

HIGHLY VISIBLE RETAIL CENTER - WEST SAGINAW PLAZA

ESTABLISHED RETAIL TRADE AREA WITH LONG-TERM TENANT STABILITY



FOR LEASE

4002 W Saginaw Hwy
Lansing, MI



AVAILABLE:

SUITE 3934: 2,449 SF
SUITE 4000: 6,540 SF
CAN BE COMBINED TO 8,989 SF
SUITE 4018: 2,135 SF
2ND-GEN RESTAURANT SPACE

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ESTABLISHED RETAIL CENTER WITH FLEXIBLE SPACE ON W. SAGINAW

Positioned along West Saginaw Highway, this established 65,191-square-foot retail center offers an exceptional opportunity within one of Lansing's most densely populated and highly trafficked trade areas. Surrounded by major employment centers, apartment communities, and established residential neighborhoods, the property benefits from a deep customer base and strong daily traffic.

Available suites range from 2,135 to 6,540 square feet (combinable to 8,989 SF), including a second-generation restaurant space and flexible configuration opportunities. The center features highly visible pylon and building signage, ample parking. Anchored by long-term tenancy and located near Lansing Mall, Delta Township retail destinations, and Capital Region International Airport, the property offers a strategic location for a variety of retail, restaurant, and service users.

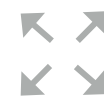
LEASE RATE:

\$14.00

PSF/YR, NNN

(NNN EST. \$2.54 PSF)

PROPERTY FEATURES



SIZE:

65,191 SF Retail Center



CONVENIENT:

Waverly Rd., I-96 and I-69



SIGNAGE:

Highly Visible Pylon & Building Signage



HIGH-TRAFFIC:

Densely Populated Area



LOCATION:

Strong Retail Trade Area

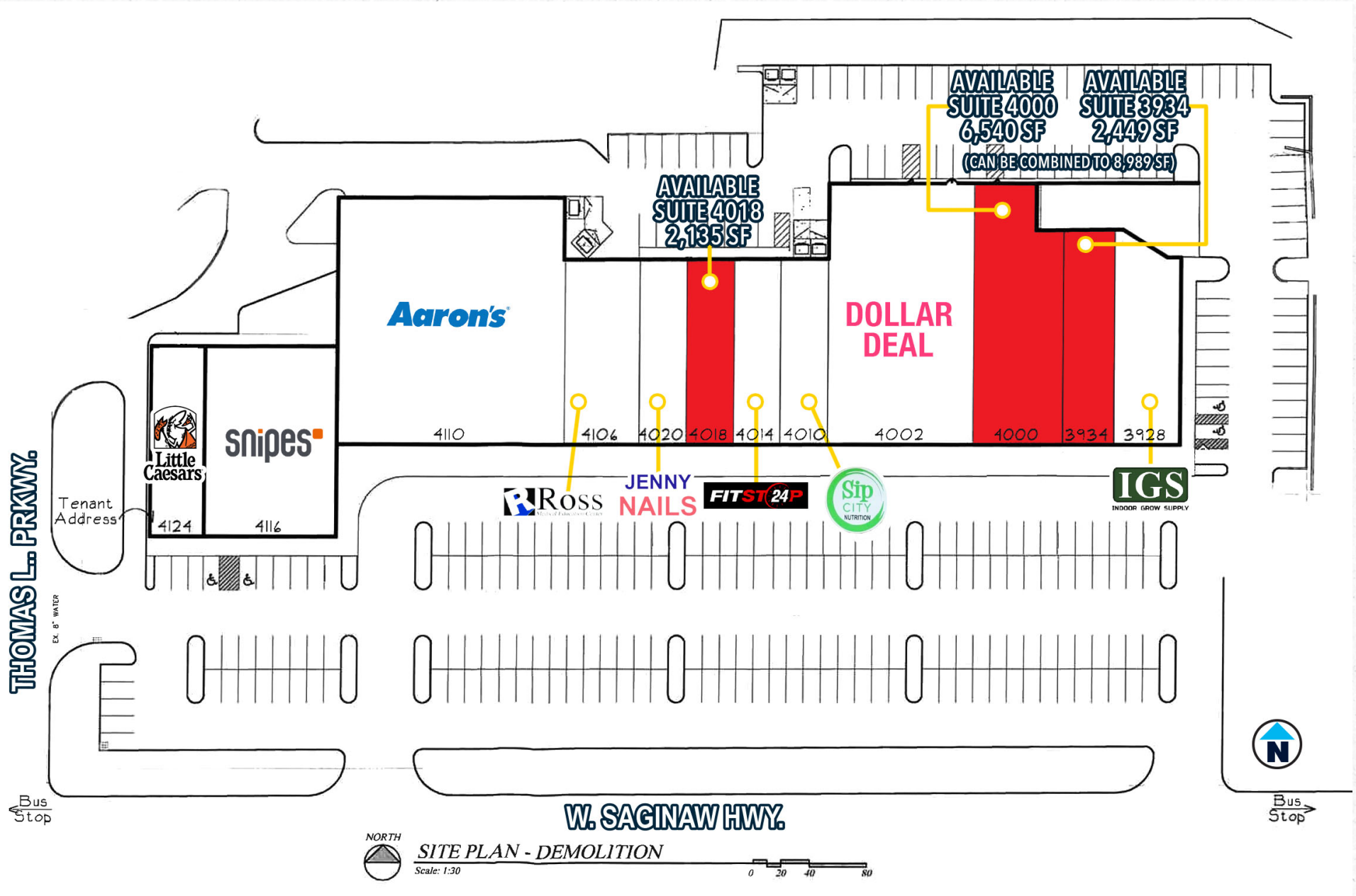


SUITES:

Flexible Configuration Opportunities



FLOOR PLAN





AREA INFORMATION

<5 Minutes

to the Lansing Mall and Lansing Towne Centre and surrounding retailers, lodging, and entertainment

4 Miles

to Delta Crossing shopping center and The Marketplace at Delta Township and surrounding retailers, lodging, and entertainment

<10 Minutes

to Capital Region International Airport

Convenient

to several apartment complexes and neighborhoods



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	9,251	60,532	136,147
Households	4,217	27,910	60,590
Average HH Income	\$89,086	\$83,605	\$81,363

TRAFFIC COUNTS - VPD

W Saginaw Hwy.	25,618
N Waverly Rd.	17,338
W Willow Hwy.	6,590

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