

FASHION SQUARE WEST



HIGH VISIBILITY RETAIL CENTER

4675 Bay Road
Saginaw Township, MI 48604



COMMERCIAL & INDUSTRIAL
REAL ESTATE
SINCE 1964

HIGHLIGHTS

- High Traffic Retail Space Available Across From Major Mall



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1	Vacant	First	12250	\$7.95	NNN	Open End Cap Space Available
2	Vacant	First	9450	\$7.95	NNN	Vacated Restaurant Space Available with Hot and Cold Serving Stations, Cooler and Freezers, and some Kitchen Equipment.



POPULATION

1 MILE	3 MILE	5 MILE
2,148	38,513	88,508



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$60,589	\$66,563	\$62,536



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
1,051	15,452	35,503

Site Description

CURRENT OCCUPANCY	60.00 %
TOTAL TENANTS	3
BUILDING SF	54,000
GLA (SF)	54,000
LAND SF	287,496
LAND ACRES	6.60
YEAR BUILT	1974
ZONING TYPE	Commercial
BUILDING CLASS	Strip Center
TOPOGRAPHY	Level
LOCATION CLASS	A
NUMBER OF STORIES	one
NUMBER OF BUILDINGS	one
NUMBER OF PARKING SPACES	290
CORNER LOCATION	No - at Light
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Commercial Strip Center
SOUTH	Commercial Strip Center
EAST	Mall
WEST	Commercial Dev.

MECHANICAL

HVAC	Gas Forced Air
FIRE SPRINKLERS	yes- wet
ELECTRICAL / POWER	Ample - 3 phase
LIGHTING	LED

