

FOR LEASE

# PRIME RETAIL AT GRAND LEDGE TOWN CENTER

669 E SAGINAW HWY #300, GRAND LEDGE, MI 48837

**2,720 SF  
AVAILABLE**

**LYNNY NAILS**

**SIGNAGE**

**Hungry Howie's**  
FLAVORED CRUST PIZZA

# PROPERTY DETAILS

\$19.50/SF NNN

\$3.92/SF

**RENT**

**NNN**

**LOCATION:** 669 E Saginaw Hwy,  
Grand Ledge, MI 48837

**PROPERTY TYPE:** Shopping Center

**DATE AVAILABLE:** Immediately

**RENT:** \$19.50/SF NNN

**NNN EXPENSES:** \$3.92/SF

**AVAILABLE SPACE:** 2,720 SF

**SPACE DIMENSIONS:** 28.63' X 95'

**TRAFFIC COUNT:** E Saginaw Hwy (8,810 CPD)  
S Clinton St (12,116 CPD)

## TENANT ROSTER



## HIGHLIGHTS

- Prime retail lease opportunity in Grand Ledge
- Immediate proximity to a mix of national and regional services along Saginaw Hwy including Meijer, Dollar Tree, Verizon, and Hungry Howies
- Excellent visibility with strong daily traffic counts
- Prominent signage opportunities
- Ample on-site parking for customers and employees
- Well-established commercial area serving the Grand Ledge and Greater Lansing markets

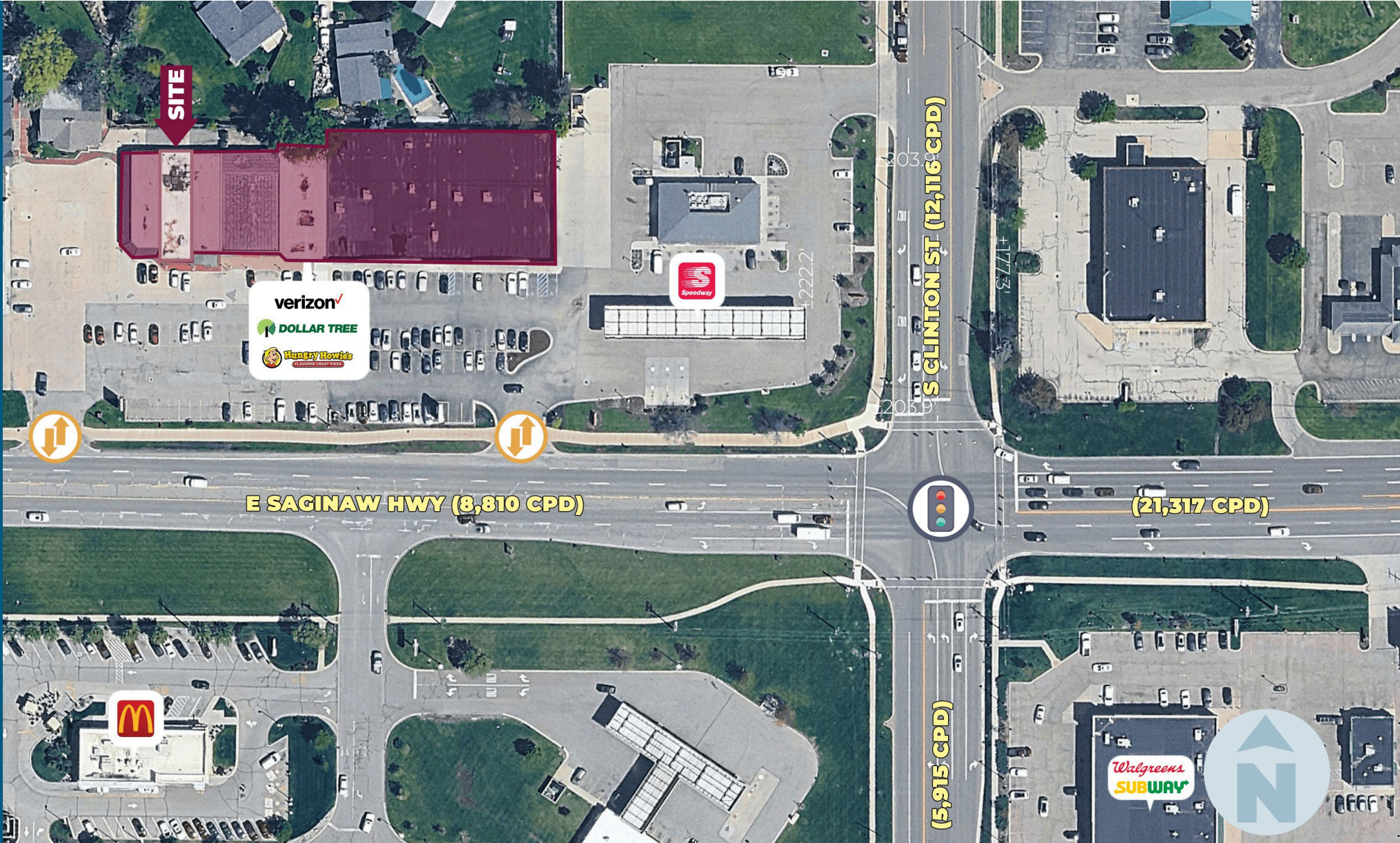
EXCLUSIVELY LISTED BY:



