

FOR SALE/LEASE  
**FORMER ART VAN FURNITURE**

4095 E COURT ST, BURTON, MI 48509



# PROPERTY DETAILS

<b>LOCATION:</b>	4095 E Court St Bourton, MI 48509
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>PROPERTY TAXES:</b>	\$90,404.23 (2020)
<b>BUILDING SIZE:</b>	72,567 SF
<b>LOT SIZE:</b>	6.45 AC
<b>LOT DIMENSIONS:</b>	356' x 789'
<b>AVAILABLE SPACE:</b>	72,567 SF
<b>ZONING:</b>	C-2 (General Business)
<b>GLA:</b>	72,567 SF
<b>TRAFFIC COUNT:</b>	E Court ST (12,569 CPD) S Center St (21,751 CPD)

## EXCLUSIVELY LISTED BY:



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6.45 AC

**LOT SIZE**

72,567 SF

**BLDG SIZE**

## TENANT ROSTER



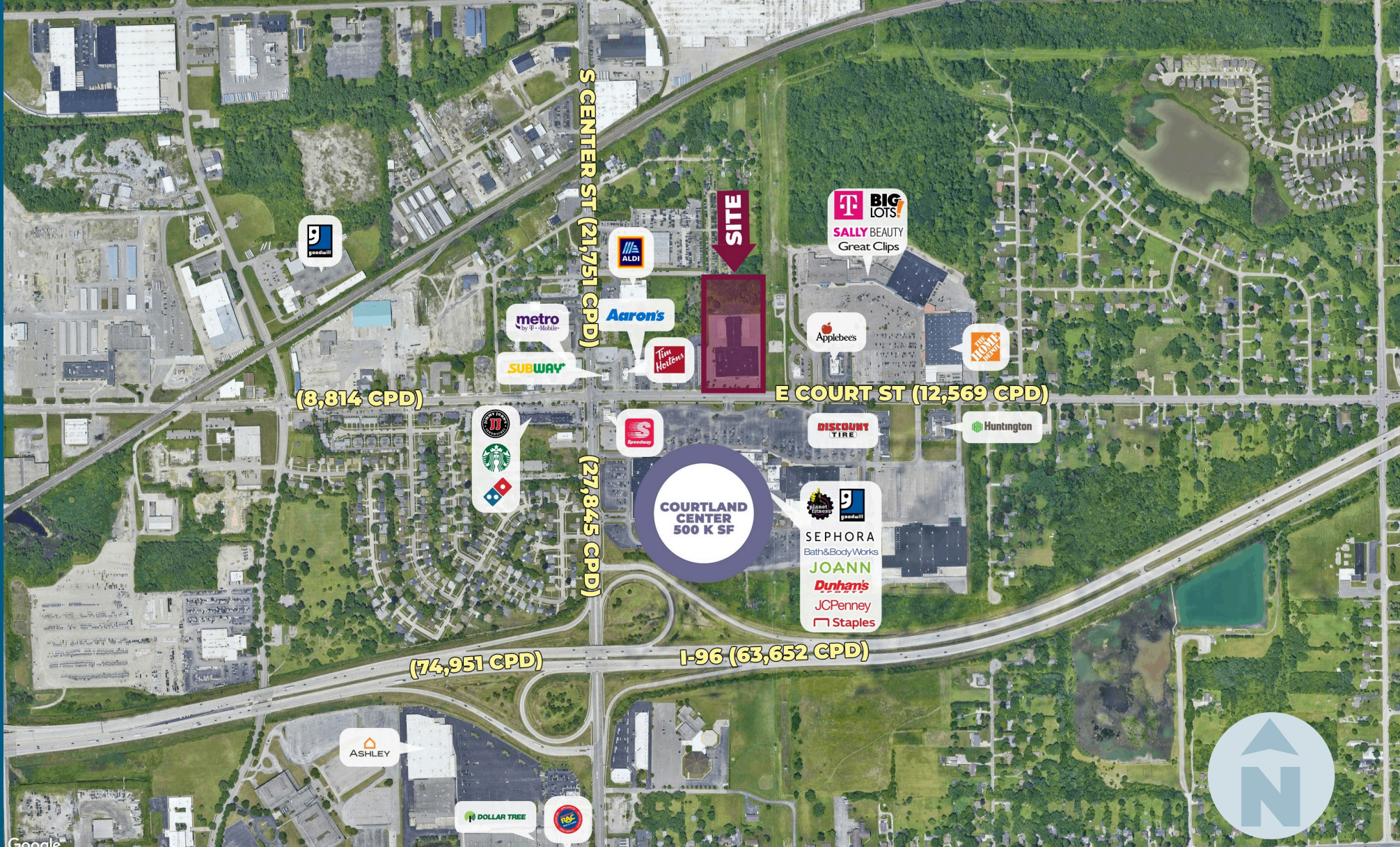
## HIGHLIGHTS

- Former Art Van Furniture Store
- Situated on just North of the I-69 & Center Rd Interchange
- Located in Burton which is a Suburb of Flint, positioned just East of Flint in Genesee County
- Features 356' of Frontage Along East Court St