TENANT INFORMATION

MAJOR TENANT/S	Goodwill
LEASE TYPE	NNN

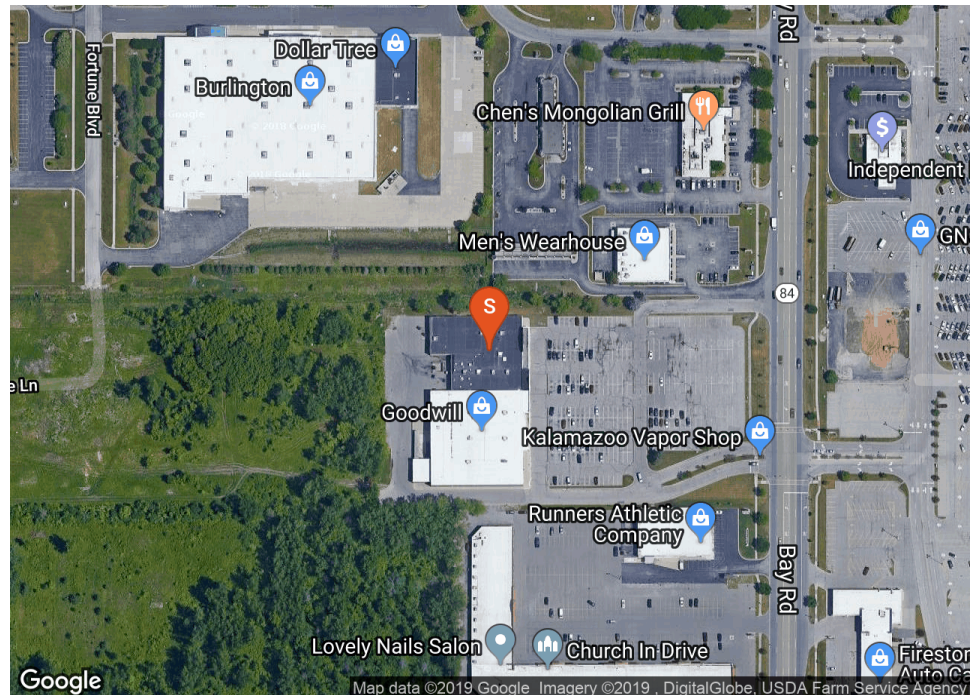


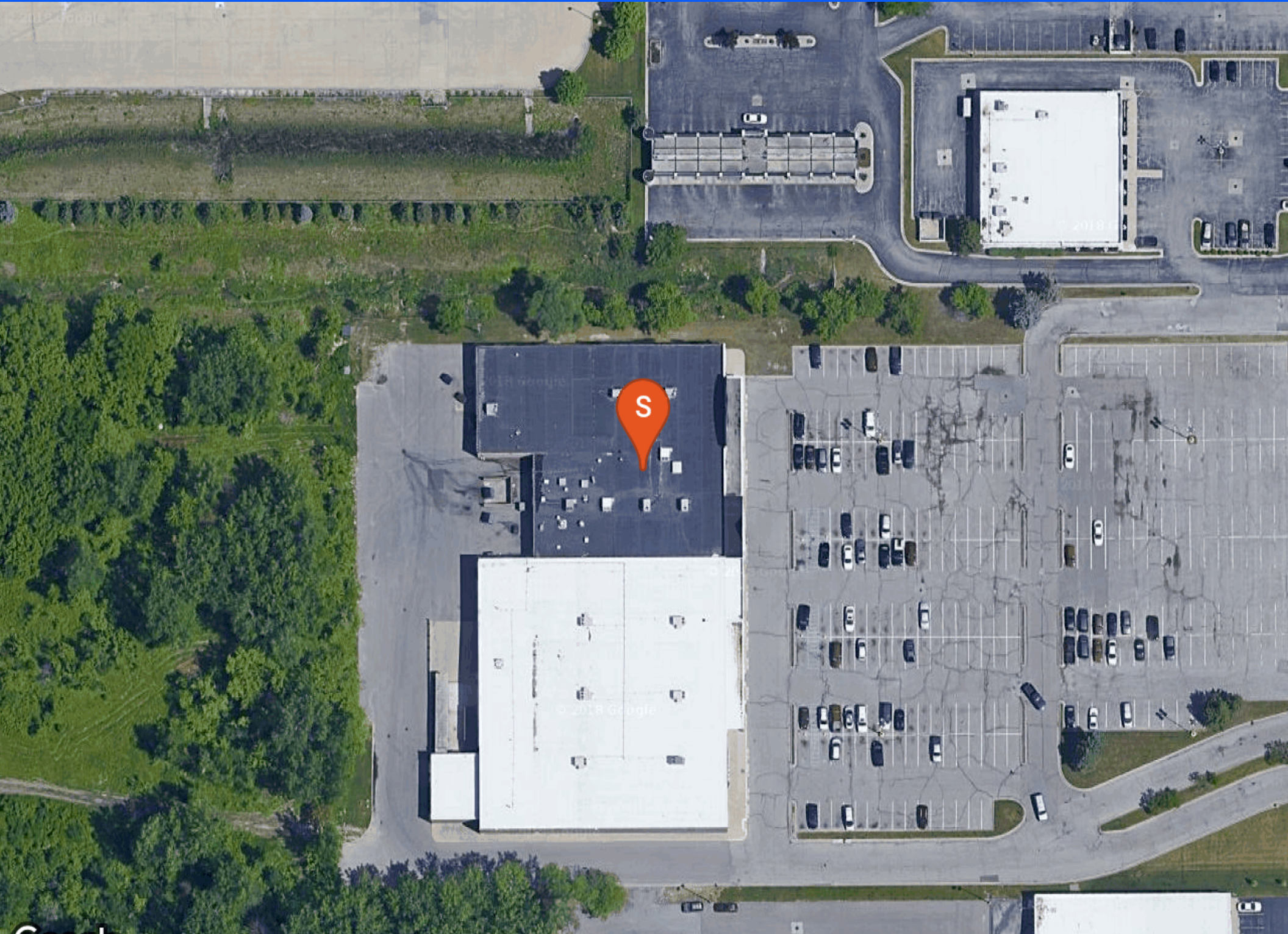
This Property is located in the center of Saginaw Townships major retail corridor across from the one million square foot Fashion Square Mall. Located at one of the few traffic lights with shared access to the Mall offers convenient access to this center.

