

FOR LEASE/SALE

# 2.69 AC FORMER RESTAURANT SITE

3210 BAY RD, SAGINAW, MI 48603



# PROPERTY DETAILS

CONTACT BROKER

CONTACT BROKER

**RENT**

**NNN**



## HIGHLIGHTS

- Freestanding 10,278 SF former restaurant building situated on a sizable 2.69 AC parcel.
- Excellent street frontage along the heavily trafficked Bay Road.
- Two points of ingress/egress.
- 180 parking spaces
- Located just minutes away from Fashion Square Mall and an abundance of national retailers.
- The site is ideal for drive-thru restaurant, retail or other commercial users.

<b>LOCATION:</b>	3210 Bay Rd, Saginaw, MI 48603
<b>PROPERTY TYPE:</b>	Freestanding
<b>DATE AVAILABLE:</b>	Immediately
<b>RENT:</b>	Contact Broker
<b>NNN EXPENSE:</b>	Contact Broker
<b>PROPERTY TAXES:</b>	\$26,928.36
<b>BUILDING SIZE:</b>	10,278 SF
<b>LOT SIZE:</b>	2.69 AC
<b>LOT DIMENSIONS:</b>	198' X 560'
<b>ZONING:</b>	B-4
<b>TRAFFIC COUNT:</b>	Bay Rd (18,209 CPD) Shattuck Rd (12,323 CPD)

EXCLUSIVELY LISTED BY:



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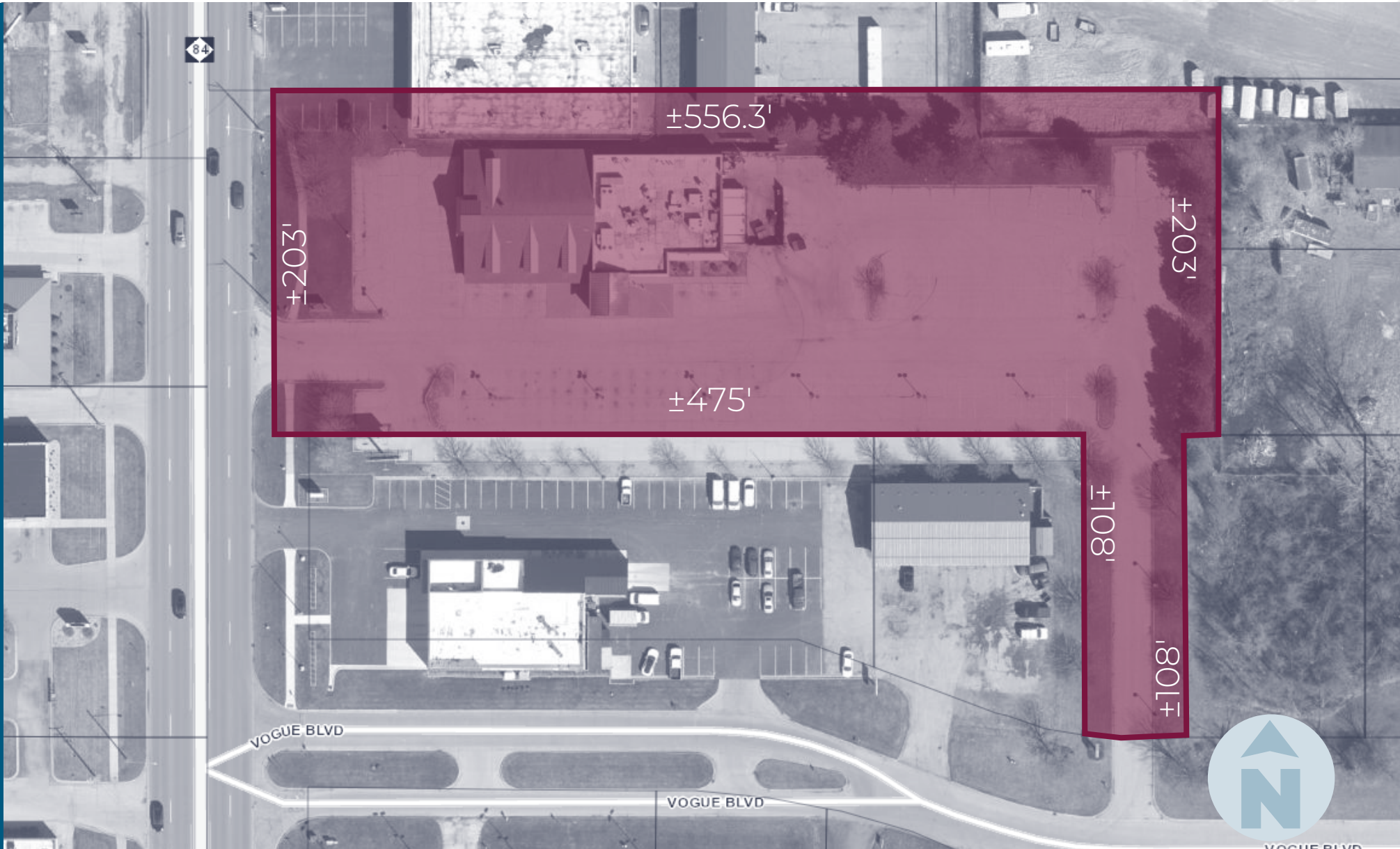
# MICRO AERIAL



