



FOR LEASE

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LISTED BY:

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Associate

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FOR LEASE

1908 Saginaw Rd

1908 Saginaw Rd Midland, MI 48640



Lease Rate: \$11.40 SF/yr (NNN)

DESCRIPTION

Corner unit of a large shopping center previously operated as an ice cream parlor. Last tenant began a conversion to general family restaurant but vacated their lease early. Many uses possible here now.

PROPERTY HIGHLIGHTS

- Prime corner unit with strong roadway visibility
- Partially renovated for full-service restaurant (vacant)
- Rent rate: Asking \$3,600 per month plus expenses
- LL will consider other uses such as retail or office
- Restrictions - sandwich/baked dessert shop, computer repair
- Unit 1908A

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BUILDING INFORMATION

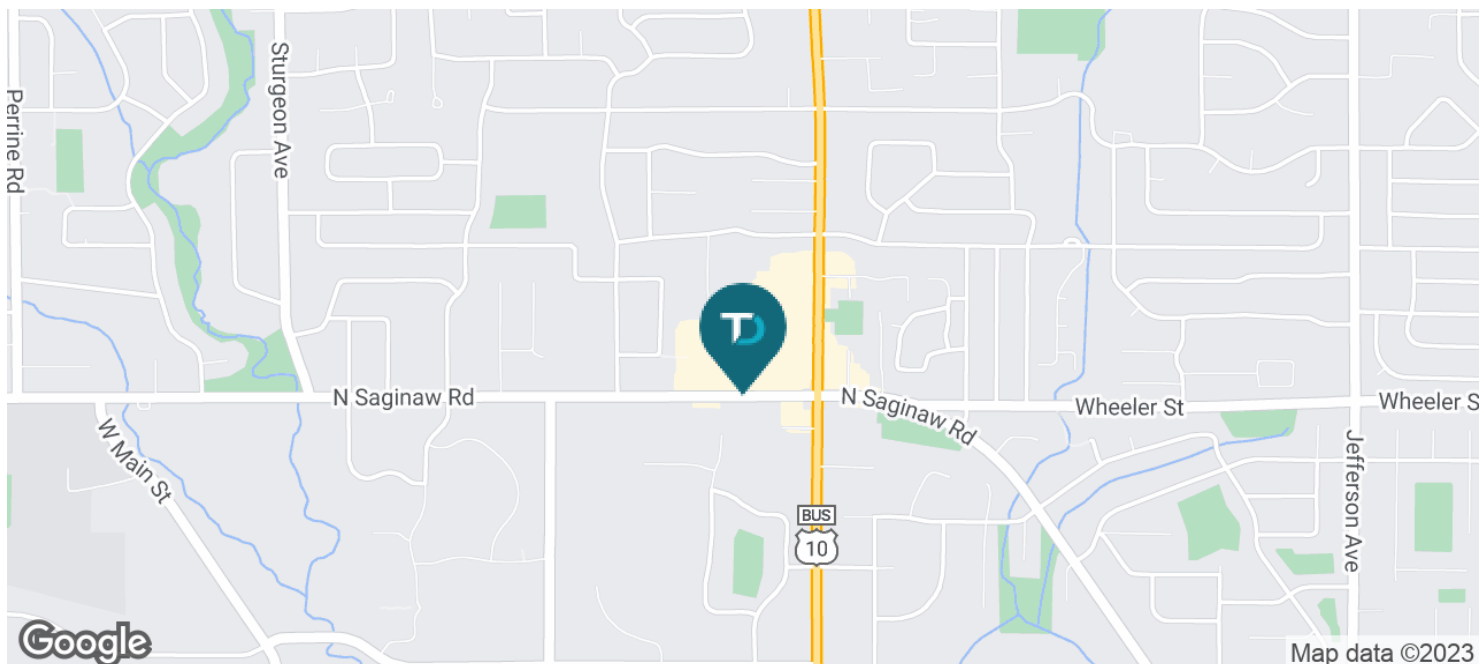
Price/SF:	\$11.40/SF + NNN
Building Size:	15,048 SF
Year Built:	1964
Number of Floors:	1
Utilities:	All available

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
Zoning	Regional Commercial
Traffic Count:	19,619 Vehicles/Day (Costar, 2020)
Legal Description:	Available upon request
APN:	14-15-40-388

LOCATION INFORMATION

Located on the north side of Saginaw Rd near the US-10 business loop ramp. Outlot building of large shopping center.



