



# BUILD-TO-SUIT/GROUND LEASE NEW DEVELOPMENT - TARGET OUTLOT

5212 BAY RD, SAGINAW, MI 48604



FASHION SQUARE MALL



BAY RD (23,670 CPD)



DRIVE-THRU AVAILABLE

LANDMARK  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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# BUILD-TO-SUIT/GROUND LEASE

## PROPERTY DETAILS

<b>Location:</b>	5212 Bay Rd, Saginaw, MI 48604
<b>Property Type:</b>	Shopping Center <i>Drive-Thru Available</i>
<b>Date Available:</b>	Q2 2019
<b>Rent:</b>	Contact broker for details
<b>NNN Expense:</b>	\$5.00/SF
<b>Lot Size:</b>	0.804 Acres
<b>Available Space:</b>	From 2,000 SF to as large as 6,300 SF
<b>Zoning:</b>	B-3
<b>Traffic Count:</b>	Bay Rd = 23,670 cpd Tittabawassee Rd = 22,973 cpd
<b>Contact:</b>	Anthony J. Vitale <a href="mailto:avitale@landmarkcres.com">avitale@landmarkcres.com</a>  (248) 488-2620

## ANCHORS



## DESCRIPTION

This new retail development is situated in the heart of Saginaw's strongest retail corridor in close proximity to Fashion Square Mall.

It is prominently located at the entrance to Saginaw Square (Target, Cabela's, Jo Ann Stores and Staples anchored Power Center) and is highly visible and heavily trafficked.

The site is ideal for drive-thru restaurant, retail or other commercial users.

Ground Lease and Build to Suit opportunities are available.

Please contact us to discuss your specific requirements.

MICRO



JOANN

Party City

STAPLES

SHOE CARNIVAL



TARGET

QDOBA

BAY RD (23,670 CPD)

