

3870 BAY ROAD

3870 Bay Road, Saginaw, MI 48603



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

STEVE VALLI

Partner

svalli@thomasduke.com

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

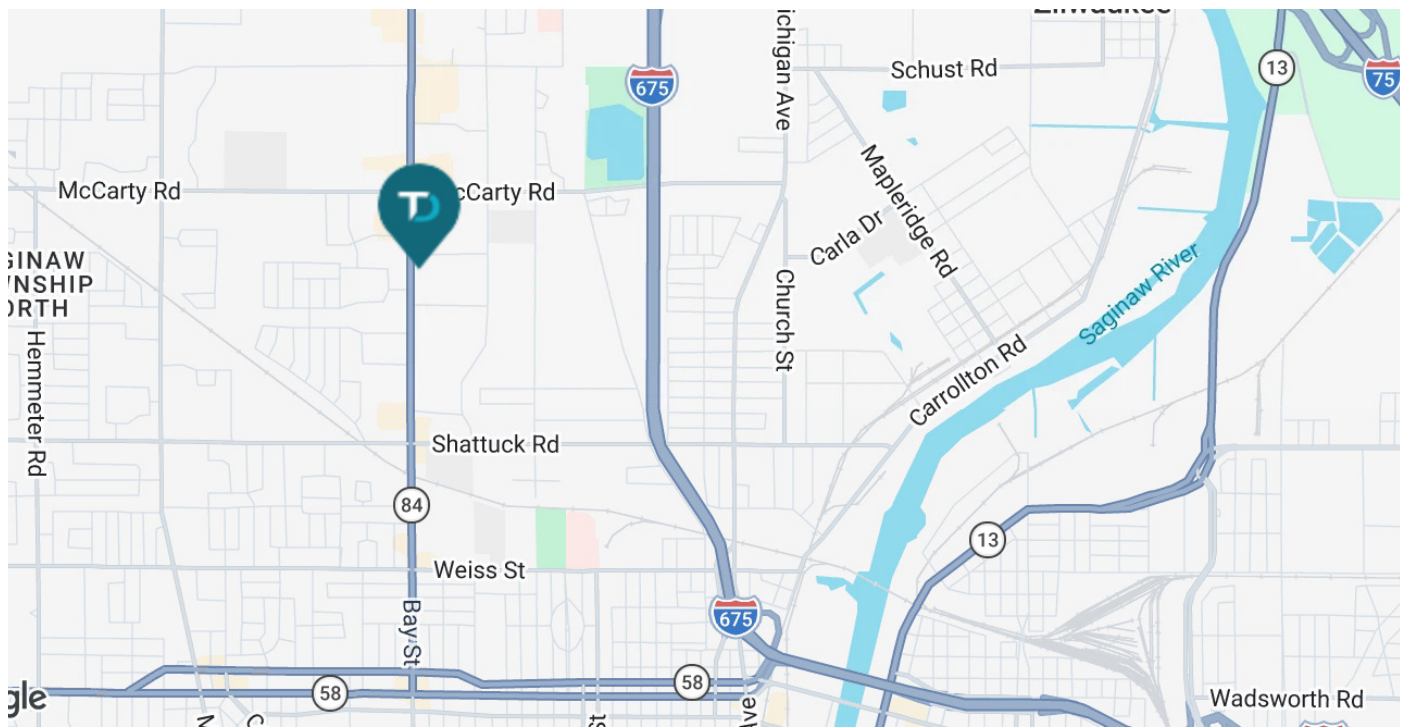
Price/SF:	\$74.85
Price/AC:	\$307,692
Building Size:	9,085 SF
Year Built:	1995
Number of Floors:	1
Utilities:	At site
Parking Spaces:	140

