

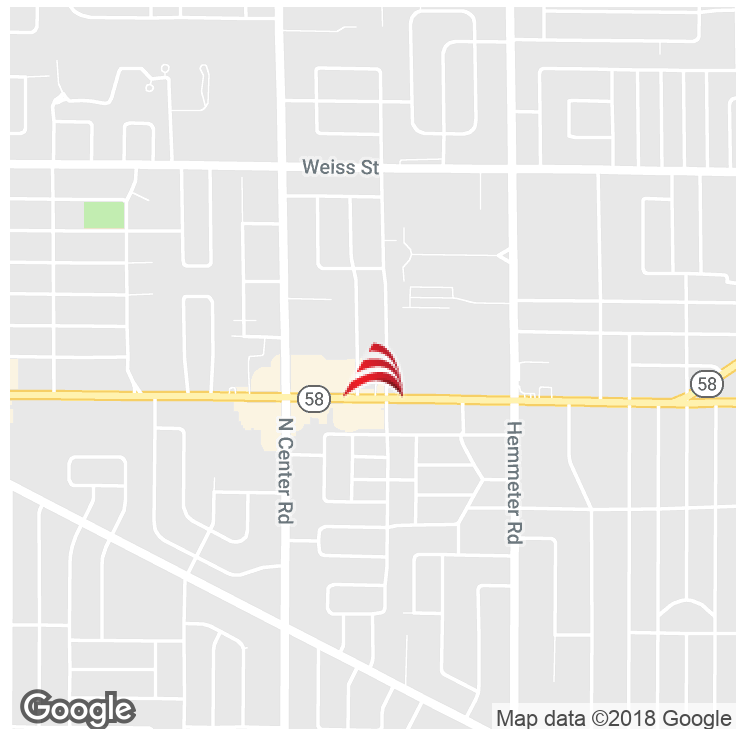


**PROPERTY HIGHLIGHTS**

- Space for Lease in this High Profile Freestanding Building in the Middle of South Saginaw’s Primary Retail Corridor
- Up to 5,200 Sq. Ft. Available | Join Sprint
- Located at the Hard Corner of State St. (M-58) and Sullivan Drive
- Easily Accessible with 3 Curb Cuts on 2 Streets
- Across from Green Acres Shopping Center Anchored by Kroger, Rite Aid, Planet Fitness, Ollie’s Bargain Outlet & Hallmark
- Other Neighboring Tenants Include Walgreen’s, Walmart and Menard’s
- Traffic Counts on State Street: 27,196 VPD

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	4,163	28,044	46,907
Total Population	9,540	66,270	116,785
Average HH Income	\$67,191	\$59,411	\$54,525