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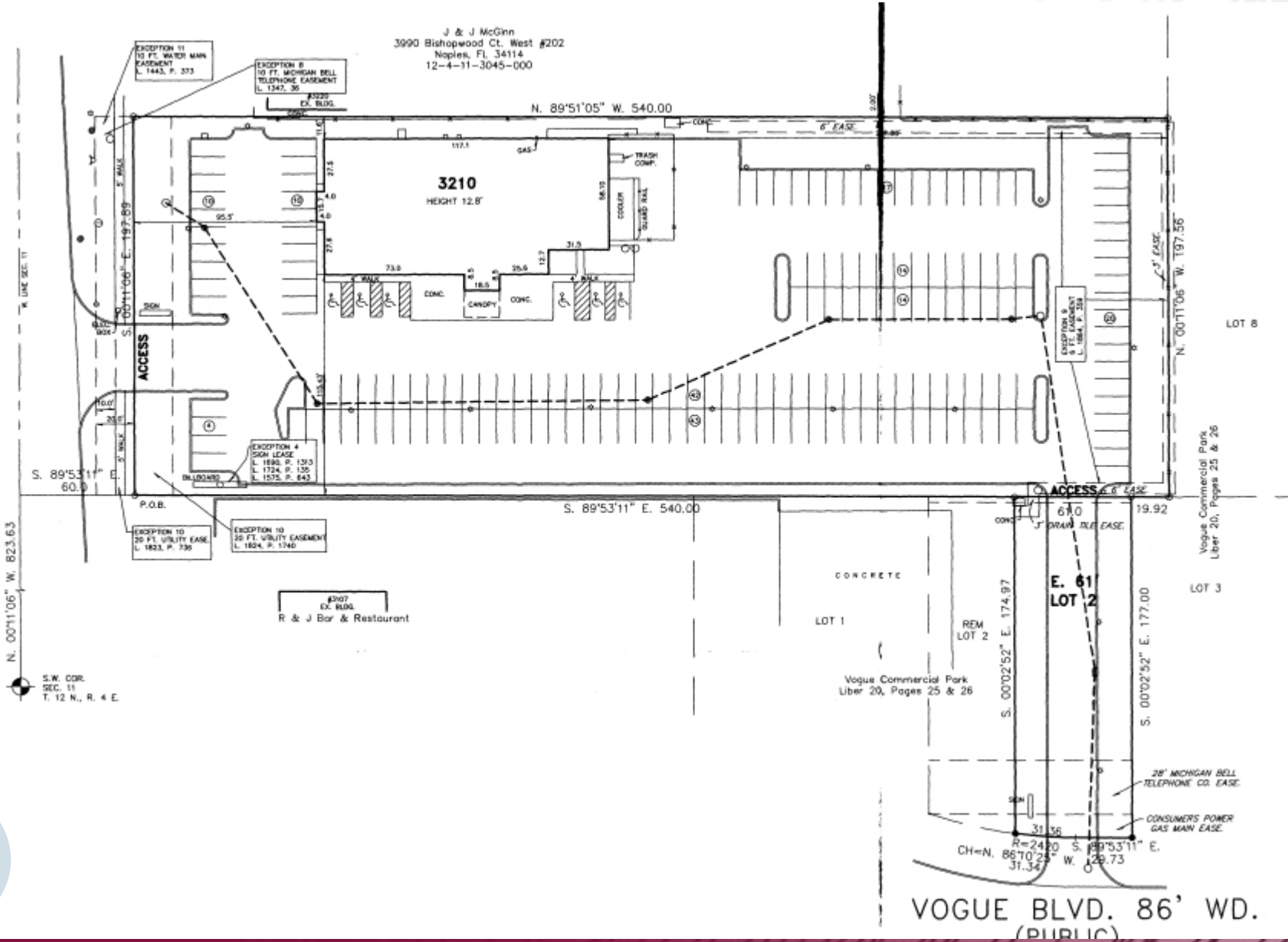


