

REDEVELOPMENT OPPORTUNITY WATERFRONT / MIXED-USE POTENTIAL



Offering Memorandum

**112 MILL STREET
LINDEN, MI 48451**

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<https://villagerealestatemi.com/112-mill-st-linden>

112 Mill Street
Linden, MI 48451

Genesee County



Property Overview

With almost 1 acre of waterfront land, 20,100 square feet of ground-floor space plus a 3,600-square-foot loft area, the possibilities are endless. Approximately 230 feet of frontage along the Linden Mill Pond adds many potential uses and opportunities. The property, known as the Evan's Food Building, is identified as one of four Priority Redevelopment Sites in Linden's Master Plan, with two conceptual site plans identified in the Master Plan. The northern portion (two building sections and land toward Oak Street) is zoned Residential. The remainder of the site is zoned Central Business District, and future land-use maps indicate Mixed-Use. Conceptual site plans show potential for mixed-use, waterfront dining with docks, commercial, multi-family use, and other options.

The mostly block construction with some newer framing and roof sections, three loading docks, and one 10×10 grade-level overhead door make the building a good candidate for adaptive reuse of all or part of the current structure. The two northern sections could be removed to accommodate needed parking under a variety of development scenarios.

Disclosure: Prospective buyers and interested parties should complete their own investigations. Information in this document is believed to be correct but is not guaranteed and should be independently verified. The seller and listing broker assume no responsibility or liability for the information provided..

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Site Information



| | |
|-----------------------------|--|
| Parcel ID | <i>61-20-552-117</i> |
| Site Size | <i>0.986 acres 42,950 Sq. Ft</i> |
| Water Frontage | <i>+/- 230 feet on Mill Pond</i> |
| Road Frontage | <i>+/- 75 feet on Mill/Main Street +/- 110 feet on Oak Street</i> |
| Utilities | <i>Municipal Water, Sanitary Sewer, Natural Gas, Electric, Phone, Internet</i> |
| Current Zoning | <i>Residential and Central Business District</i> |
| Future Land Use Maps | <i>Mixed-Use</i> |

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Building Information

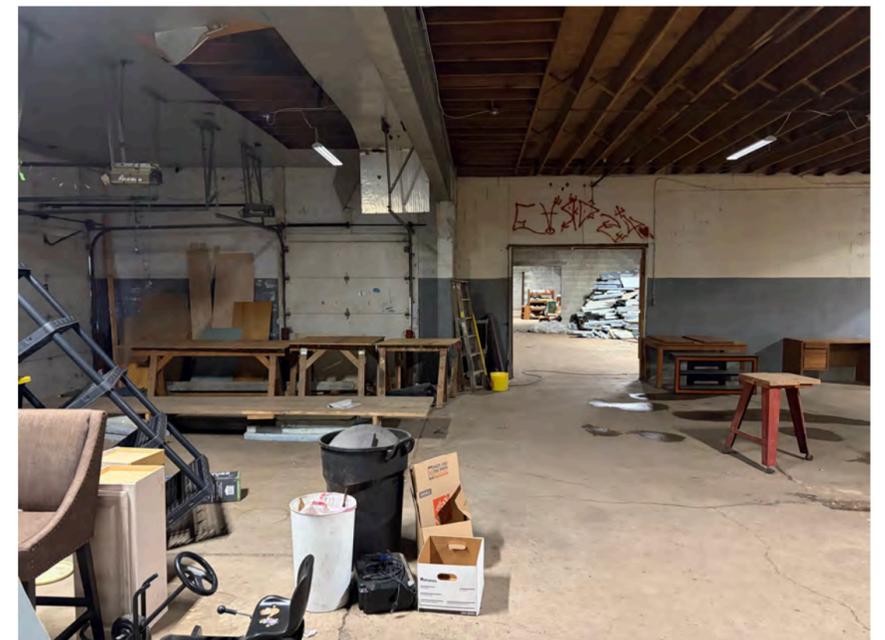


| | |
|-------------------------|--|
| Building Size | <i>Ground Floor - 20,100 Sq. Ft +-Loft Area - 3,600 Sq. Ft.</i> |
| Year Built | <i>Original barn - 1842 Other additions in various years Renovated in early 2000's</i> |
| Building Heights | <i>10-18 feet</i> |
| Amenities | <i>3 - Loading Docks, 1 - 10x10 Drive-In Door</i> |
| Construction | <i>Concrete block and wood frame</i> |
| Roof Type | <i>Asphalt shingles and flat rubber membrane</i> |