PROPERTY INFORMATION

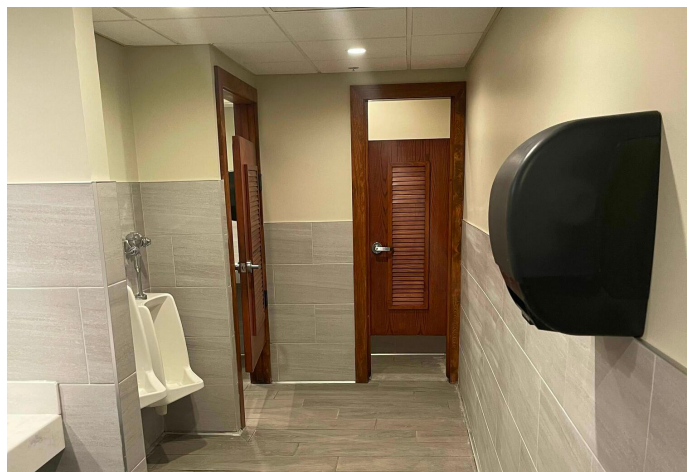
Lot Size:	2.21 Acres
Property Type:	Retail
Property Subtype:	Restaurant
Taxes:	\$32,162.43
Zoning:	B-4
Traffic Count:	19,462 VPD on Bay Road
APN:	23-12-4-11-2033-002

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.



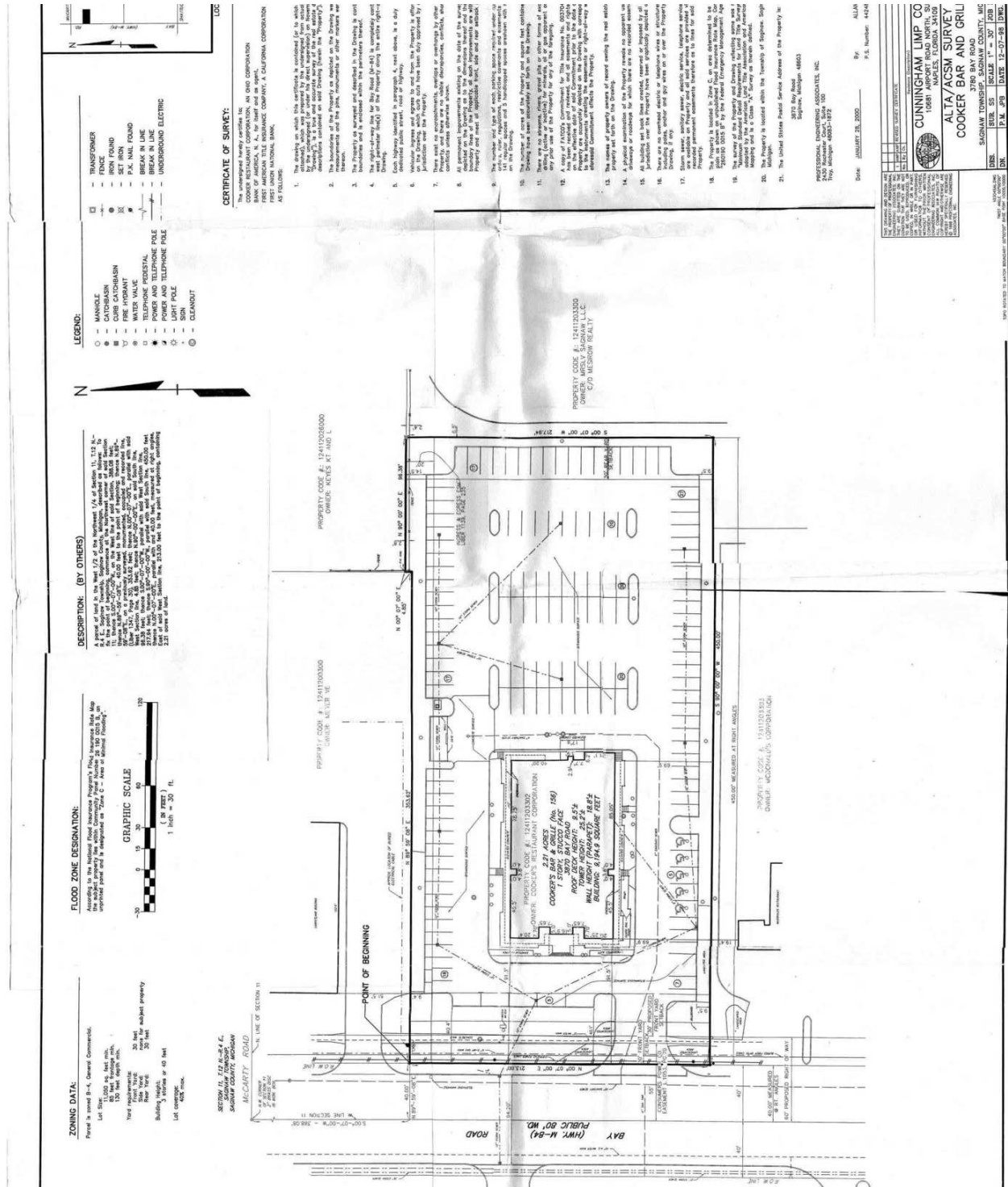
INTERIOR PHOTOS: 3870 Bay Road | Saginaw, MI 48603