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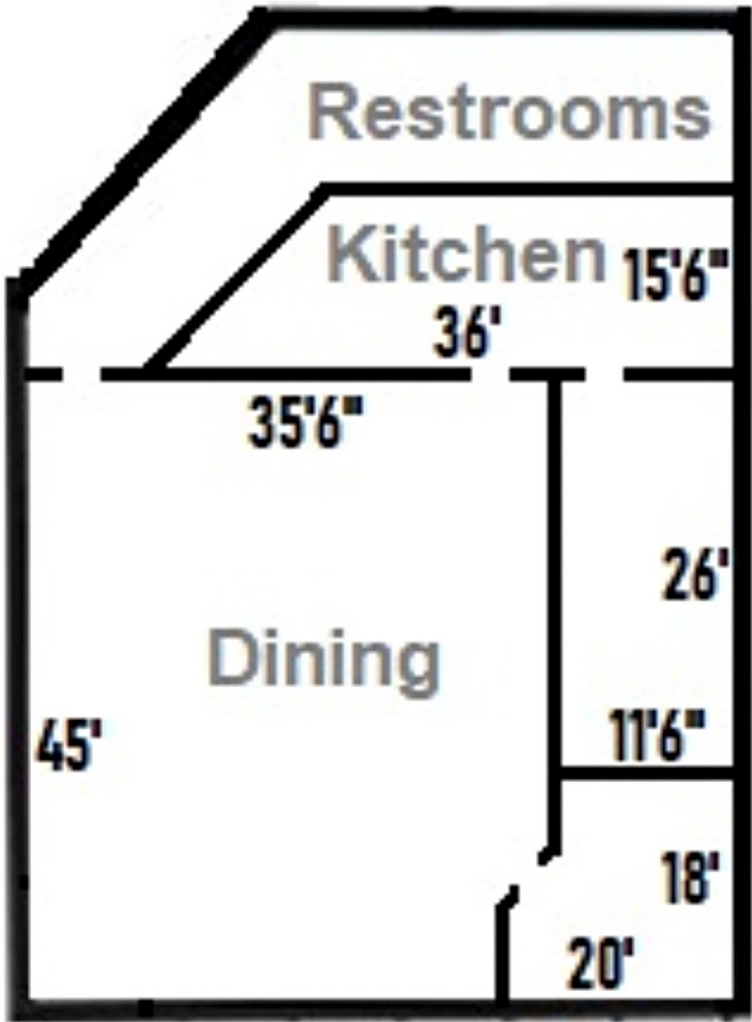
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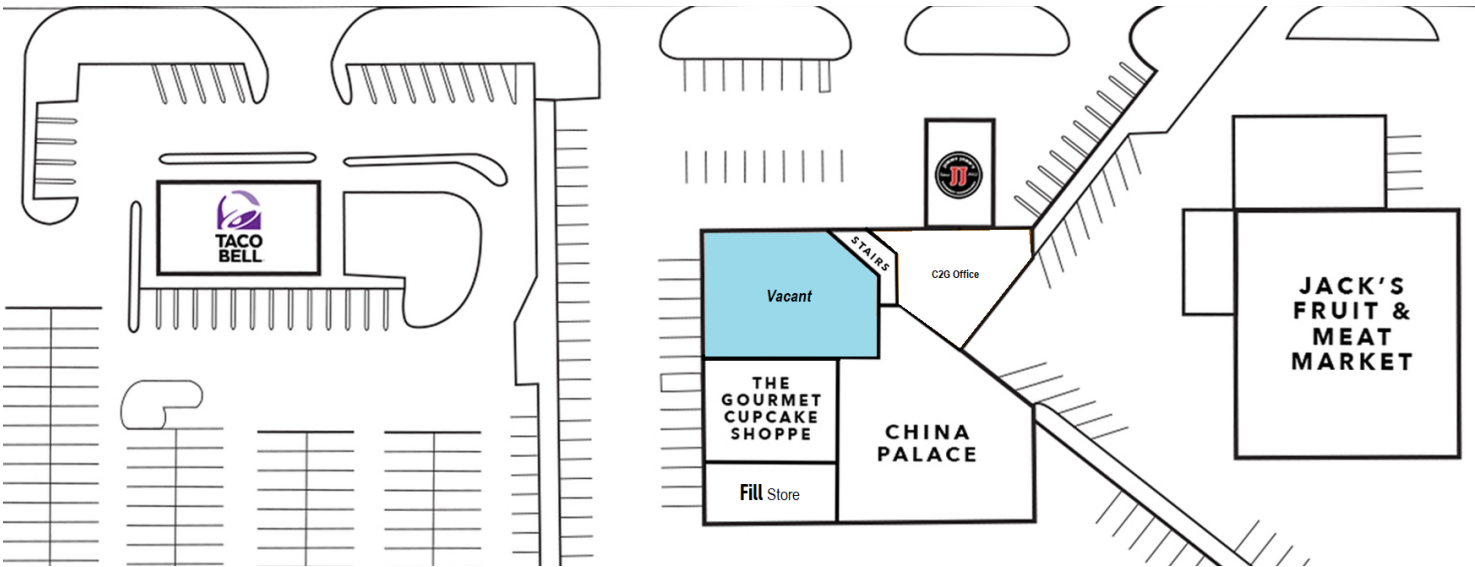


Not to scale



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DEMOGRAPHIC INFORMATION	0.25 MILES	0.5 MILES	1 MILE
Total population	463	1,614	6,117
Median age	36.5	37.1	38.8
Total households	298	953	3,463
Average HH income	\$42,775	\$41,497	\$39,953
Average house value	\$87,095	\$93,797	\$107,377