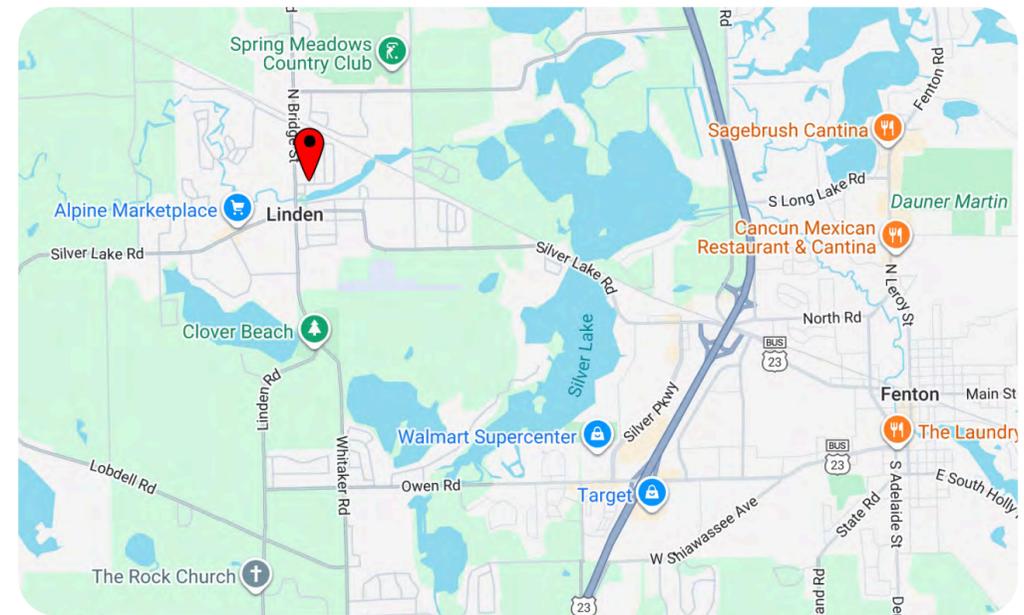
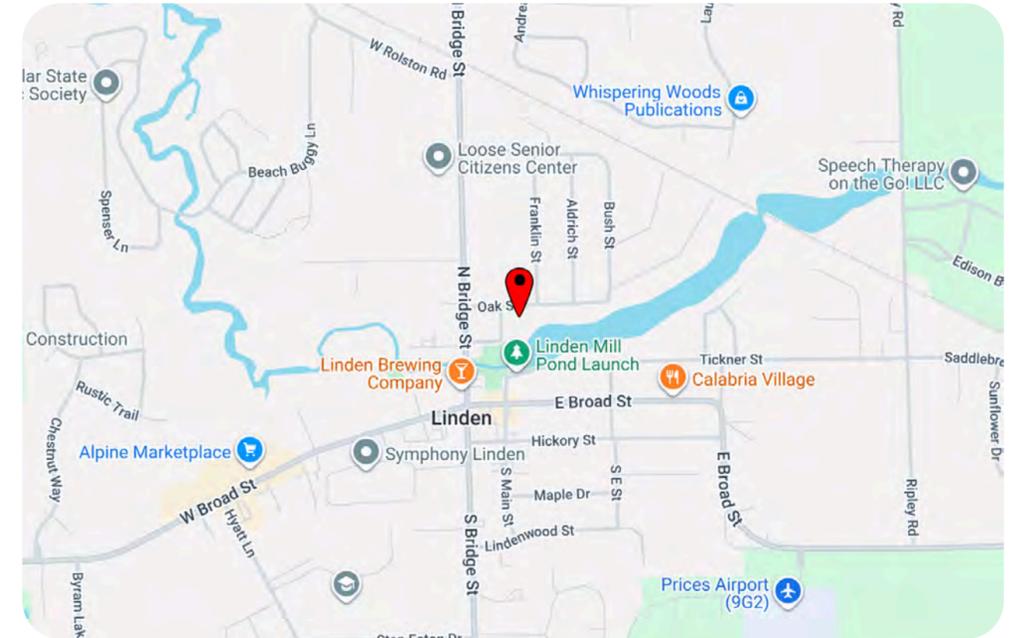