# PLAT

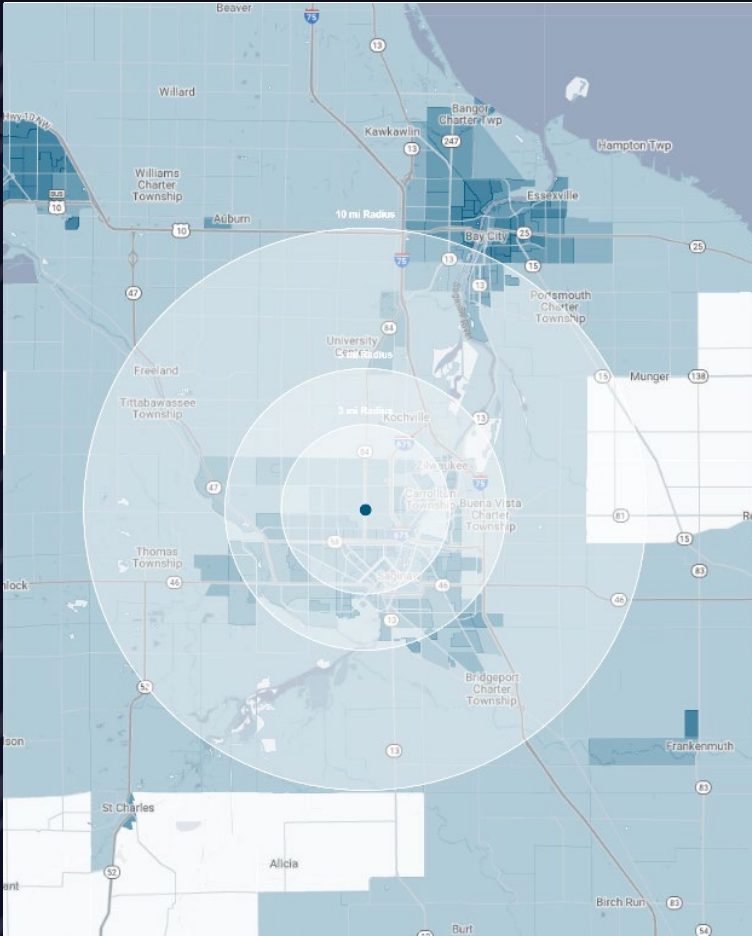


# SURVEY

BAY RD. 120' WD.  
(PUBLIC)



# DEMOGRAPHICS



## 2.69 AC FORMER RESTAURANT SITE

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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	55,321	101,949	160,386
2028 Projected Population	54,483	100,735	158,502
2020 Census Population	55,844	102,607	161,908
2010 Census Population	59,990	109,738	170,530
Projected Annual Growth 2023 to 2028	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	-0.6%	-0.5%	-0.5%
HOUSEHOLDS			
2023 Estimated Households	24,313	43,566	67,833
2028 Projected Households	23,286	41,837	65,270
2020 Census Households	24,205	43,388	67,709
2010 Census Households	24,635	44,042	68,049
Projected Annual Growth 2023 to 2028	-0.8%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2023	-0.1%	-	-
RACE			
2023 Est. White	66.1%	58.9%	66.2%
2023 Est. Black	21.1%	27.1%	22.2%
2023 Est. Asian or Pacific Islander	2.1%	4.0%	2.9%
2023 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
2023 Est. Other Races	10.2%	9.5%	8.4%
INCOME			
2023 Est. Average Household Income	\$82,199	\$78,662	\$83,495
2023 Est. Median Household Income	\$57,614	\$54,878	\$58,516
2023 Est. Per Capita Income	\$36,357	\$34,098	\$35,821
BUSINESS			
2023 Est. Total Businesses	2,364	3,474	4,790
2023 Est. Total Employees	32,655	47,859	62,295

## CONTACT US



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