

23,125 SF AVAILABLE

2292 Tittabawassee Rd, Saginaw, MI



SUMMARY

Saginaw is southernmost city in what is known regionally as the "Tri Cities Area." The site is located on north side of Tittabawassee Rd between Bay Rd and Interstate 675 and is in the top retail trade area in Saginaw. There is over 5 Million SF of leasable space within 1.5 miles. This also includes Bay City and Midland. Corewell Healthcare and two automotive suppliers, Nexteer Automotive and Morely Companies are Saginaw's largest employers.

DETAILS

Available Space 23,125 SF

Parking Spaces 1,073

Zoning B-3

TRAFFIC COUNT (VPD)

Tittabawassee Rd 33,872

Cardinal Square Blvd 10,448

Tautner Dr 4,036

Bay Rd 28,600

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This aerial map displays a large retail hub in the Dallas-Fort Worth area. The map is oriented with North at the top. Major transportation corridors include Interstate 675 running vertically on the right, Interstate 75 running horizontally across the middle, and Interstate 405 running horizontally at the bottom. Local roads shown include McCarty Rd and I-40. A red arrow labeled 'SITE' points to a specific location near the intersection of I-675 and I-75. The map is densely populated with logos of various retail and commercial establishments. In the upper left, there are logos for Tractor Supply Co., JoAnn, Target, and Walmart. The central area features JoAnn, Target, Hobby Lobby, Lowe's, and Ashley. The lower left section includes Meijer, Kohl's, and a large cluster of logos for Valley Center, Old Navy, Five Below, Dick's Sporting Goods, Barnes & Noble, and others. The bottom right corner contains a compass rose indicating North.

STOKAS & BIERI
REAL ESTATE

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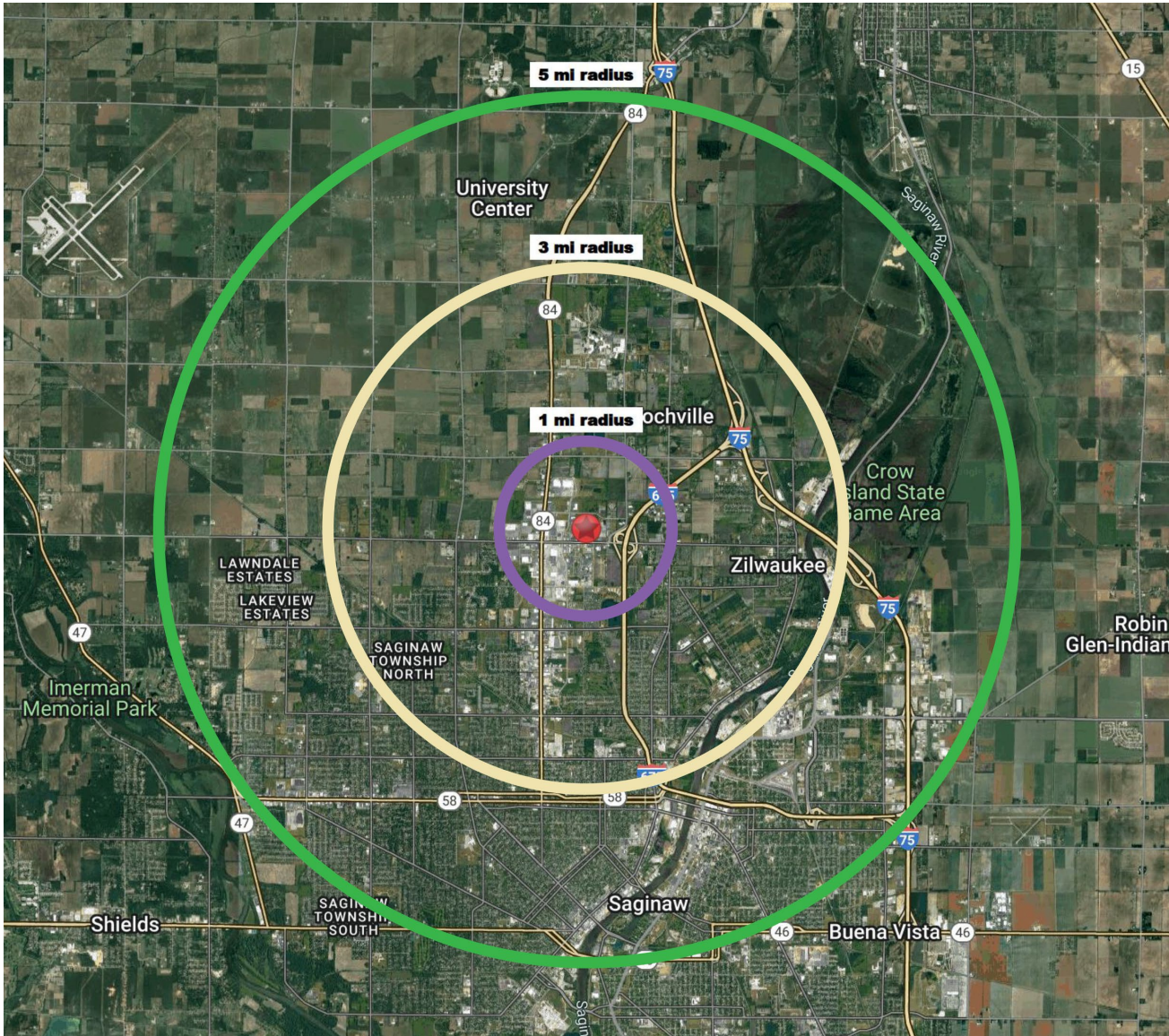
SITE PLAN



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DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2024)	1,474	27,150	77,677
Average HH Income	\$52,970	\$83,649	\$84,770
Households	819	11,533	33,217
Median Age	31.2	36.7	37.8

Area Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	523	1,291	2,893
Daytime Population	8,220	19,752	40,337

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