

**Retail/Office Development**

# **HILL PLAZA**

## **Hill Road west of US-23: Mundy Township, MI**



**Presented By:**

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**Property Management | Commercial Properties | Retail Centers | Investments | Office Buildings**

## Property Summary

**Location:**

2452 Hill Road,  
Hill Road, west of US-23  
Mundy Township, MI 48507

**Total Shopping Center Size:**

17,440 Square Feet

**Property Size:**

2.75 Acres

**Available Unit(s):**

**Unit #2:** 1505 Square feet

**Estimated NNN Charges:**

\$3.50 per square foot

**Parking:**

Ample

**Zoning:**

C3-A

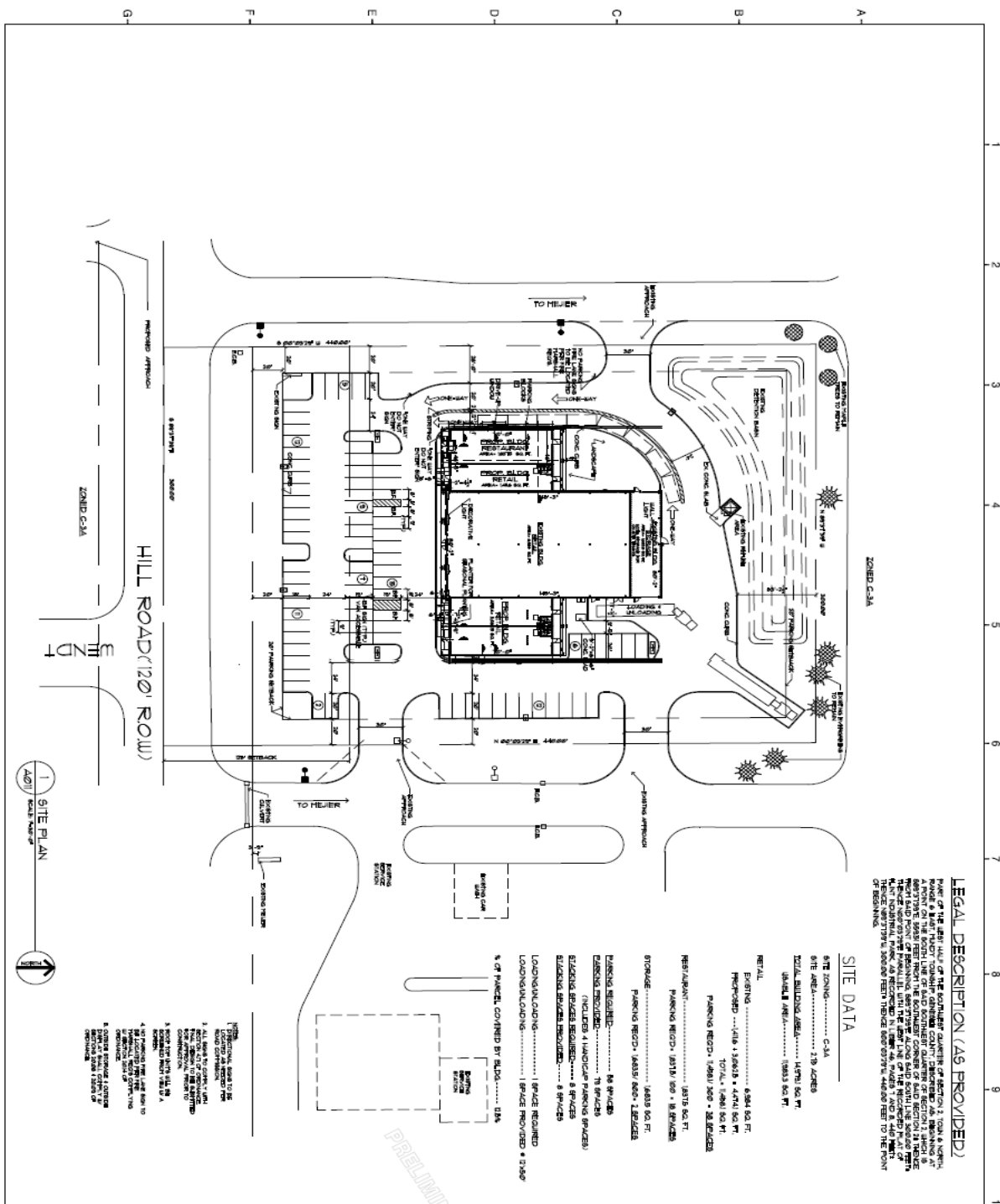
**Notable Shopping Center Tenants:**

Dollar Tree, Taco Bell, Great Clips, Wild Bill's Tobacco

**Property Highlights:**

- This site provides excellent visibility in front of Meijer, as well as the added synergy of the anchor tenant, Dollar Tree. This is an ideal location for any operator seeking a regional shopping corridor off the expressway.
- Property managers assure that this newly developed property is well-maintained and appealing to the people of Mundy Township.

