



FOR SALE

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FOR SALE

Bay Road Plaza

4545-4555 Bay Road Saginaw, MI 48603



Starting Bid: \$250,000

DESCRIPTION

Newly Renovated 100% Occupied Strip Center On Major Retail Corridor.

±6,000 SF multi-tenant retail strip center strategically located across from the highly trafficked Fashion Square Mall in Saginaw, MI

±100% occupied by a diverse mix of service-oriented businesses including T-Mobile, LA Insurance and C&L Ward operating on modified gross leases with staggered lease expirations Positioned in a regional trade node across Fashion Square Mall between a KFC and Panda Express QSR; surrounded by a number of regional and national retailers and benefiting from a significant consumer draw.

PROPERTY HIGHLIGHTS

- 100% Occupied Retail Center
- Newly Renovated Façade With High-End Finishes
- Tenants Include T-Mobile, C&L Ward, LA Insurance
- Located On The Principal Retail Corridor For The Trade Area
- Below Market Gross Rents Leave Room For Upside
- 2020 NOI of \$74,388.00
- Starting Bid of \$250,000.00
- Online Auction November 15th - 17th, 2021

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BUILDING INFORMATION

Starting Bid:	\$250,000.00
Building Size:	6,000 SF
Year Built:	1975
Number of Floors:	1

PROPERTY INFORMATION

Property Type:	Retail
Property Subtype:	Strip Center
APN:	23124031020000

LOCATION INFORMATION

Located In Saginaw Township on The Main Retail Corridor Dorr The Retail Trade Area.



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T-Mobile authorized dealer with over 150 locations nationwide.



C & L Ward is an established home remodeling company since 1972 with showrooms in Novi, Davison, Saginaw, Michigan and in Glendale Heights, Illinois.

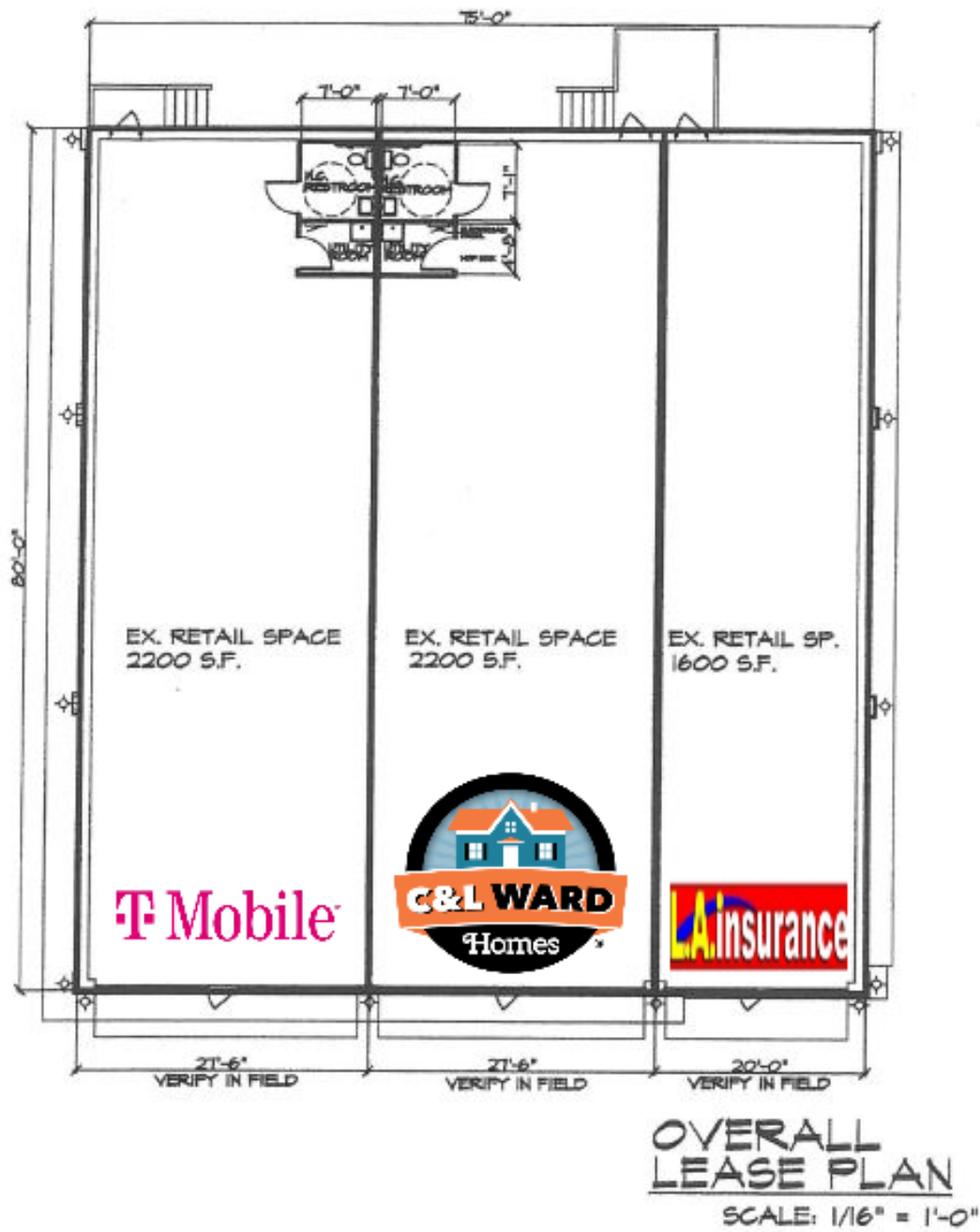


LA Insurance is a leading provider of insurance with over 250 locations in 8 states.

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DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	3,129	40,989	105,326
Median age	34.5	39.3	38.4
Total households	1,316	16,609	41,999
Average HH income	\$51,685	\$55,187	\$52,496
Average house value	\$151,628	\$134,523	\$129,014