EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

3870 BAY ROAD

3870 Bay Road, Saginaw, MI 48603



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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Partner

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OFFERING SUMMARY: 3870 Bay Road | Saginaw, MI 48603



PROPERTY OVERVIEW

9,085 SF former restaurant building on 2.21 acres in Saginaw. This is a bank-owned asset, priced to sell.

OFFERING SUMMARY

Sale Price:	$680,000
Building Size:	9,085 SF
Lot Size:	2.21 Acres
Price / SF:	$74.85
Year Built:	1995
Zoning:	B-4

PROPERTY HIGHLIGHTS

- 9,085 SF Former restaurant building built in 1994
- Priced to sell: Bank-owned and offered at $75/ SF
- 2.21 acres with 214' of frontage on Bay Road
- Established busy retail corridor
- More than 140 spaces, enough to support a high-volume restaurant, entertainment, or retail user
- Prime Bay Road location, only 4 miles from Saginaw Valley State University



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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 3870 Bay Road | Saginaw, MI 48603

BUILDING INFORMATION

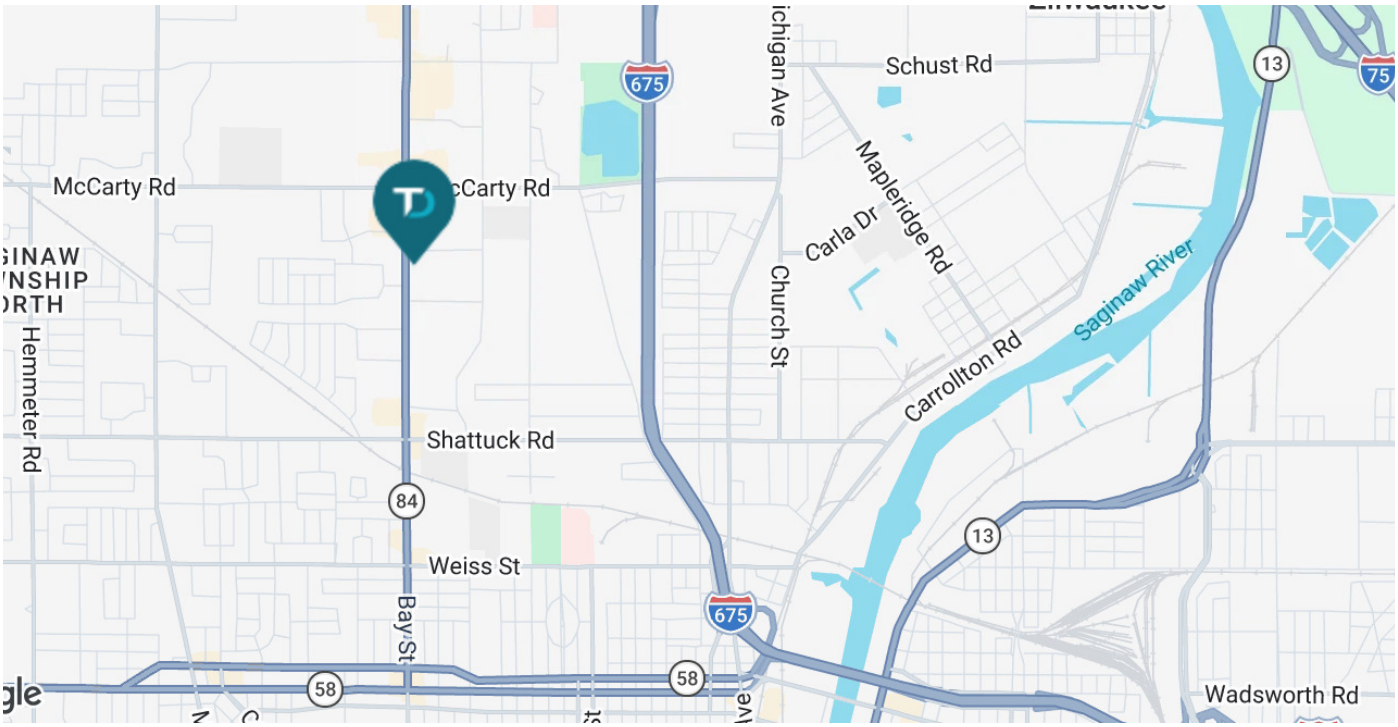
Price/SF:	$74.85
Price/AC:	$307,692
Building Size:	9,085 SF
Year Built:	1995
Number of Floors:	1
Utilities:	At site
Parking Spaces:	140

PROPERTY INFORMATION

Lot Size:	2.21 Acres
Property Type:	Retail
Property Subtype:	Restaurant
Taxes:	$32,162.43
Zoning	B-4
Traffic Count:	19,462 VPD on Bay Road
APN:	23-12-4-11-2033-002