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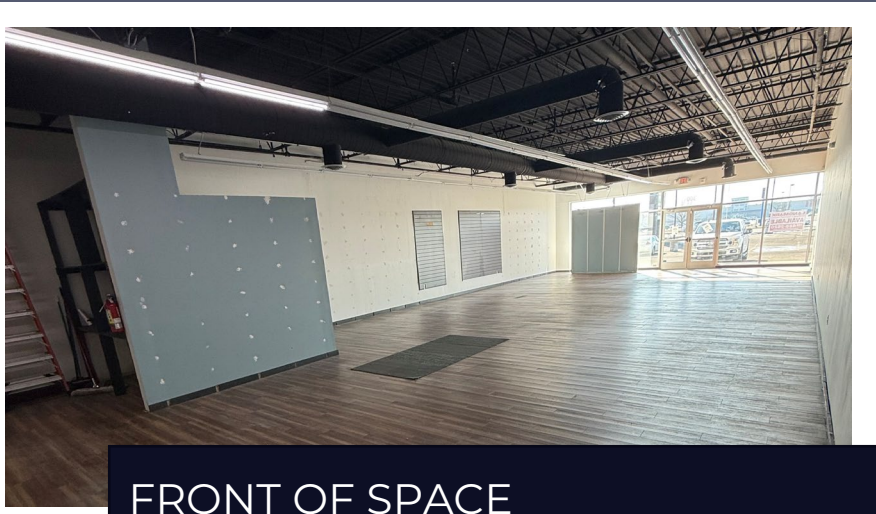
# MICRO AERIAL