FIREHOUSE SUBS  
FOUNDED BY FIREMEN

SHERWIN WILLIAMS

CHUCK E. CHEESE'S

Gordmans

Cabela's

FORMER TOYS R US

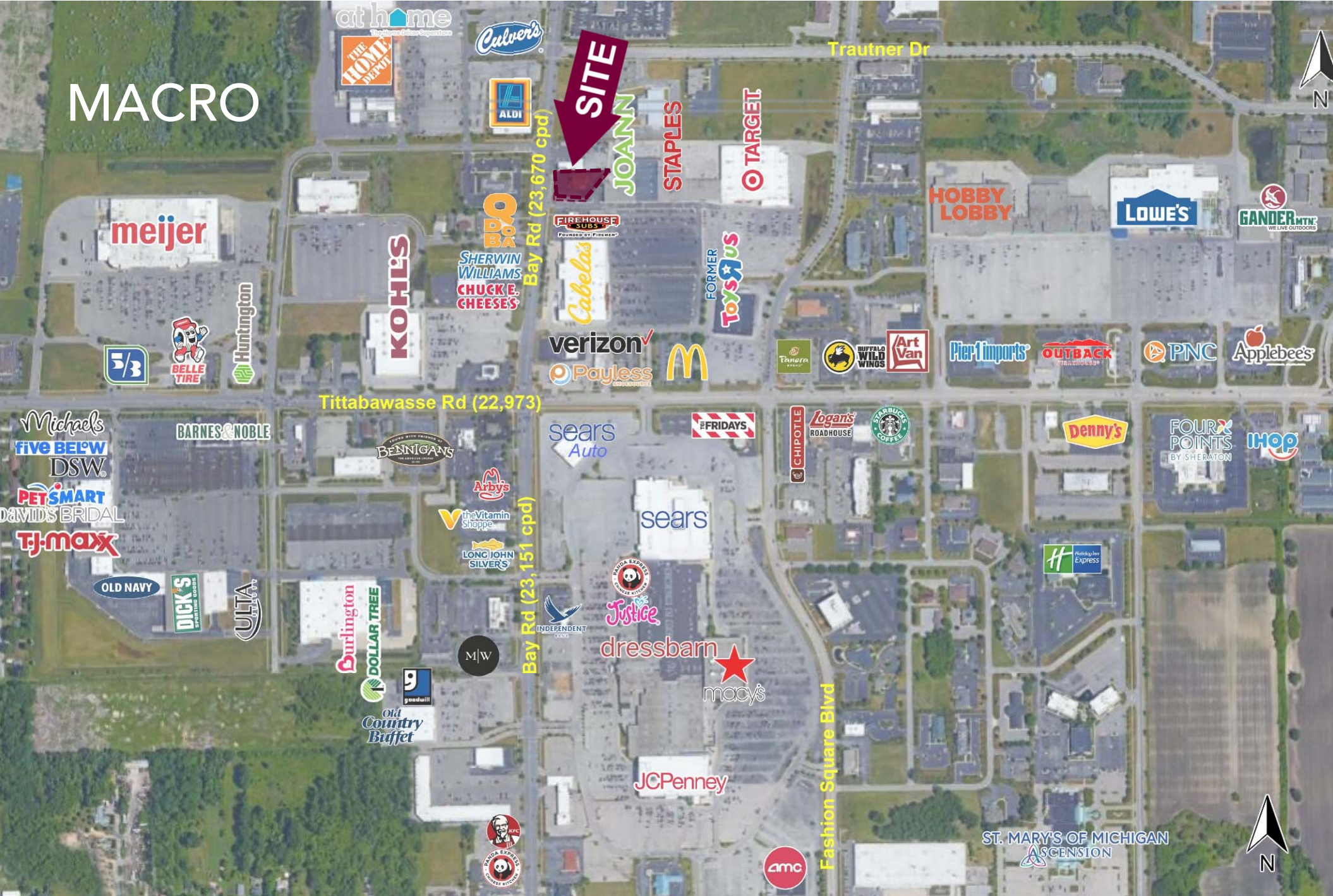
KOHL'S

verizon



Google Earth

# MACRO



# VIEW NORTHEAST



# VIEW SOUTH



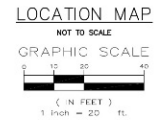
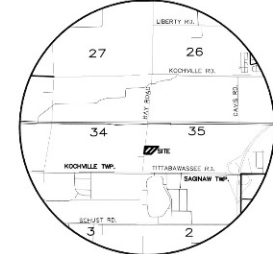
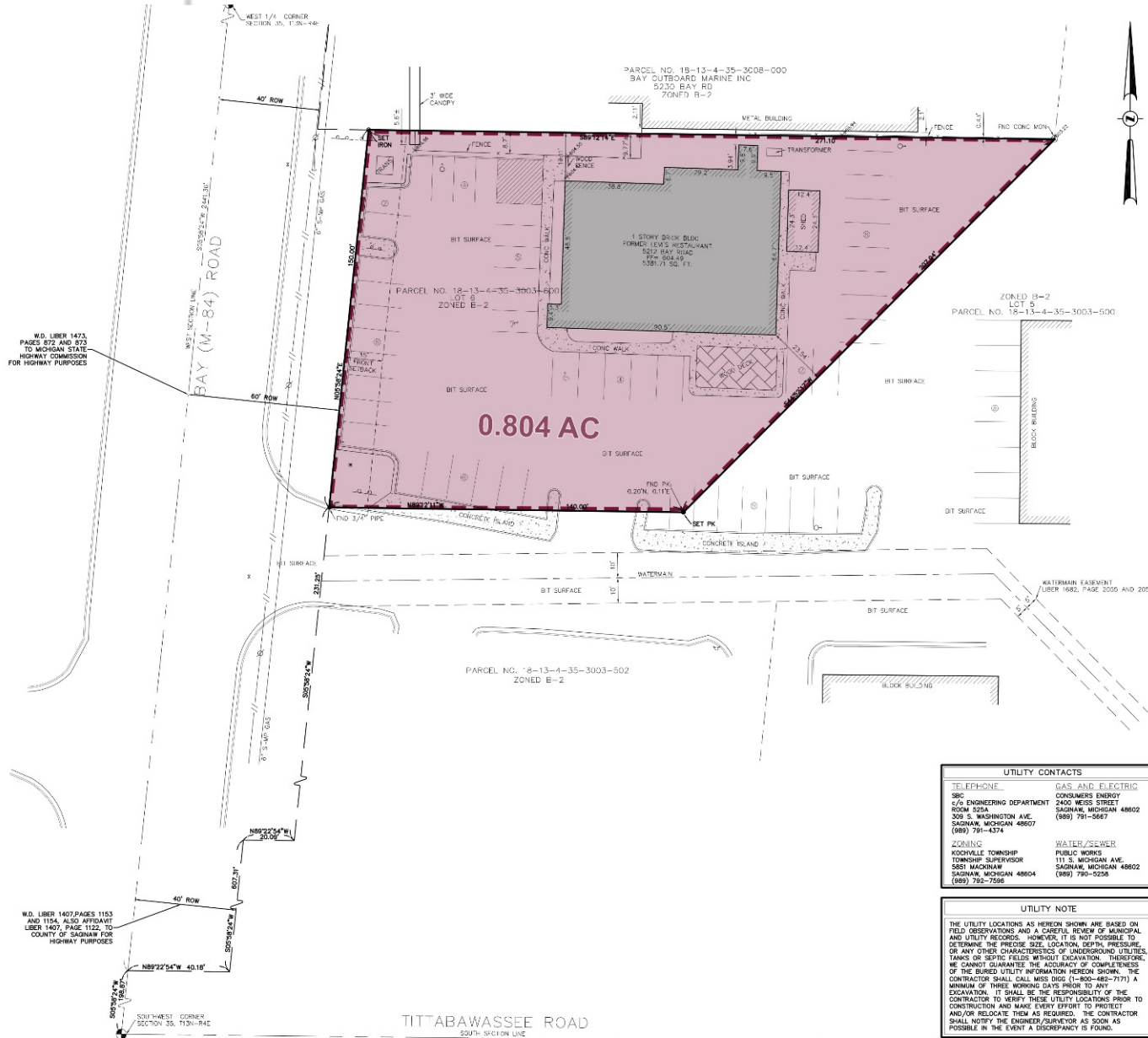
# VIEW NORTHWEST



