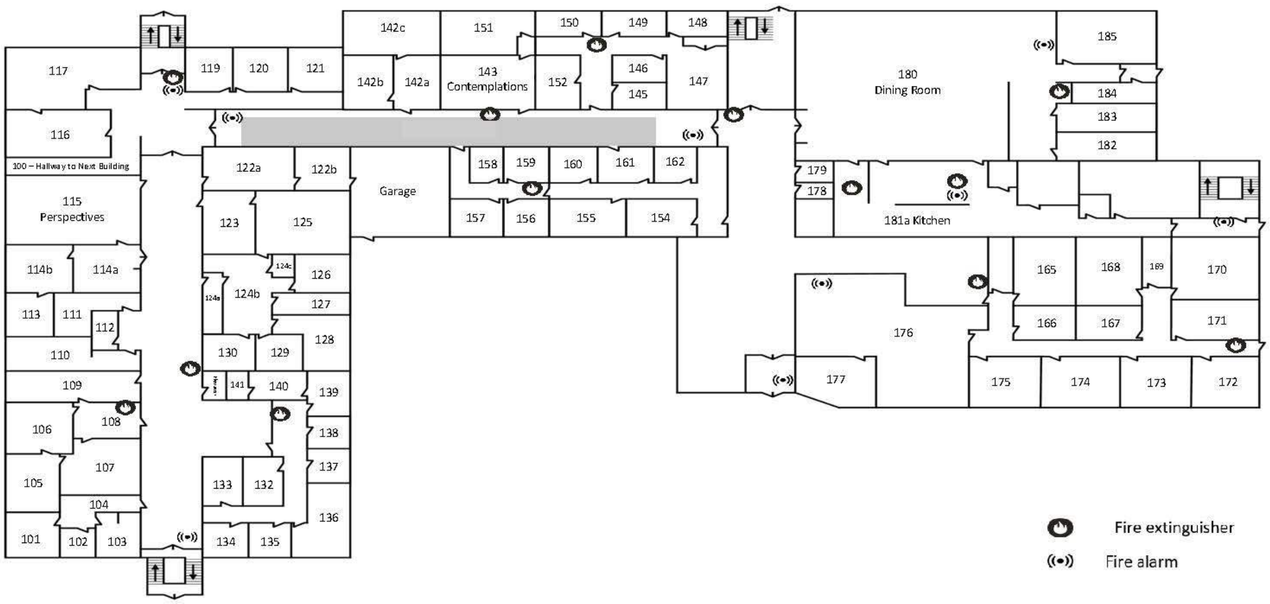


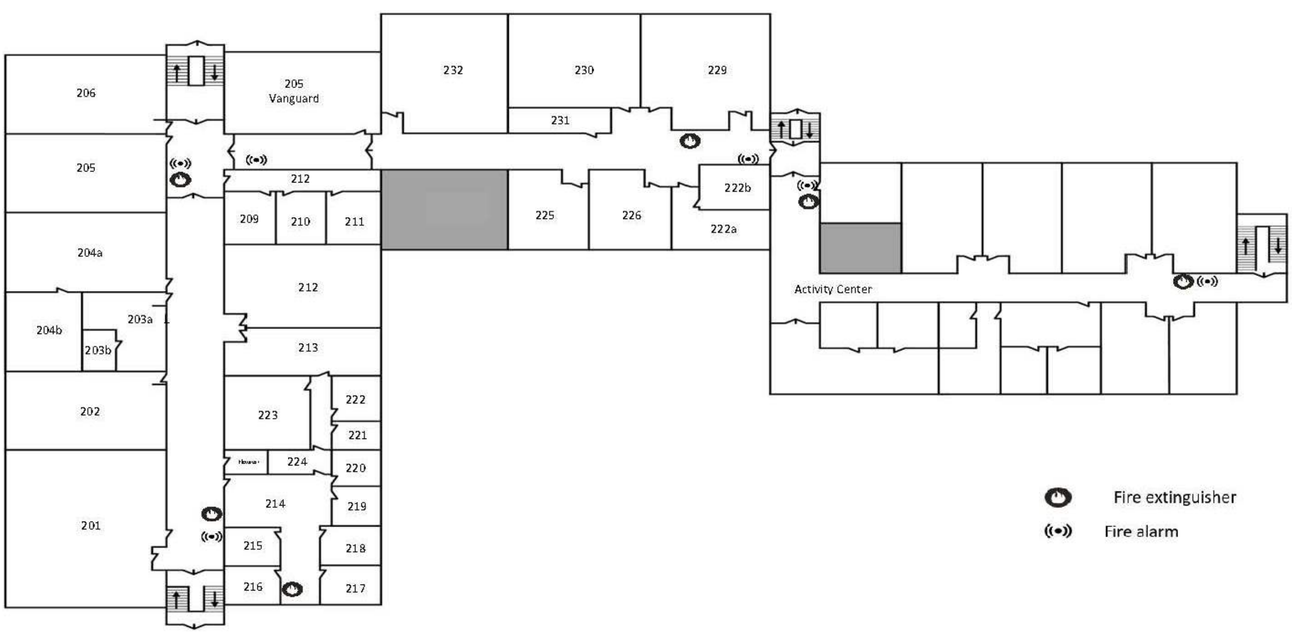


# BUILDING - A

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