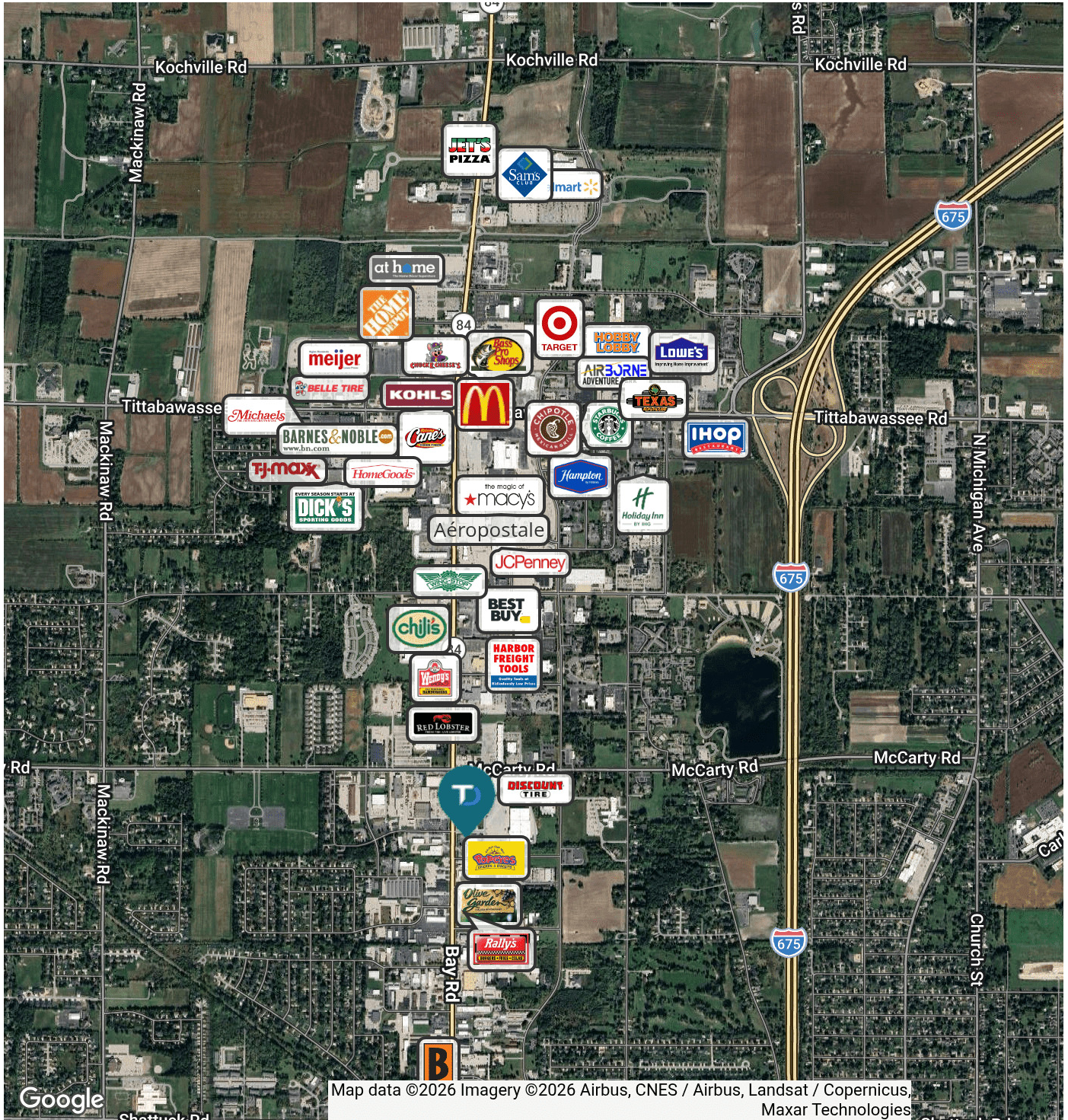
EXTERIOR PHOTOS: 3870 Bay Road | Saginaw, MI 48603