# MACRO AERIAL



# INTERIOR PHOTOS

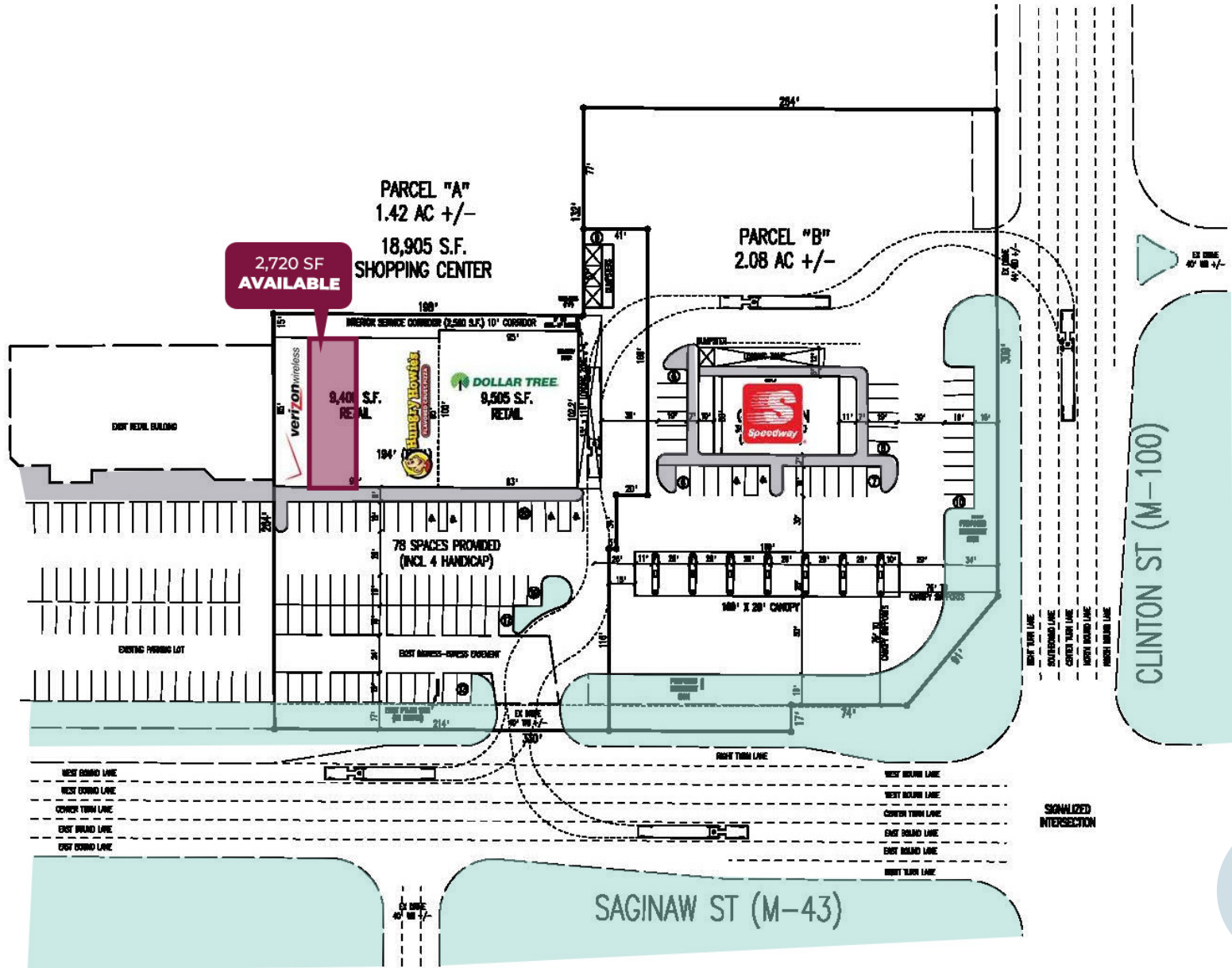


FRONT OF SPACE

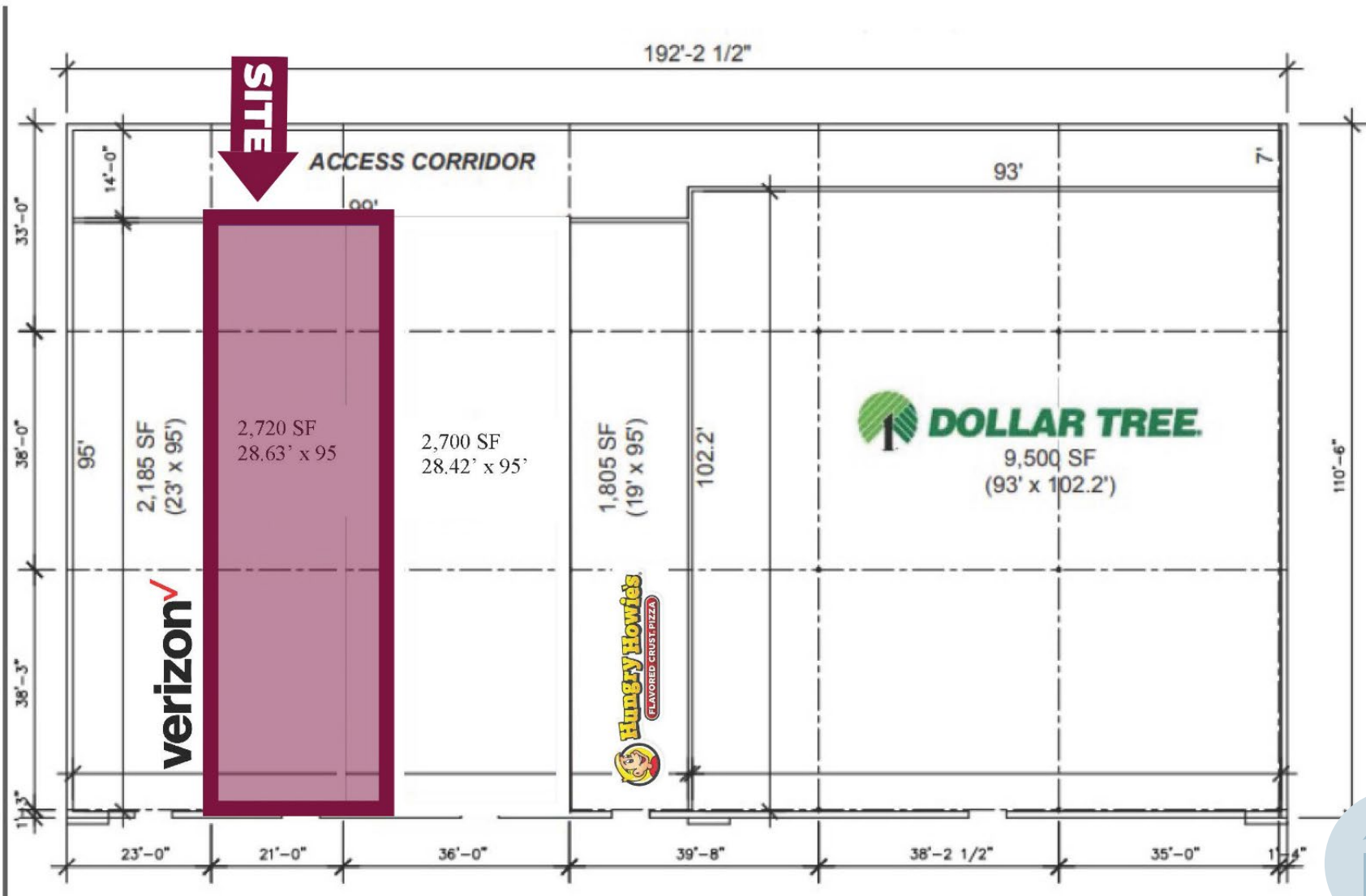


BACK OF SPACE

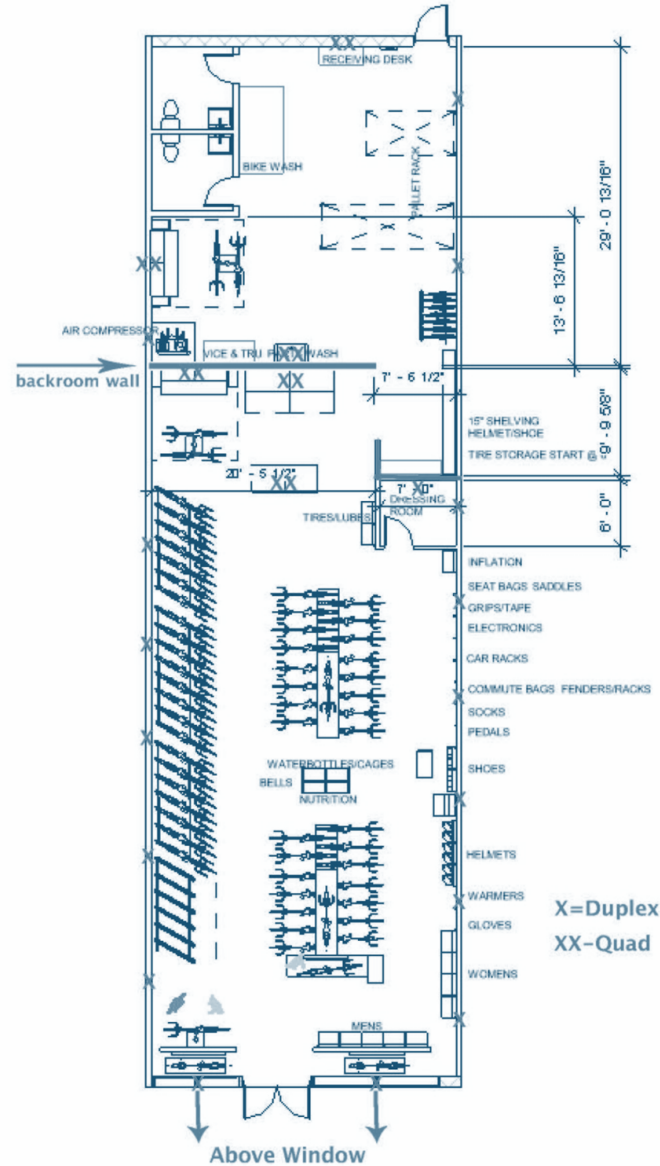
# SITE PLAN



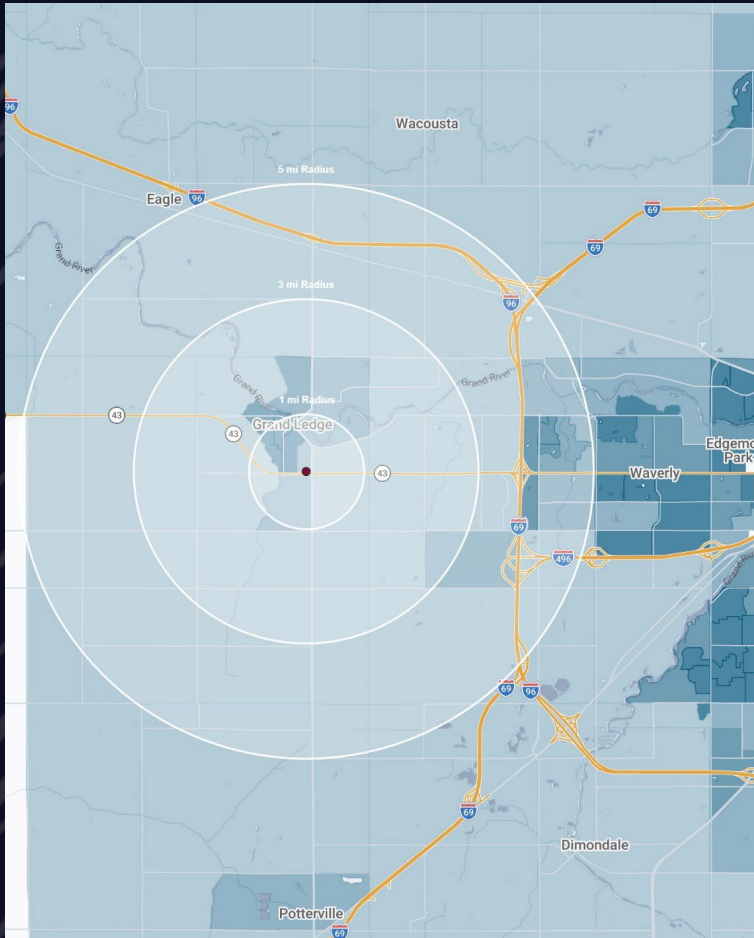
# FLOOR PLAN



# FLOOR PLAN



# DEMOGRAPHICS



## PRIME RETAIL AT GRAND LEDGE TOWN CENTER

669 E Saginaw Hwy,  
Grand Ledge, MI 48837

# DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2025 Estimated Population	6,021	15,889	29,044
2030 Projected Population	6,103	16,019	29,018