BUILDING - B

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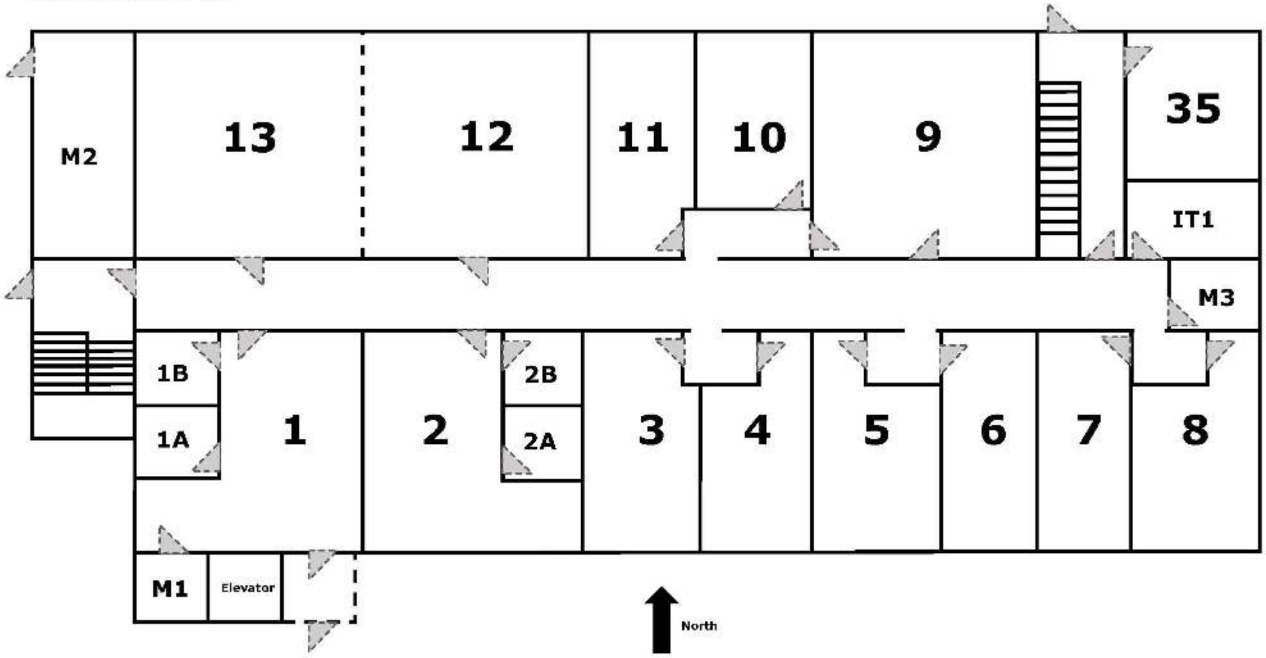