LOCATION INFORMATION

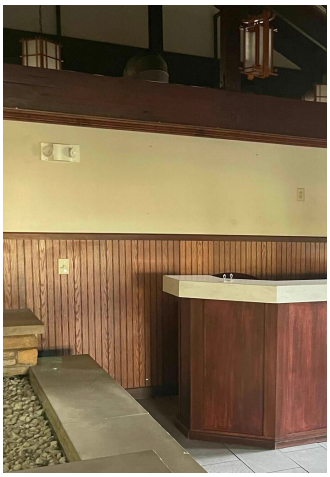
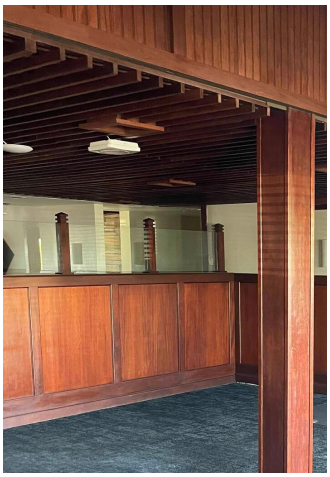
The property fronts Bay Road, the busiest retail corridor in the market, with 214' of frontage. The corridor is lined with national and regional retail, restaurants, and service businesses such as Macy's, Kohl's, Dick's Sporting Goods, Bass Pro Shops, Texas Roadhouse, Olive Garden, Raising Cane's, and many more. The site is four miles from Saginaw Valley State University and eight minutes from I-675, adding students, faculty, visitors, and commuters to the customer base.



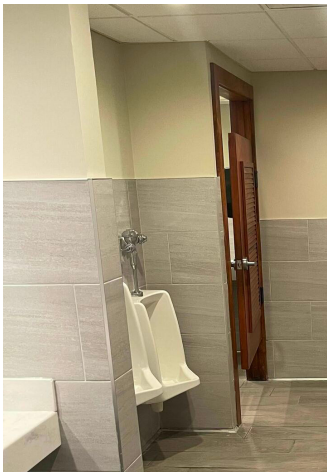
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INTERIOR PHOTOS: 3870 Bay Road | Saginaw, MI 48603

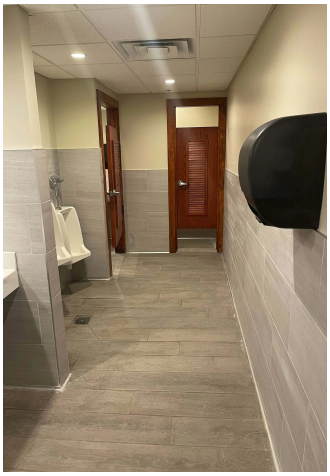














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EXTERIOR PHOTOS: 3870 Bay Road | Saginaw, MI 48603