# Site Plan



**LEGAL DESCRIPTION (AS PROVIDED)**  
 THE S.W. 1/4 OF SECTION 17, T11N, R10E, S2, RANGE 10 EAST, TOWNSHIP 11 NORTH, RANGE 10 EAST, COUNTY OF HELLINGHAM, MONTANA. TOTAL AREA: 160.00 ACRES. THE S.W. 1/4 OF SECTION 17, T11N, R10E, S2, RANGE 10 EAST, TOWNSHIP 11 NORTH, RANGE 10 EAST, COUNTY OF HELLINGHAM, MONTANA. TOTAL AREA: 160.00 ACRES. THE S.W. 1/4 OF SECTION 17, T11N, R10E, S2, RANGE 10 EAST, TOWNSHIP 11 NORTH, RANGE 10 EAST, COUNTY OF HELLINGHAM, MONTANA. TOTAL AREA: 160.00 ACRES.

**SITE DATA**  
 SITE ZONING: C-1A  
 SITE AREA: 219 ACRES  
 TOTAL BUILDING AREA: 447,641 SQ. FT.  
 EXISTING: 447,641 SQ. FT.  
 PROPOSED: 447,641 SQ. FT.  
 TOTAL: 447,641 SQ. FT.  
 PARKING REQUIRED: 1,480 / 200 = 7.40 SPACES  
 PROVIDED: 80  
 SURPLUS: 1,280 / 200 = 6.40 SPACES  
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 PROVIDED: 80  
 SURPLUS: 1,280 / 200 = 6.40 SPACES  
 1/4 OF PARCEL COVERED BY BUILDING: 0.2%

- 1. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.
- 2. ALL NEW UTILITIES TO BE INSTALLED AND PROTECTED.
- 3. ALL EXISTING TREES TO BE MAINTAINED AND PROTECTED.
- 4. ALL NEW TREES TO BE PLANTED AND MAINTAINED.
- 5. ALL EXISTING DRIVEWAYS TO BE MAINTAINED AND PROTECTED.
- 6. ALL NEW DRIVEWAYS TO BE INSTALLED AND PROTECTED.
- 7. ALL EXISTING PAVEMENT TO BE MAINTAINED AND PROTECTED.
- 8. ALL NEW PAVEMENT TO BE INSTALLED AND PROTECTED.
- 9. ALL EXISTING FENCES TO BE MAINTAINED AND PROTECTED.
- 10. ALL NEW FENCES TO BE INSTALLED AND PROTECTED.

PRELIMINARY

<p><b>FRRA - MARKO ASSOCIATES</b>          ARCHITECTURAL DESIGNERS          188 E Big Beaver, Suite 106 Troy, MI 48063          Tel: 248.457.8903 Fax: 248.457.8908          Email: info@fmaassociates.com          Website: www.a-m-associates.com</p>	<p>PERMIT SUBMISSION          08-XX-2011</p>								
<p><b>HILL ROAD RETAIL PHASE 2</b></p>	<p>ADDRESS:          2482 HILL RD.          WINDY HILL, MI</p>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>FINAL SUBMISSION (ASAP)</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY	1	FINAL SUBMISSION (ASAP)			<p>PROJECT NO.: 100-0003</p>
NO.	REVISIONS	DATE	BY						
1	FINAL SUBMISSION (ASAP)								
<p>SITE PLAN</p>	<p>SCALE: 1/8" = 1'-0"</p>								
<p>A0.1.1</p>	<p>DATE: 08/23/2011</p>								