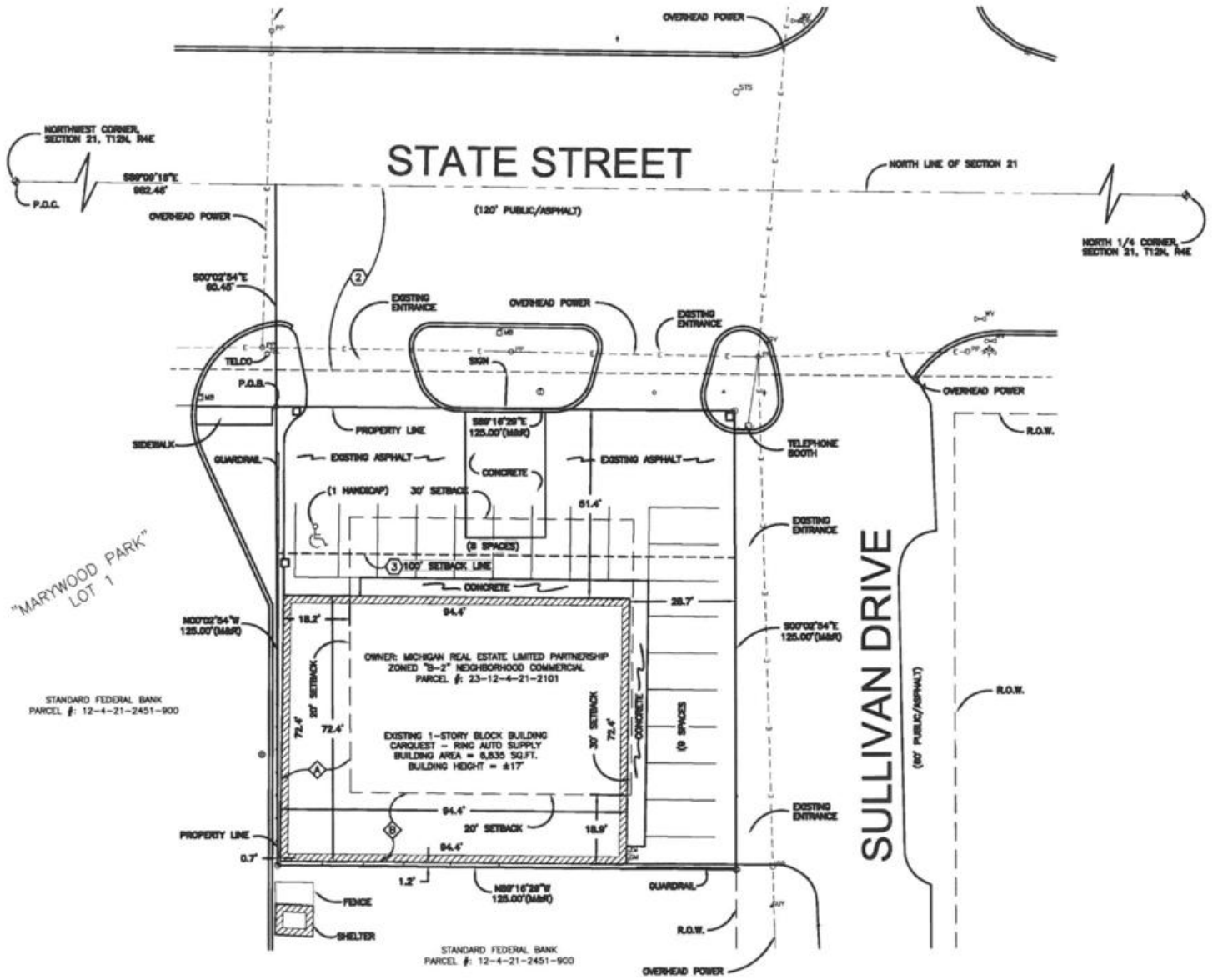
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**EXISTING SITE PLAN**