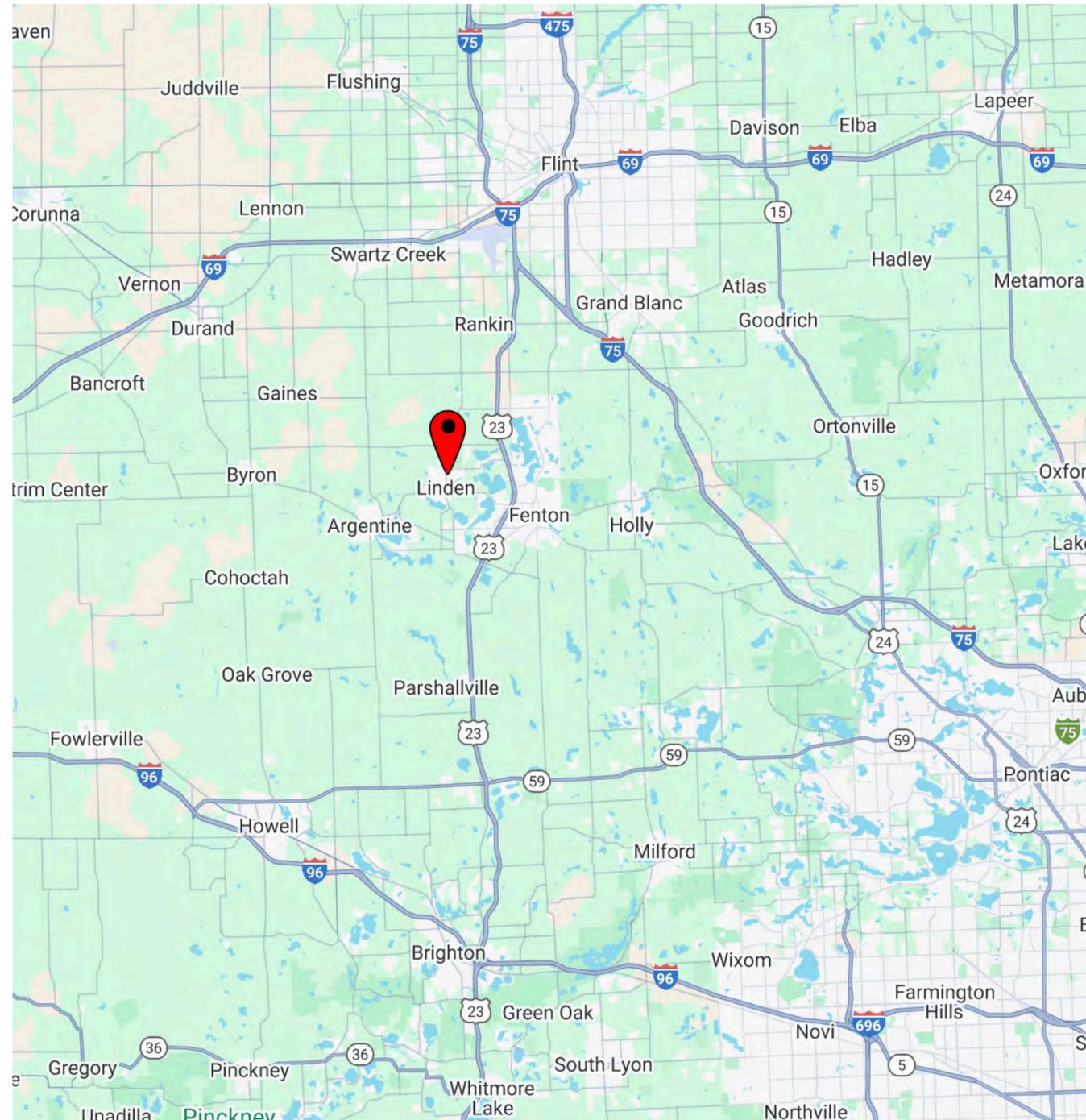
Photographs