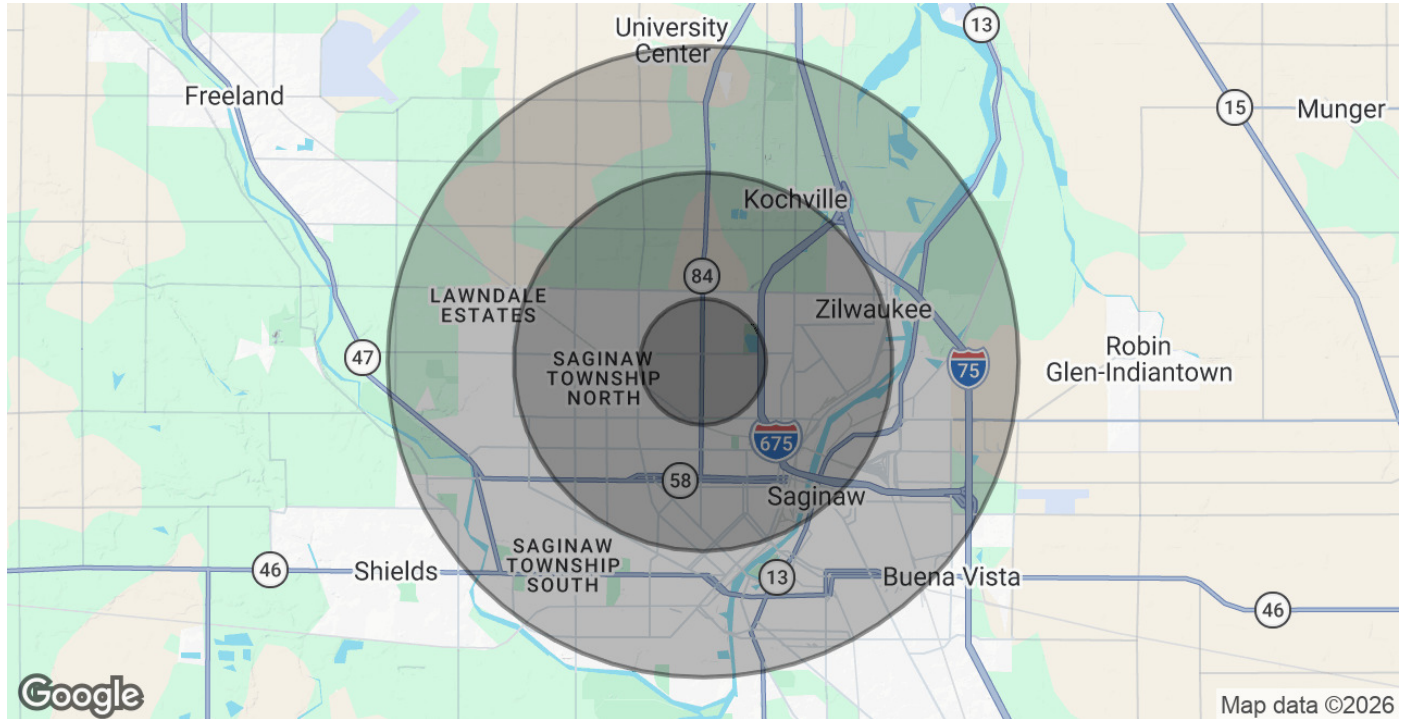
SURVEY: 3870 Bay Road | Saginaw, MI 48603



RETAILER MAP: 3870 Bay Road | Saginaw, MI 48603



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



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	282	1,074	4,285
Average Age	31.2	32.7	34
Average Age (Male)	29.6	31.2	32.2
Average Age (Female)	30.9	32.4	34

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	120	477	1,944
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$58,821	\$60,825	\$62,932
Average House Value	\$159,488	\$158,049	\$156,250

2023 American Community Survey (ACS)