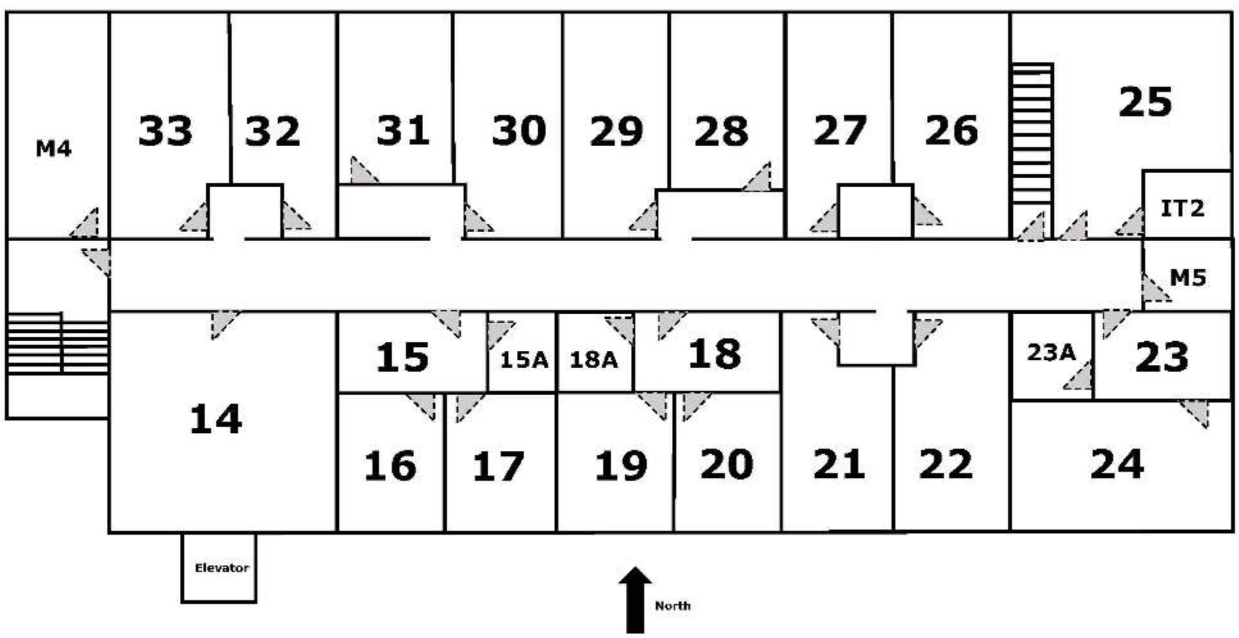


# BUILDING - C

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# OFFICE SPACE FOR SALE

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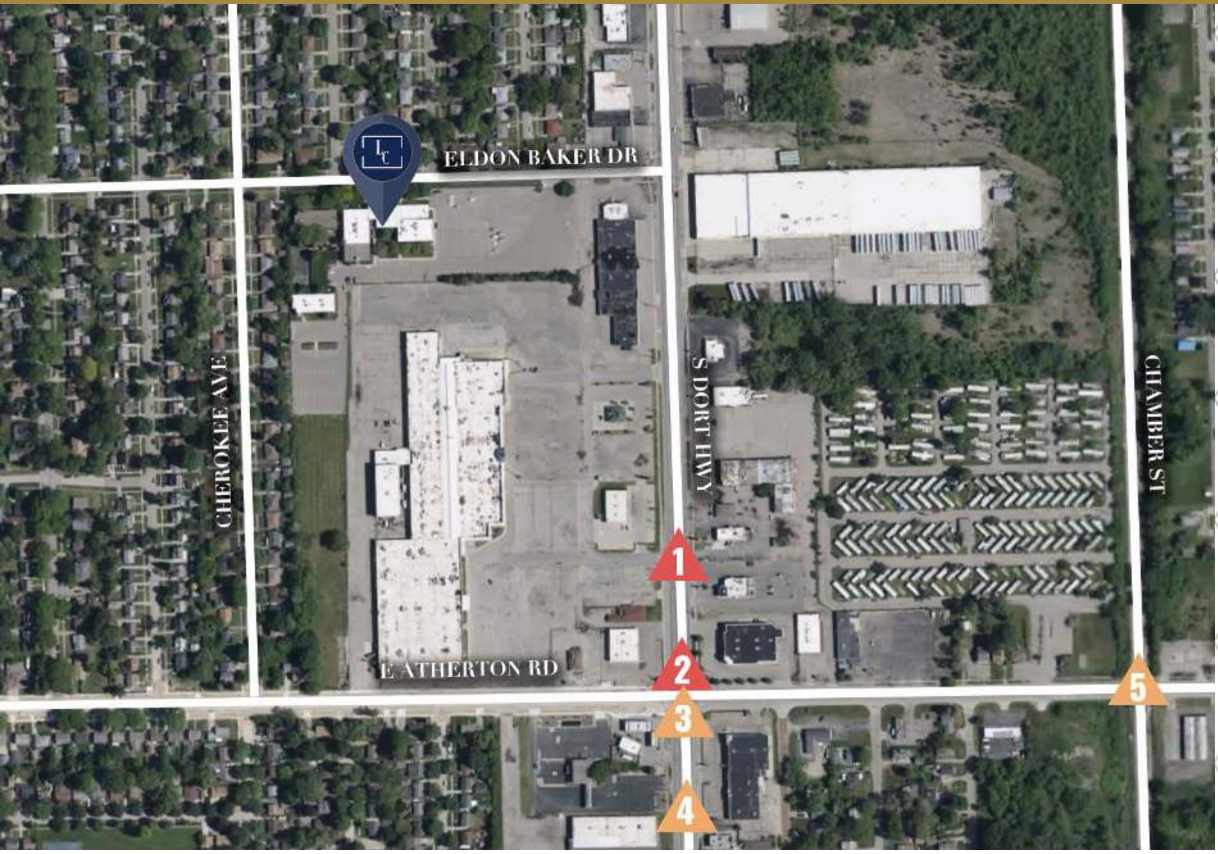


# TRAFFIC COUNTS

| 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|
| 16,192 | 15,789 | 12,523 | 12,514 | 14,573 |
| 2022 Est Daily Traffic Counts | 2021 Est Daily Traffic Counts | 2021 Est Daily Traffic Counts | 2022 Est Daily Traffic Counts | 2022 Est Daily Traffic Counts |