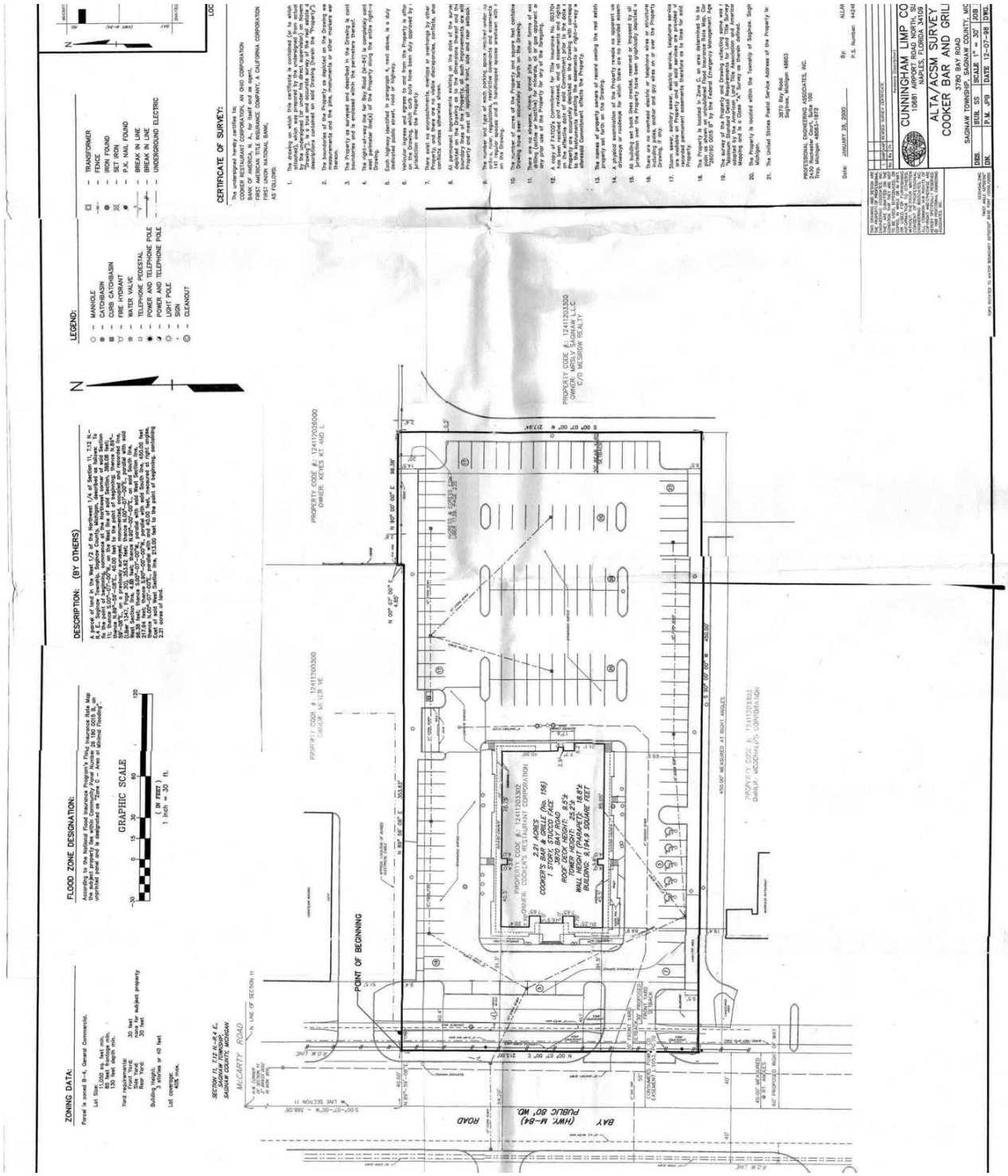




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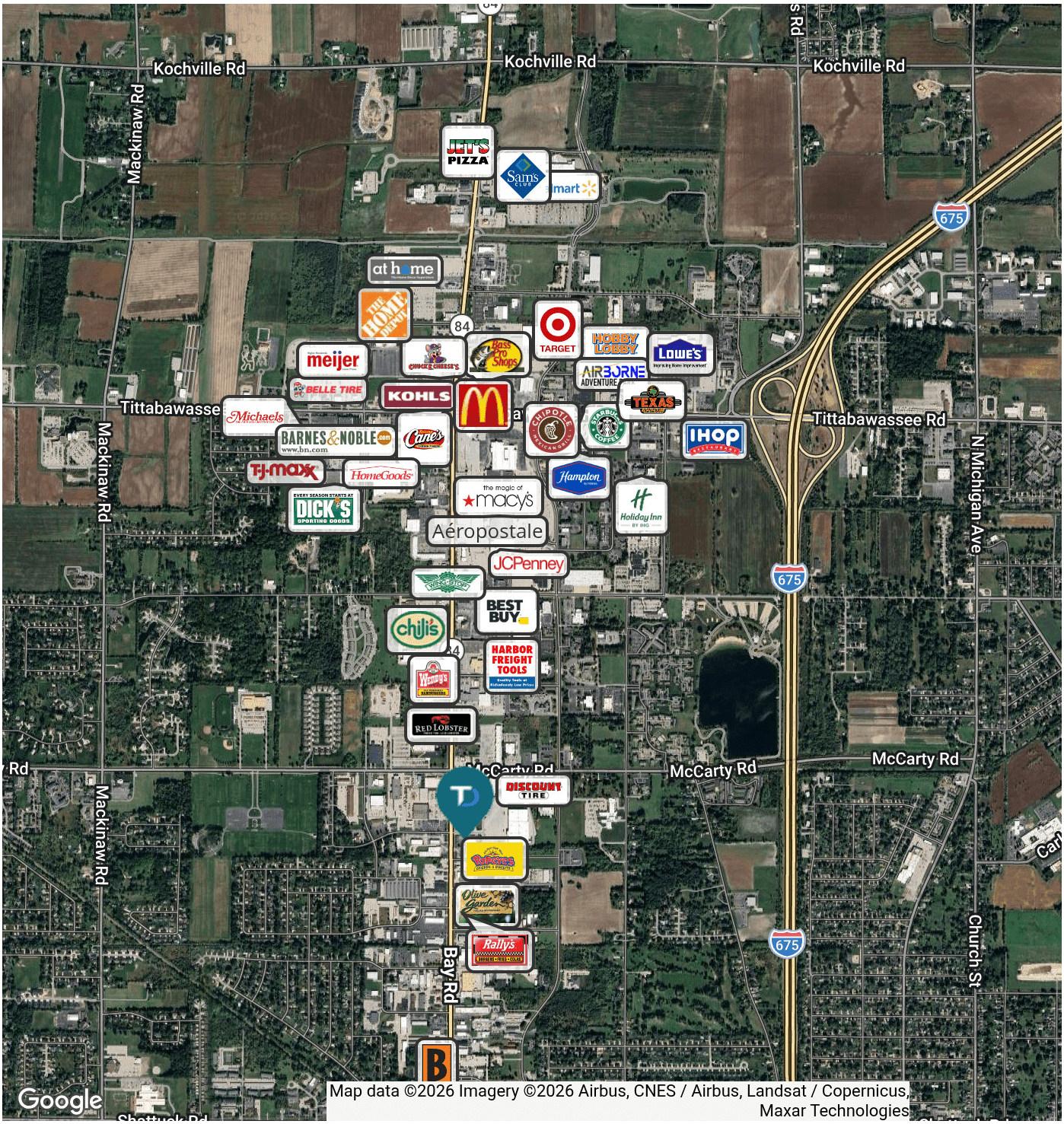
SURVEY: 3870 Bay Road | Saginaw, MI 48603