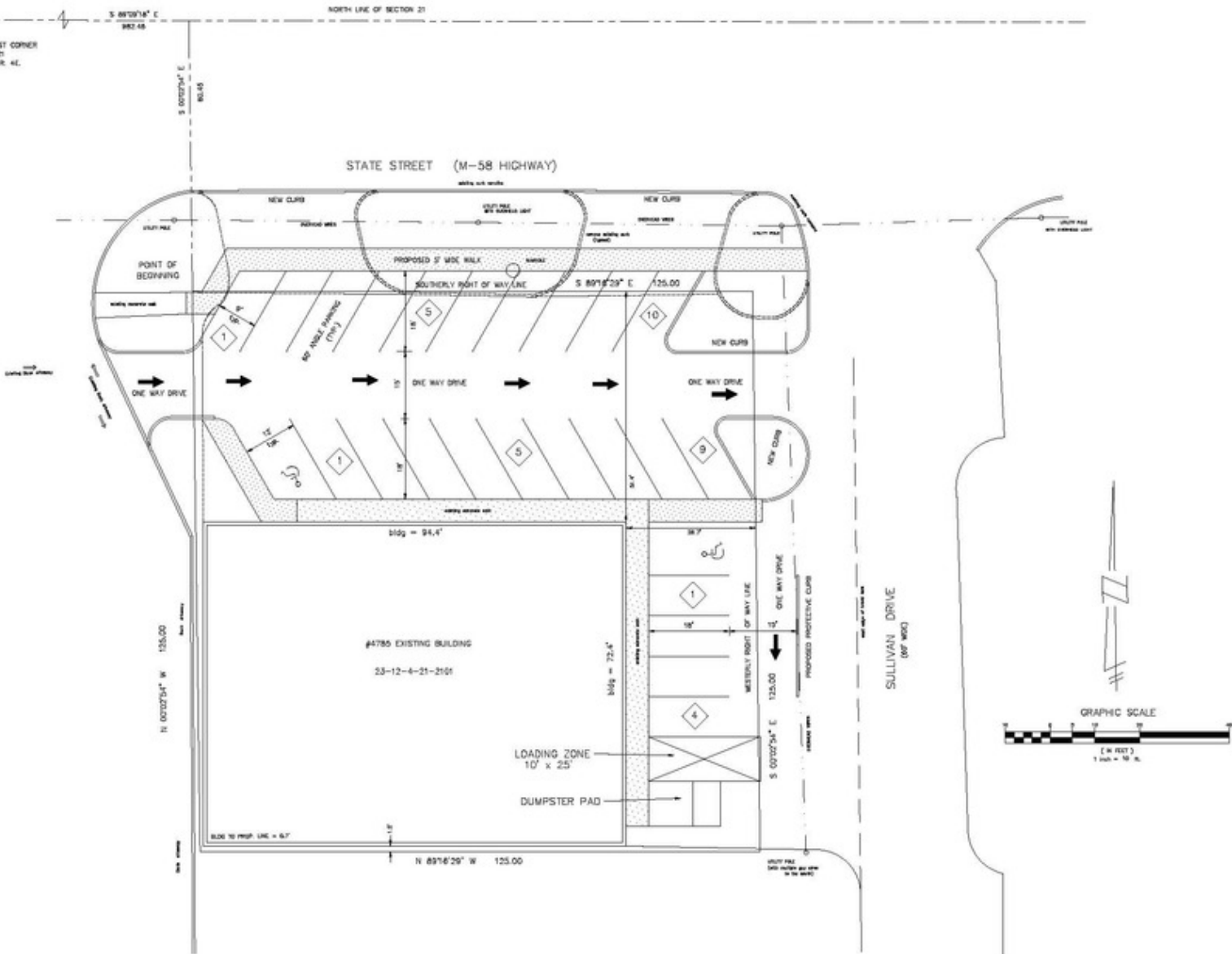


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**SITE PLAN | CONCEPT 1 | ONE TENANT**



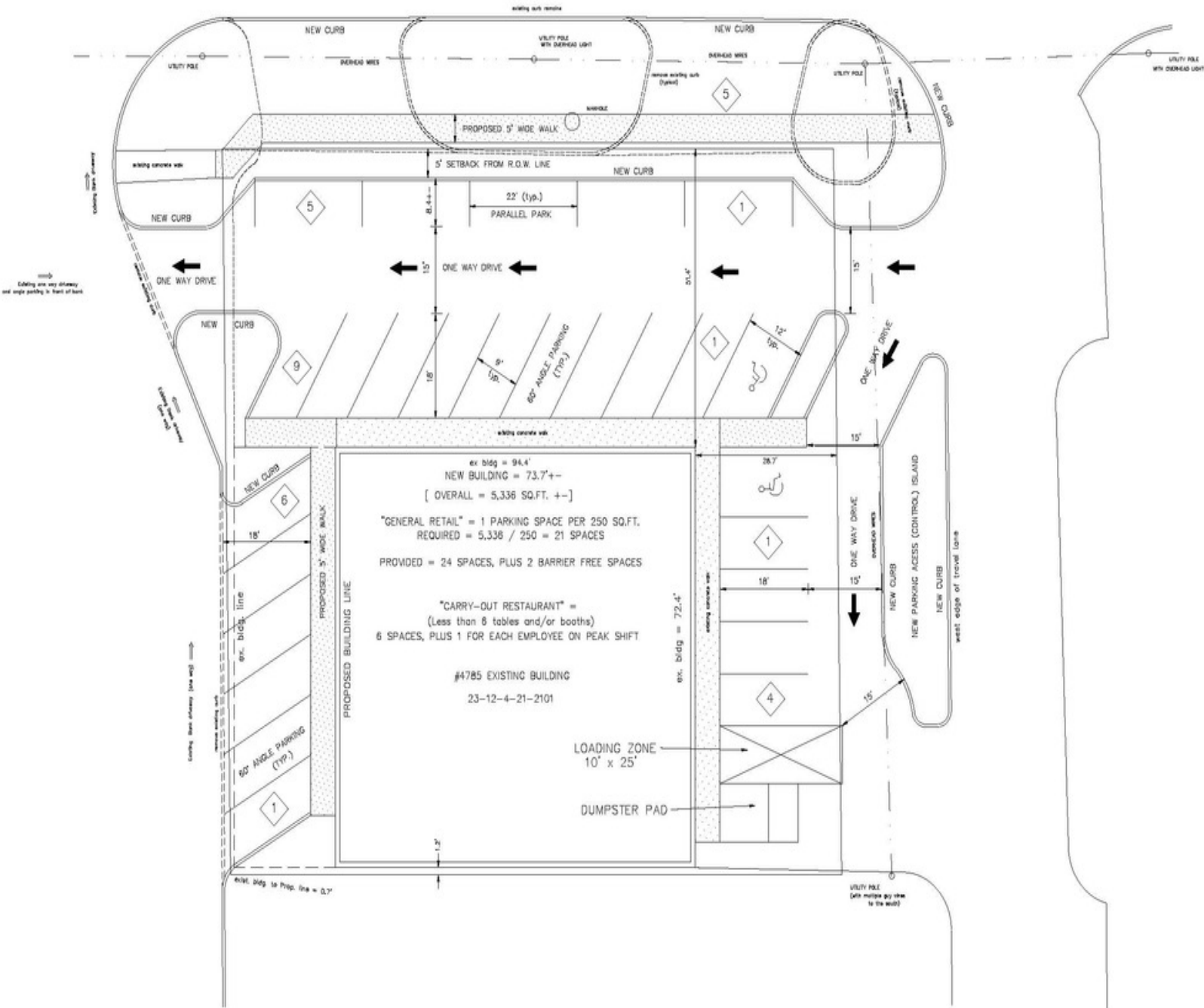
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**SITE PLAN | CONCEPT 2 | THREE TENANTS**