| STREET: S DORT HWY<br>CROSS: E ATHERTON RD<br>CROSS DIR: S<br>DIST: 0.11 MILES | STREET: M 54<br>CROSS: E ATHERTON RD<br>CROSS DIR: S<br>DIST: 0.11 MILES | STREET: M 54<br>CROSS: E ATHERTON RD<br>CROSS DIR: N<br>DIST: 0.1 MILES | STREET: S DORT HWY<br>CROSS: E ATHERTON RD<br>CROSS DIR: N<br>DIST: 0.1 MILES | STREET: ATHERTON RD<br>CROSS: CHAMBERS ST<br>CROSS DIR: E<br>DIST: 0.01 MILES |

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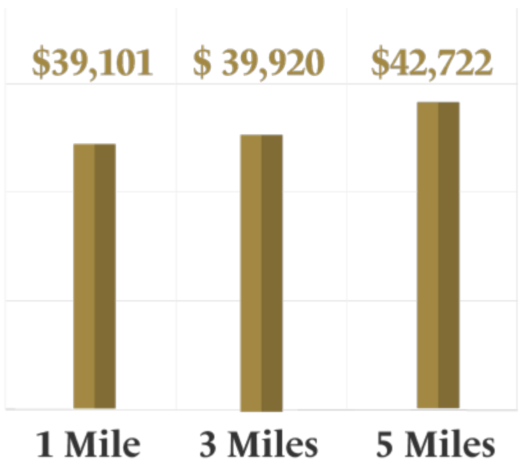
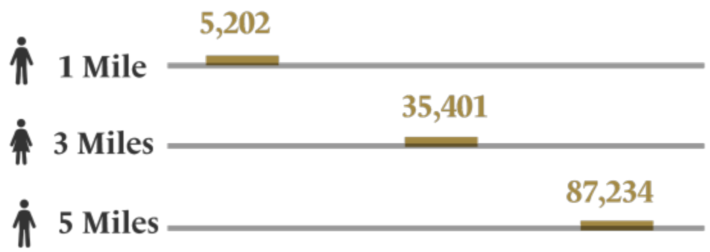
# DEMOGRAPHICS