2020 Census Population	5,929	15,709	28,611
2010 Census Population	5,886	15,009	27,473
Projected Annual Growth 2025 to 2030	0.3%	0.2%	-
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.4%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,695	6,700	12,855
2030 Projected Households	2,784	6,888	13,099
2020 Census Households	2,566	6,406	12,354
2010 Census Households	2,518	6,041	11,740
Projected Annual Growth 2025 to 2030	0.7%	0.6%	0.4%
Historical Annual Growth 2010 to 2025	0.5%	0.7%	0.6%
<b>RACE</b>			
2025 Est. White	90.1%	87.6%	83.5%
2025 Est. Black	2.7%	3.8%	5.9%
2025 Est. Asian or Pacific Islander	1.0%	2.4%	4.2%
2025 Est. American Indian or Alaska Native	0.2%	0.3%	0.2%
2025 Est. Other Races	5.9%	6.0%	6.2%
<b>INCOME</b>			
2025 Est. Average Household Income	\$104,975	\$113,063	\$111,064
2025 Est. Median Household Income	\$80,707	\$92,416	\$92,543
2025 Est. Per Capita Income	\$47,232	\$47,796	\$49,286
<b>BUSINESS</b>			
2025 Est. Total Businesses	254	432	903
2025 Est. Total Employees	1,958	3,904	11,025

## CONTACT US



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