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**CONCEPTUAL DRAWINGS**

Layout-1 - Front side



Concept 1 - One Tenant



Concept 2 - Three Tenants

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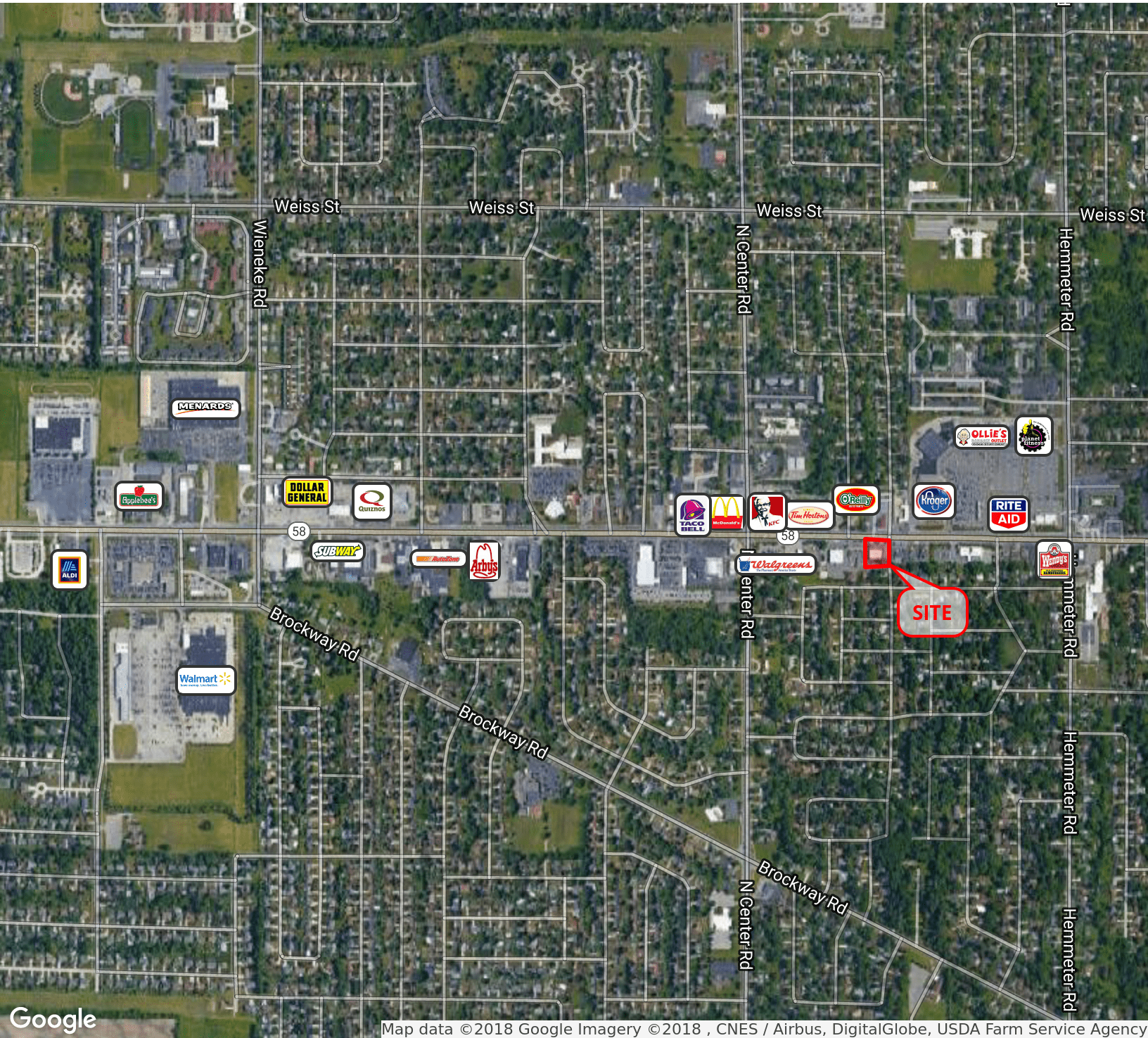
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**RETAILER MAP**