## AVG HOUSEHOLD INCOME




## NUMBER OF HOUSEHOLDS


## POPULATION

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## NO. 1 TRADITIONAL LIVING

35% of Households fall into this segment

### WHO WE ARE

Residents in this segment live primarily in low-density, settled neighborhoods in the Midwest. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade, and health-care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

### OUR NEIGHBORHOOD

Married couples are the dominant household type, but fewer than expected from the younger age profile and fewer with children; however, there are higher proportions of single-parent and singleperson households. Average household size is slightly lower at 2.51. Homes are primarily single family or duplexes in older neighborhoods, built before 1940. Most neighborhoods are located in lower-density urban clusters of metro areas throughout the Midwest and South. Average commuting time to work is very Short. Households have one or two vehicles.

### MARKET PROFILE

Shop for groceries at discount stores such as Walmart supercenters. Convenience stores are commonly used for fuel or picking up incidentals. Tend to carry credit card balances, have personal loans, and pay bills in person. Half of households have abandoned landlines for cell phones only. Favorite TV channels include Freedom, CMT, and Game Show Network. Fast-food devotees. Enjoy outdoor activities such as fishing and taking trips to the zoo.

### SOCIOECONOMIC TRAITS

Over 70% have completed high school or some college. Labor force participation is a bit higher than the national rate at 63.4%. Almost three quarters of households derive income from wages and salaries, augmented by Supplemental Security Income and public assistance. Cost-conscious consumers that are comfortable with brand loyalty, unless the price is too high. Connected and comfortable with the Internet, more likely to participate in online gaming or posting pics on social media. TV is seen as the most trusted media.

CONSUMER SEGMENTS

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## NO. 2 SMALL TOWN SINCERITY

12.4% of Households fall into this segment

### WHO WE ARE

Small Town Sincerity includes young families and senior householders that are bound by community ties. The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens. Residents embark on pursuits including online computer games, renting movies, indoor gardening, and rural activities like hunting and fishing. Residents keep their finances simple—paying bills in person and avoiding debt.

### OUR NEIGHBORHOOD

Reside in small towns or semirural neighborhoods, mostly outside metropolitan areas. Homes are a mix of older single-family houses (61%), apartments, and mobile homes. Half of all homes are owner-occupied. Median home value of $92,300 is about half the US median. Average rent is $639. This is an older market, with half of the householders aged 55 years or older, and predominantly single-person households

### MARKET PROFILE

Small Town Simplicity features a semirural lifestyle, complete with domestic trucks and SUVs, ATVs, and vegetable gardens. Residents enjoy outdoor activities like hunting and fishing as well as watching NASCAR and college football and basketball on TV. A large senior population visit doctors and health practitioners regularly. However, a largely single population favors convenience over cooking, frozen meals and fast food. Home improvement is not a priority, but vehicle maintenance is.

### SOCIOECONOMIC TRAITS

Education: 67% with high school diploma or some college. Labor force participation lower at 52%, which could result from lack of jobs or retirement. Income from wages and salaries, Social Security or retirement, increased by Supplemental Security Income. Priceconscious consumers that shop accordingly, with coupons at discount centers. Connected, but not to the latest or greatest gadgets; keep their landlines. Community-oriented residents; more conservative than middle-of-the-road. Rely on television or newspapers to stay informed.

CONSUMER SEGMENTS

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## NO. 3 HOMETOWN HERITAGE

8.5% of Households fall into this segment

### WHO WE ARE

Hometown Heritage neighborhoods arein urbanized areas within central cities, with older housing, located mainly in the Midwest and South. This slightly smallermarket is primarily a family market,married couples (with and withoutchildren) and single parents. They work mainly in service, manufacturing, and retail trade industries. 60% of householders are renters, living primarily in single-family homes, with a higher proportion of dwellings in 2–4 unit buildings.