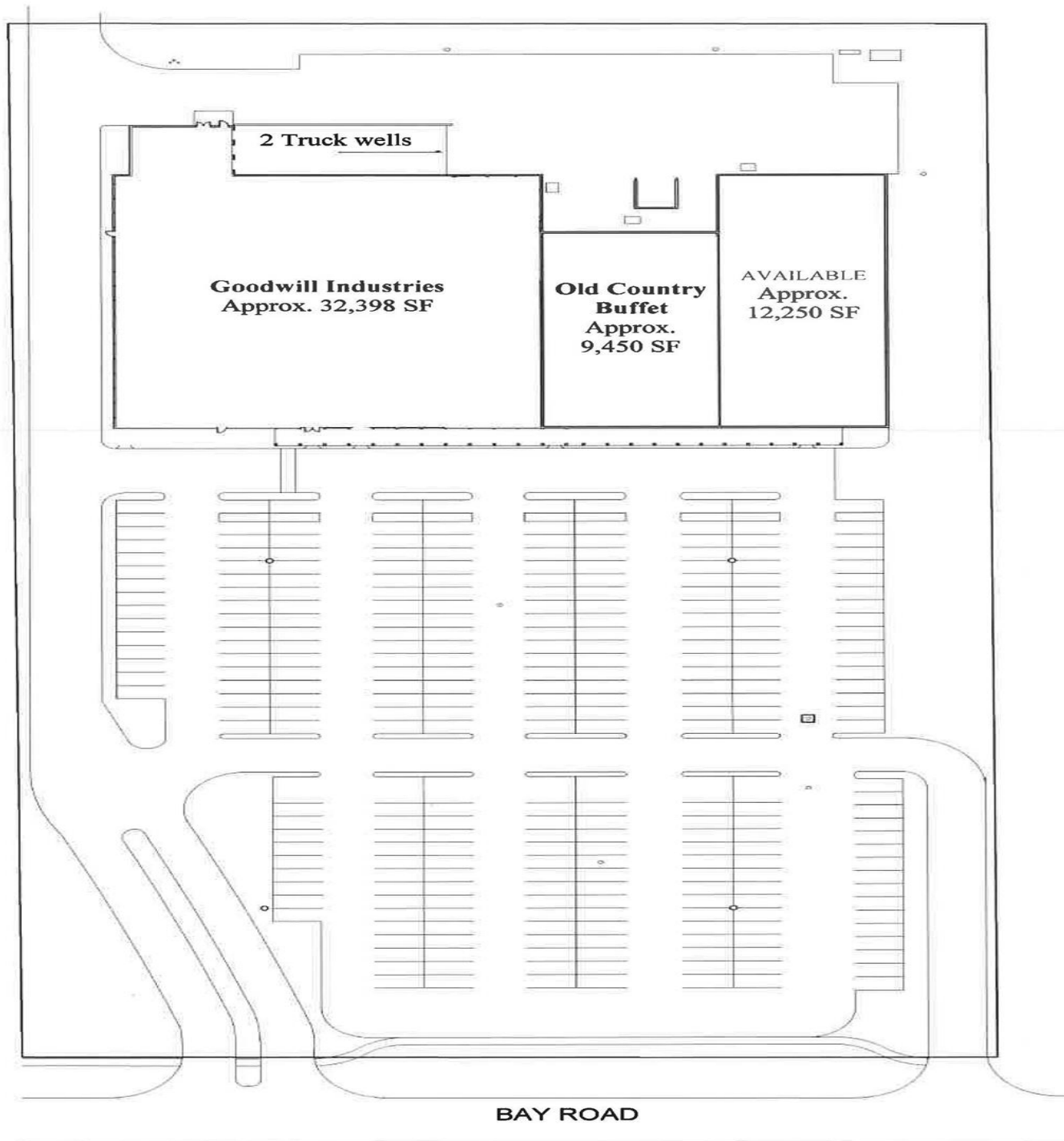
Locator Map



Regional Map








SITE PLAN - FASHION SQUARE IN SCENARY
DATE: 7/28



Fashion Square West Mall
4695 and 4721 Bay Road
Saginaw, Michigan 48604

Approx. 21,700 square feet

12.21.2018



12,250 Square Foot End Cap



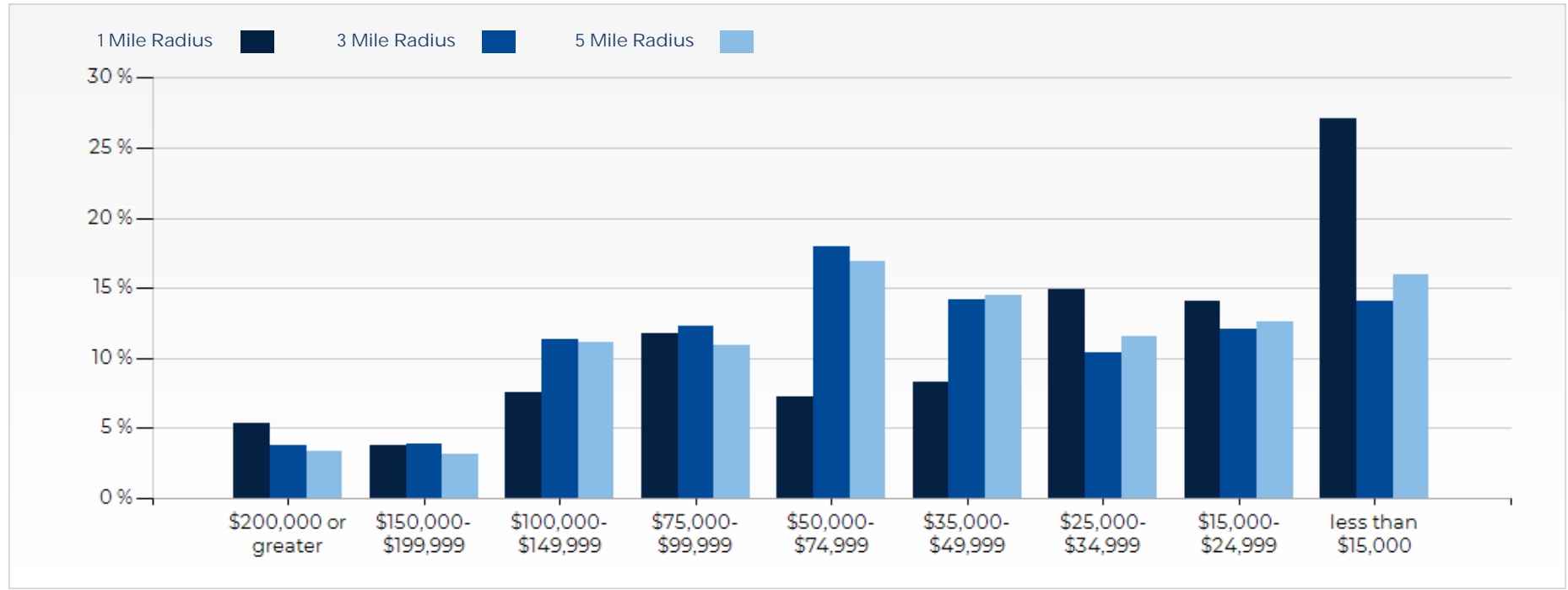
9450 Square Foot Vacated Restaurant

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,949	38,159	95,755
2010 Population	2,155	39,273	91,449
2018 Population	2,148	38,513	88,508
2023 Population	2,115	37,715	86,396
2018 African American	301	4,695	18,916
2018 American Indian	12	170	378
2018 Asian	205	1,222	2,143