Map data ©2018 Google Imagery ©2018 , CNES / Airbus, DigitalGlobe, USDA Farm Service Agency

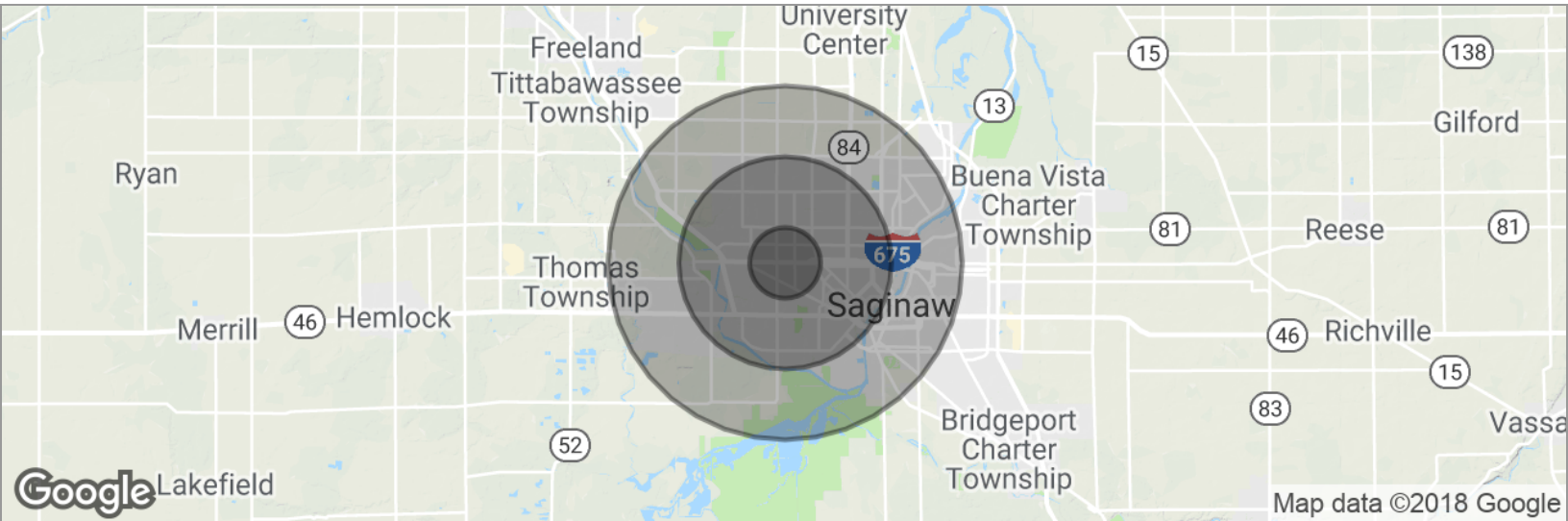
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**DEMOGRAPHICS MAP**



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,540	66,270	116,785
Median age	42.2	41.5	38.9
Median age (male)	40.1	39.5	36.9
Median age (Female)	44.2	43.0	40.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,163	28,044	46,907
# of persons per HH	2.3	2.4	2.5
Average HH income	\$67,191	\$59,411	\$54,525
Average house value	\$136,924	\$139,584	\$124,400

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