# Rendering

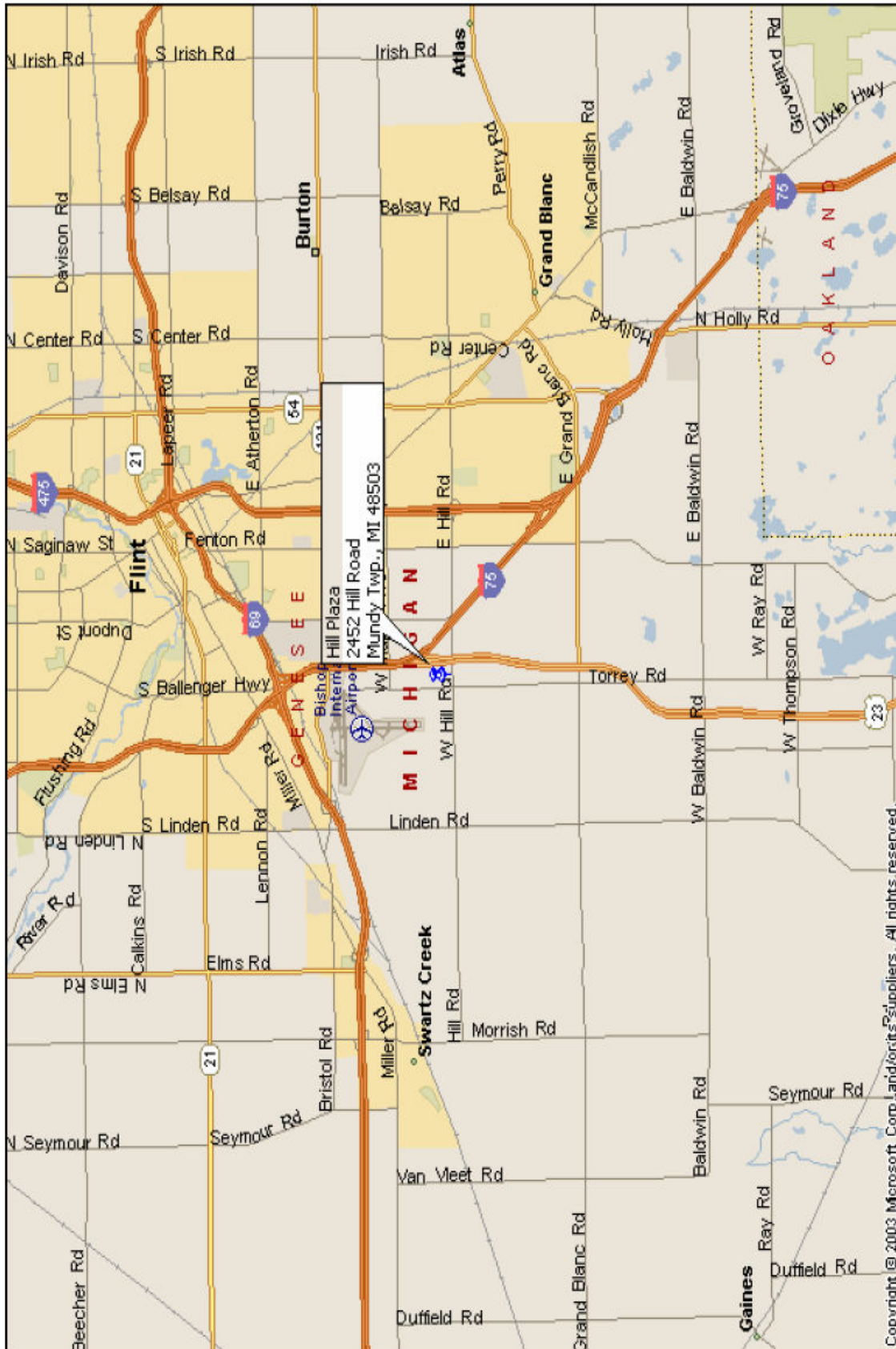


FRONT ELEVATION (OPTION 2)

SCALE 1/8" = 1'-0"

1.	Taco Bell	2460 W. Hill Road	1811 SF
2.	Four Paws	2456 W. Hill Road	1407 SF
3.	Dollar Tree	2452 W. Hill Road	9950 SF
4.	Great Clips	2448 W. Hill Road	1330 SF
5.	Wild Bill's Tobacco	2444 W. Hill Road	1765 SF

# Area Map



# Aerial



# Demographics

## Hill Plaza

2452 Hill Rd Flint, Michigan		1.00 mi radius	3.00 mi radius	5.00 mi radius
Population	2007 Estimated Population	1,289	25,731	87,773
	2012 Projected Population	1,254	26,083	88,320
	2000 Census Population	1,292	25,188	86,976
	1990 Census Population	1,294	24,602	87,870
	Historical Annual Growth 1990 to 2007	-0.1%	0.3%	-0.0%
	Projected Annual Growth 2007 to 2012	-0.2%	0.3%	0.1%
	2007 Median Age	42.0	37.5	36.1
Households	2007 Estimated Households	538	10,821	37,026
	2012 Projected Households	534	11,019	37,383
	2000 Census Households	546	10,549	36,622
	1990 Census Households	505	9,733	35,619
	Historical Annual Growth 1990 to 2007	0.4%	0.7%	0.2%
Projected Annual Growth 2007 to 2012	-0.2%	0.4%	0.2%	
Population By Race	2007 Estimated White	92.4%	85.8%	84.8%
	2007 Estimated Black or African American	4.1%	6.1%	9.9%
	2007 Estimated Asian & Pacific Islander	1.6%	2.1%	1.7%
	2007 Estimated American Indian & Native Alaskan	0.2%	0.2%	0.3%
	2007 Estimated Other Races	1.7%	2.7%	3.3%
	2007 Estimated Hispanic	2.3%	2.8%	2.9%
Income	2007 Estimated Average Household Income	\$ 84,051	\$ 57,734	\$ 53,720
	2007 Estimated Median Household Income	\$ 85,298	\$ 55,557	\$ 50,749
	2007 Estimated Per Capita Income	\$ 27,186	\$ 24,400	\$ 23,220
Education (Age 25+)	2007 Elementary	2.1%	2.3%	2.7%
	2007 Some High School	7.4%	7.7%	9.6%
	2007 High School Graduate	29.6%	32.8%	34.4%
	2007 Some College	23.9%	23.6%	22.6%
	2007 Associates Degree Only	12.2%	10.1%	9.9%
	2007 Bachelors Degree Only	17.6%	15.4%	13.7%
	2007 Graduate Degree	7.4%	8.3%	7.3%
Business	Number of Businesses	105	1,107	4,231
	Total Number of Employees	2,391	17,293	56,358
	Employee Population per Business	22.8	15.6	13.3
	Residential Population per Business	12.1	23.2	20.7

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