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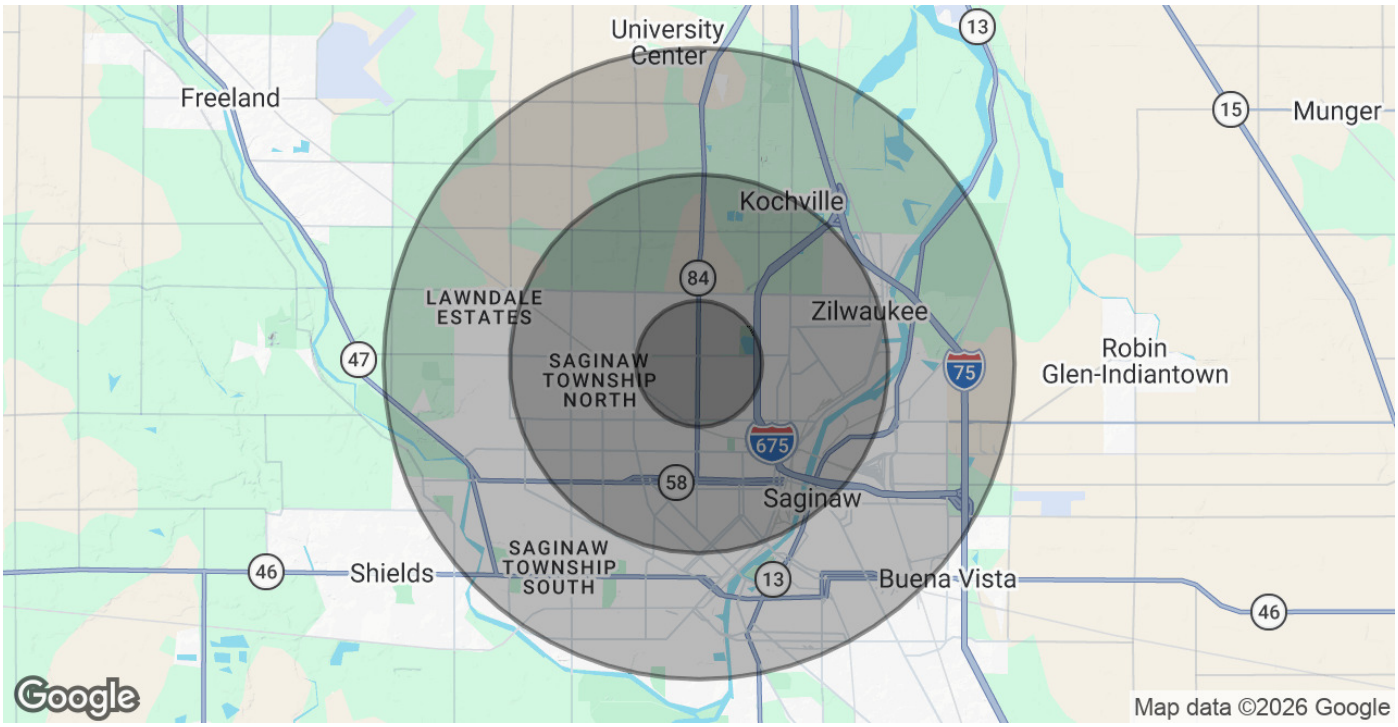
RETAILER MAP: 3870 Bay Road | Saginaw, MI 48603



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DEMOGRAPHICS MAP & REPORT: 3870 Bay Road | Saginaw, MI 48603



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	4,285	46,919	96,772
Average Age	34.0	39.6	39.2
Average Age (Male)	32.2	36.4	37.0
Average Age (Female)	34.0	41.5	40.8

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	1,944	19,707	40,316
# of Persons per HH	2.2	2.4	2.4
Average HH Income	$62,932	$74,896	$74,342
Average House Value	$156,250	$126,087	$128,123

2023 American Community Survey (ACS)