### OUR NEIGHBORHOOD

Renters: About three-fifths of households. Primarily family households, married couples with or without children, single parents, and multigenerational households. Primarily single-family homes (61%), with a higher proportion of dwellings in 2–4 unit buildings. Older housing, built before 1960 (59%), with a higher proportion built in the 1940s or earlier. Higher percentage of vacant housing units at 18%. Most households with 1 or 2 vehicles (71%), but 19% have no vehicle.

### MARKET PROFILE

For those with young children at home,watching Disney Channel, Cartoon Network, and Nickelodeon on TV is popular; diapers, baby food, and children's clothing are priority expenditures. Favor shopping at their local discount store, search for bargains on the Internet, or purchasing from inhome sales representatives. Read parenting and health magazines. Watch programs on VH1 and Game Show Network. Prefer to listen to gospel, R&B, rap, and hip-hop music. Like to listen to sports on the radio and watch on TV. Favorite sports include NASCAR racing, professional wrestling, and basketball.

### SOCIOECONOMIC TRAITS

Education completed: 38% with a high school diploma only; 28% with some college or an associate's degree. Higher rates of employment in Manufacturing. Labor force participation rate is lower at 57.1%. Wages and salaries are the primary source of income for 70% of households, with contributions from Supplemental Security Income for 12% and public assistance for 7%. These cost-conscious consumers purchase sale items in bulk and buy generic over name brands. They tend to save money for a specific purpose.

CONSUMER SEGMENTS

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# JIMMY DUNCANSON

## COMMERCIAL ADVISOR

## EASTERN CENTRAL MICHIGAN

With a foundation in business and a lifelong passion for construction and design, Jimmy Duncanson is a real estate agent who brings a unique perspective to the property market. Jimmy's journey began in the corporate world, working as an accountant in the nonprofit sector, honing his skills in strategic planning, negotiation, budgeting, property valuation, and market analysis. This business acumen now serves as the backbone of his real estate career, enabling him to offer clients insightful and results-driven guidance.

It is Jimmy's enthusiasm for construction and design that truly sets him apart. From understanding the intricacies of building structures and the process of constructing, to appreciating the subtleties of interior aesthetics, his expertise empowers him to see beyond the obvious in every property. Whether helping clients visualize a space's potential or identifying hidden gems in the market, his goal is to turn real estate dreams into reality and treat each real estate transaction as a stepping stone on his client's path to building wealth through real estate.

(248) 310-0924
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# BRUCE KROL

## PRINCIPAL | MANAGING BROKER

### EASTERN CENTRAL MICHIGAN

We seek to understand the objectives of our clients, strategically position them in the most favorable scenario to achieve results that exceed their expectations. We provide high level, quality representation, and service, whether we're securing the property, selling, or leasing, we are dedicated to your success.

Over 20 years small business owner/operator retail, warehousing, and distribution

Fast start trainer for residential agents' franchisee of Prudential Real Estate

Associate Broker Location Manager over 16 years

Risk management for the eastern Michigan region

BHHS Michigan Real Estate eastern region designated associate broker

Professional Standards committee for North Oakland Board of Realtors

Vice President of Commercial operations for BHHS Michigan Real Estate

(616) 340-7230
Doug@lacunaCRE.com

# DOUG TODD

PRINCIPAL | SENIOR COMMERCIAL ADIVSOR

MICHIGAN AND THE MIDWEST

At the core of our beliefs, we value client relationships serving with a high level of confidentiality. We seek to understand the goals and objectives of each client and then focus on creating opportunities and avoiding risk.

License Michigan Real Estate

Michigan Licensed Builder

Series 7 Securities License (Broker)

Managing Director & Trainer of Commercial Real Estate at BHHS Michigan Real Estate (2013 - 2022)

Board Member - Members First Credit Union (2016 to 2023)

Board Member – Commercial Board of Realtors (CBOR 2016 - 2023)