Photographs



Location Maps



Demographics

| Description | 1 Mile | 3 Miles | 5 Miles | Description | 1 Mile | 3 Miles | 5 Miles |
|--|---------|---------|---------|---|-------------|-------------|---------------|
| POPULATION BY YEAR | | | | GENERAL HOUSEHOLD CHARACTERISTICS | | | |
| Population (4/1/2000) | 2,873 | 12,847 | 34,991 | Households (1/1/2025) | 1,615 | 6,818 | 16,836 |
| Population (4/1/2010) | 4,009 | 16,424 | 40,984 | Families | 1,035 | 4,568 | 11,484 |
| Population (4/1/2020) | 4,142 | 17,660 | 42,801 | Non-Family Households | 580 | 2,250 | 5,352 |
| Population (1/1/2025) | 4,062 | 17,623 | 42,749 | Average Size of Household | 2.44 | 2.55 | 2.51 |
| Population (1/1/2030) | 4,083 | 17,713 | 42,975 | Median Age of Householder | 55.4 | 55.1 | 54.5 |
| Percent Growth (2025/2020) | -1.93 | -0.21 | -0.12 | Median Value Owner Occupied (\$) | 229,966 | 278,851 | 263,623 |
| Percent Forecast (2030/2025) | 0.52 | 0.51 | 0.53 | Median Rent (\$) | 680 | 1,136 | 1,051 |
| HOUSEHOLDS BY YEAR | | | | GENERAL HOUSING CHARACTERISTICS | | | |
| Households (4/1/2000) | 1,167 | 4,842 | 13,342 | Housing, Units | 1,705 | 7,275 | 17,887 |
| Households (4/1/2010) | 1,558 | 6,452 | 16,147 | Housing, Owner Occupied | 1,501 | 5,769 | 13,907 |
| Households (4/1/2020) | 1,690 | 7,011 | 17,275 | Housing, Renter Occupied | 114 | 1,049 | 2,929 |
| Households (1/1/2025) | 1,615 | 6,818 | 16,836 | Housing, Vacant | 90 | 457 | 1,051 |
| Households (1/1/2030) | 1,613 | 6,809 | 16,829 | GENERAL INCOME CHARACTERISTICS | | | |
| Percent Growth (2025/2020) | -4.44 | -2.75 | -2.54 | Total Personal Income (\$) | 167,373,609 | 749,106,658 | 2,021,459,086 |
| Percent Forecast (2030/2025) | -0.12 | -0.13 | -0.04 | Total Household Income (\$) | 164,784,824 | 743,594,452 | 2,012,954,098 |
| GENERAL HOUSEHOLD CHARACTERISTICS | | | | Median Household Income (\$) | 86,835 | 92,797 | 90,938 |
| Households (1/1/2025) | 1,615 | 6,818 | 16,836 | Average Household Income (\$) | 102,034 | 109,063 | 119,562 |
| Families | 1,035 | 4,568 | 11,484 | Per Capita Income (\$) | 41,205 | 42,507 | 47,287 |
| Non-Family Households | 580 | 2,250 | 5,352 | RETAIL SALES | | | |
| Average Size of Household | 2.44 | 2.55 | 2.51 | Total Retail Sales (including Food Services) (\$) | 36,177 | 310,135 | 1,337,857 |
| Median Age of Householder | 55.4 | 55.1 | 54.5 | CONSUMER EXPENDITURES | | | |
| Median Value Owner Occupied (\$) | 229,966 | 278,851 | 263,623 | Total Annual Expenditures (\$000) | 140,044.40 | 602,160.00 | 1,477,358.50 |
| Median Rent (\$) | 680 | 1,136 | 1,051 | | | | |
| Median Vehicles Per Household | 2.5 | 2.5 | 2.5 | | | | |

Footnotes:

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All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics and is presented in thousands of dollars per year.

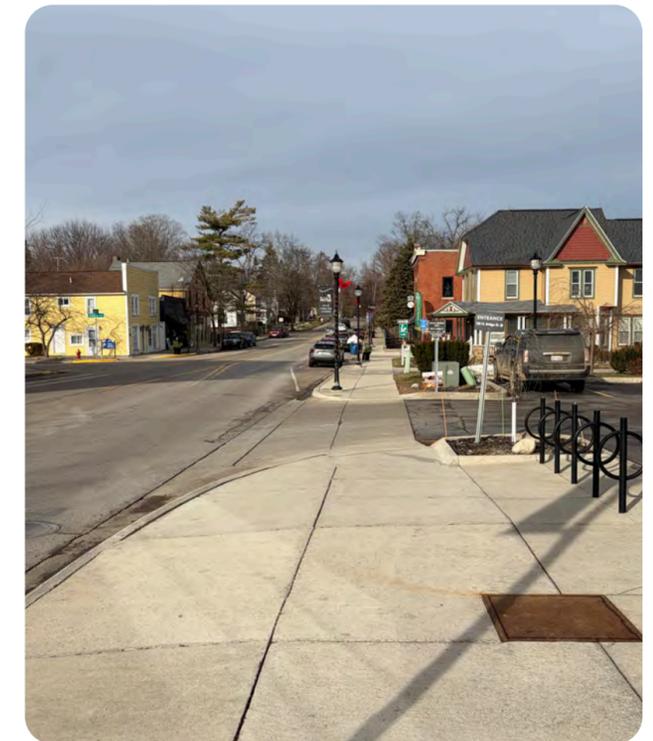
All estimates are as of 1/1/2025 unless otherwise stated.

City of Linden

The City of Linden is a vibrant community that takes pride in its historic charm. Forming around the present downtown at the intersection of Bridge and Broad, the Village of Linden was established in 1871, with structures dating back to 1840. Linden has grown from a village into a well-established city (1988). It is home to over 4,000 residents and many thriving small shops, restaurants, and local businesses.

Downtown Linden combines historic character with renewed energy driven by local culture, small businesses, and community engagement. The area features a blend of preserved architecture, retail shops, dining options, and community spaces.

- **\$5.6MM Restoration of Linden Mill** – Restoration of the oldest building in Linden, the Linden Mill, began in 2025. The project was supported by a \$4.0MM grant from the State of Michigan. When completed, the building will be home to the Library, Museum, and other community spaces.
- **Kimbo-Sharp Gazebo & Park** was recently renovated and hosts live music and other seasonal events. New sidewalks connecting downtown to both sides of Mill Pond were part of the project, allowing for a more connected downtown.



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