# MICRO AERIAL

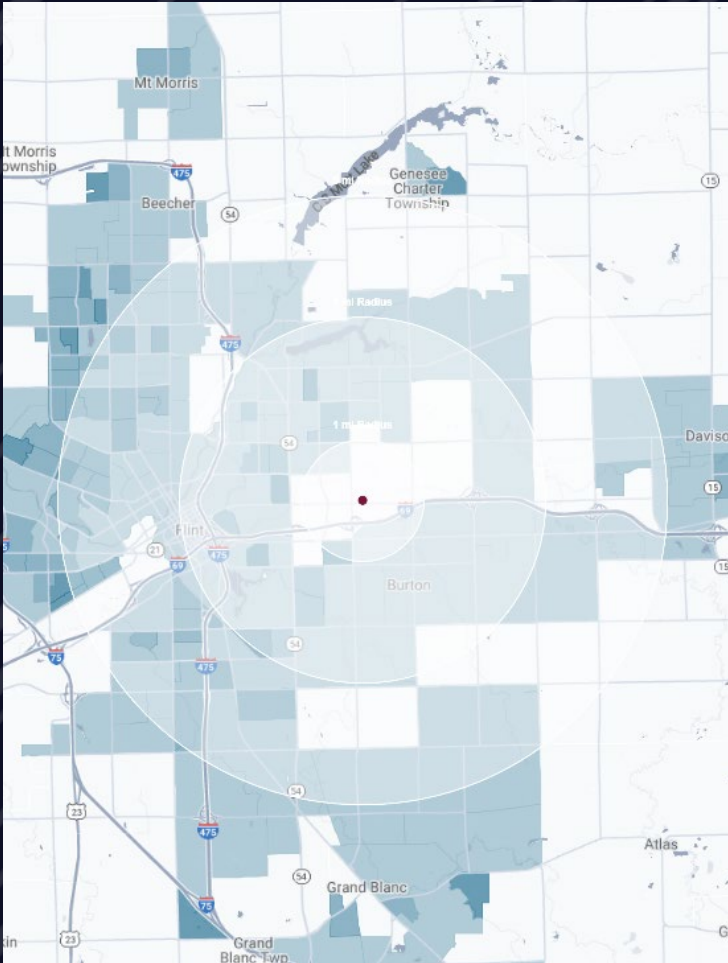


# MACRO AERIAL





# DEMOGRAPHICS



## FORMER ART VAN

4095 E Court St, Burton, MI 48509

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2023 Estimated Population	2,553	46,117	123,274
2028 Projected Population	2,251	42,135	114,836
2020 Census Population	2,576	47,463	124,762
2010 Census Population	2,840	53,414	142,565
Projected Annual Growth 2023 to 2028	-2.4%	-1.7%	-1.4%
Historical Annual Growth 2010 to 2023	-0.8%	-1.1%	-1.0%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	1,083	19,815	51,193
2028 Projected Households	963	18,279	48,101
2020 Census Households	1,118	20,378	51,795
2010 Census Households	1,196	21,905	56,620
Projected Annual Growth 2023 to 2028	-2.2%	-1.6%	-1.2%
Historical Annual Growth 2010 to 2023	-0.7%	-0.7%	-0.7%
<b>RACE</b>			
2023 Est. White	45.7%	64.6%	61.8%
2023 Est. Black	48.0%	27.1%	30.2%
2023 Est. Asian or Pacific Islander	0.7%	1.0%	1.3%
2023 Est. American Indian or Alaska Native	0.3%	0.4%	0.3%
2023 Est. Other Races	5.4%	6.9%	6.4%
<b>INCOME</b>			
2023 Est. Average Household Income	\$69,305	\$70,133	\$70,444
2023 Est. Median Household Income	\$44,344	\$48,258	\$50,057
2023 Est. Per Capita Income	\$29,455	\$30,378	\$29,527
<b>BUSINESS</b>			
2023 Est. Total Businesses	223	1,699	3,439
2023 Est. Total Employees	2,126	17,993	41,162

## CONTACT US

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