# SITE PLAN



# SURVEY



LEGEND	
	MONUMENT / SECTION CORNER
	FOUND PROPERTY IRON
	SET PROPERTY IRON
	EXISTING CATCHBASIN
	EXISTING MANHOLE/CATCHBASIN
	EXISTING MANHOLE
	EXISTING HYDRANT
	EXISTING VALVE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING FENCE LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING OVERHEAD ELECTRICAL WIRES
	EXISTING MAILBOX / NEWSPAPER BOX
	EXISTING SIGN
	EXISTING DECIDUOUS TREES
	EXISTING CONIFEROUS TREES
	EXISTING UTILITY POWER POLE
	EXISTING TELEPHONE POLE

LEGAL DESCRIPTION
LOT 6, SAGINAW SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 23 OF PLATS, PAGES 6, 7, 8, AND 9 OF SAGINAW COUNTY RECORDS, TOGETHER WITH ALL RIGHTS AND PRIVILEGES AS ESTABLISHED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND OPERATING AGREEMENT RECORDED IN LIBER 1076, PAGE 415, SAGINAW COUNTY RECORDS, THE FIRST AMENDMENT AND RESTATED DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENT RECORDED IN LIBER 1710, PAGE 814, SAGINAW COUNTY RECORDS AND THE SUPPLEMENTAL AGREEMENT RECORDED IN LIBER 1710, PAGE 815, SAGINAW COUNTY RECORDS.

FLOODPLAIN INFORMATION
KOOHVILLE TOWNSHIP SAGINAW COUNTY, MICHIGAN MAP NUMBER: 281AC0000 D EFFECTIVE DATE: OCTOBER 16, 1987 FLOOD ZONE: X AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN

ZONING INFORMATION
ZONED: B-2 COMBUSTIBLE AND REGIONAL RETAIL COMMERCE SETBACKS: FRONT: 15' REAR: 30' SIDE: NONE

SNOW NOTE
DUE TO SNOW COVER UNABLE TO VERIFY ALL NON-VISIBLE FEATURES.

CERTIFICATION
I, BRIAN D FERDINAND, A PROFESSIONAL SURVEYOR, BEING DULY LICENSED BY THE STATE OF MICHIGAN (LICENSE NO. 791-1041) HAVE CAUSED THE PROPERTY HEREON SHOWN TO BE SURVEYED AND MARKED ACCORDING TO ALL LAWS AND HAVE ACCEPTED PROCEDURES FOR THE ACCURACY OF A SURVEY OF THIS TYPE. I ALSO CERTIFY THAT THE EXISTING CONDITIONS OF THE PROPERTY ARE AS SHOWN HEREON.
BRIAN D FERDINAND, PE #28484

UTILITY CONTACTS	
<b>TELEPHONE</b> SBC S/O ENGINEERING DEPARTMENT ROOM 525A 300 S. WASHINGTON AVE. SAGINAW, MICHIGAN 48607 (889) 791-4374	<b>GAS AND ELECTRIC</b> CONSUMERS ENERGY 2400 NEWS STREET SAGINAW, MICHIGAN 48602 (889) 791-5067
<b>ZONING</b> KOOHVILLE TOWNSHIP TOWNSHIP SUPERVISOR 5551 MACONAW SAGINAW, MICHIGAN 48604 (889) 792-7556	<b>WATER/SEWER</b> PUBLIC WORKS 111 S. MICHIGAN AVE. SAGINAW, MICHIGAN 48602 (889) 790-5255

UTILITY NOTE
THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC PELTS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BUREAU UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIGS (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.





# DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2018 Estimated Population	743	28,415	79,250
	2023 Projected Population	734	27,570	78,956
	2010 Census Population	782	29,586	82,851
	2000 Census Population	680	27,871	85,229
	Projected Annual Growth 2018 to 2023	-0.2%	-0.6%	-0.1%
	Historical Annual Growth 2000 to 2018	0.5%	0.1%	-0.4%
HOUSEHOLDS	2018 Estimated Households	358	11,625	33,451
	2023 Projected Households	365	11,641	34,434
	2010 Census Households	355	11,472	33,078
	2000 Census Households	290	11,041	34,061
	Projected Annual Growth 2018 to 2023	0.4%	-	0.6%
	Historical Annual Growth 2000 to 2018	1.3%	0.3%	-0.1%
RACE	2018 Est. White	71.4%	80.5%	71.0%
	2018 Est. Black	13.2%	10.4%	19.7%
	2018 Est. Asian or Pacific Islander	9.6%	3.8%	2.6%
	2018 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
	2018 Est. Other Races	5.3%	5.0%	6.3%
INCOME	2018 Est. Average Household Income	\$47,161	\$69,397	\$65,284
	2018 Est. Median Household Income	\$26,288	\$51,394	\$50,242
	2018 Est. Per Capita Income	\$23,120	\$29,252	\$28,204
BUSINESS	2018 Est. Total Businesses	728	1,888	4,417
	2018 Est. Total Employees	10,998	26,104	63,964