2018 Hispanic	150	3,728	9,601
2018 White	1,500	30,017	60,705
2018 Other Race	47	1,038	3,042
2018 Multiracial	83	1,350	3,281
2018-2023: Population: Growth Rate	-1.55 %	-2.10 %	-2.40 %

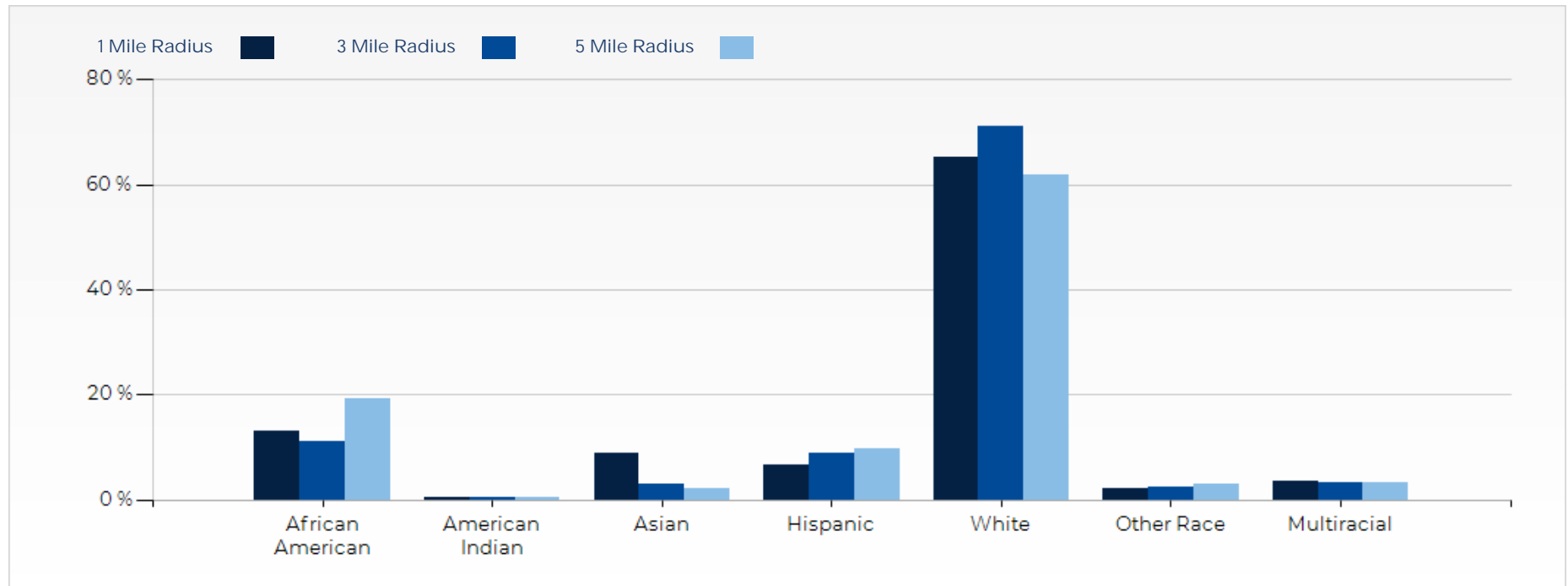
2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	285	2,179	5,667
\$15,000-\$24,999	148	1,872	4,464
\$25,000-\$34,999	156	1,600	4,110
\$35,000-\$49,999	87	2,195	5,135
\$50,000-\$74,999	76	2,773	6,012
\$75,000-\$99,999	123	1,896	3,876
\$100,000-\$149,999	79	1,757	3,933
\$150,000-\$199,999	40	590	1,106
\$200,000 or greater	56	589	1,199
Median HH Income	\$30,123	\$48,907	\$44,175
Average HH Income	\$60,589	\$66,563	\$62,536

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	894	16,211	40,730
2010 Total Households	1,048	15,681	36,478
2018 Total Households	1,051	15,452	35,503
2023 Total Households	1,036	15,141	34,700
2018 Average Household Size	2.03	2.33	2.35
2000 Owner Occupied Housing	303	11,102	25,909
2000 Renter Occupied Housing	571	4,386	11,997
2018 Owner Occupied Housing	325	10,260	22,952
2018 Renter Occupied Housing	726	5,192	12,551
2018 Vacant Housing	36	1,476	5,361
2018 Total Housing	1,087	16,928	40,864
2023 Owner Occupied Housing	329	10,139	22,598
2023 Renter Occupied Housing	708	5,002	12,102
2023 Vacant Housing	52	1,793	6,230
2023 Total Housing	1,088	16,934	40,930
2018-2023: Households: Growth Rate	-1.45 %	-2.05 %	-2.30 %

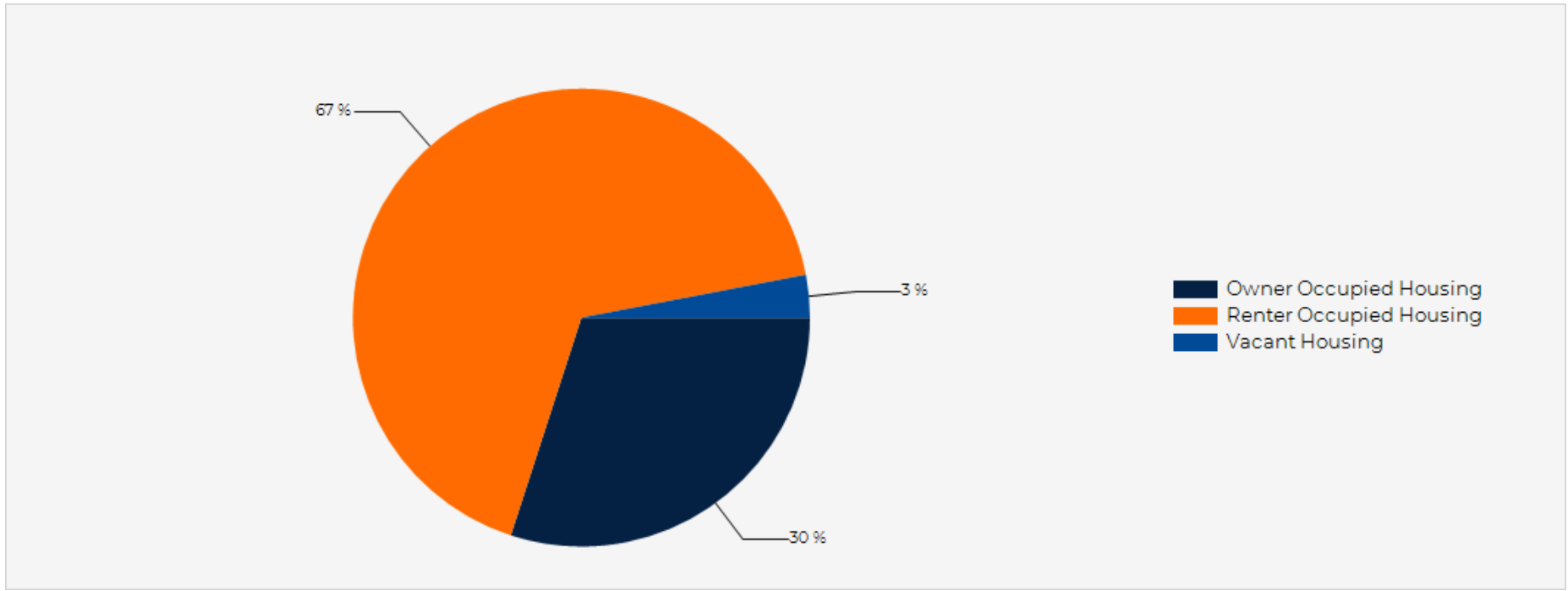
2018 Household Income



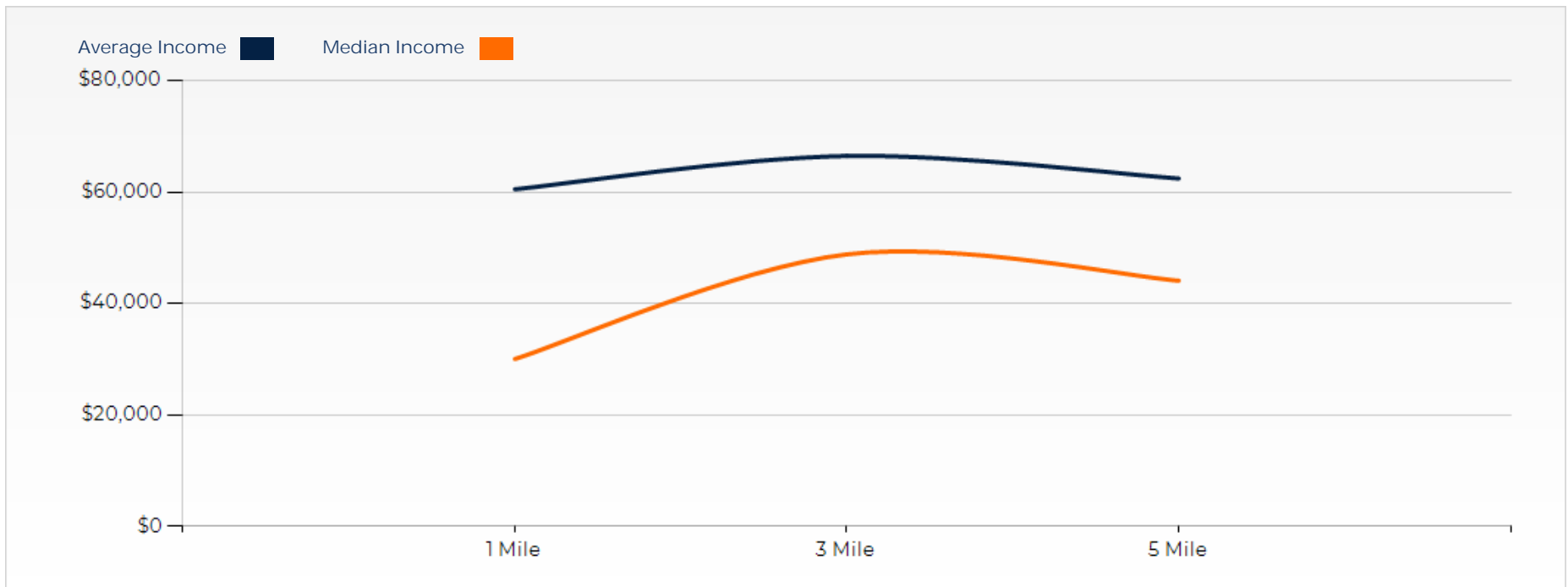
2018 Population by Race



2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median



Fashion Square West

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Exclusively Marketed by:

Larry Miller

President

989-790-2611

License # 6502138034

larrymiller@themillergroup.com



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