

FOR LEASE



7733 E Saginaw St, East Lansing, MI

7,897 SF Retail Space Available



Shawn O'Brien, CCIM
Senior Vice President
517 303 5554
shawn.obrien@colliers.com



Amy Richter-Perkins
Associate Vice President
517 614 1314
amy.richter-perkins@colliers.com

Colliers

Colliers Lansing
2501 Coolidge Rd
Suite 300
East Lansing, MI 48823
colliers.com/lansing





FOR LEASE

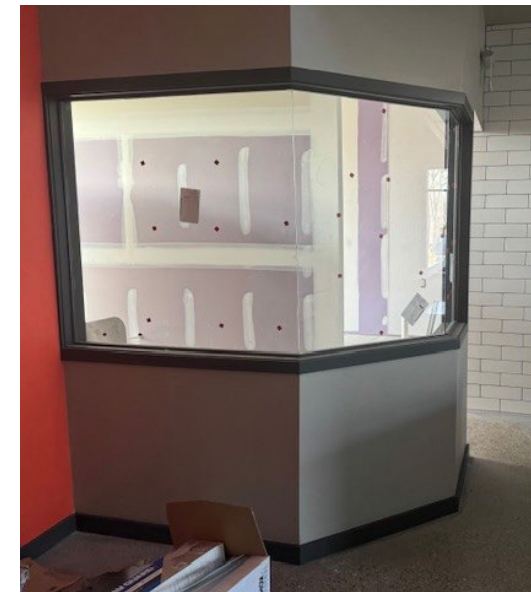
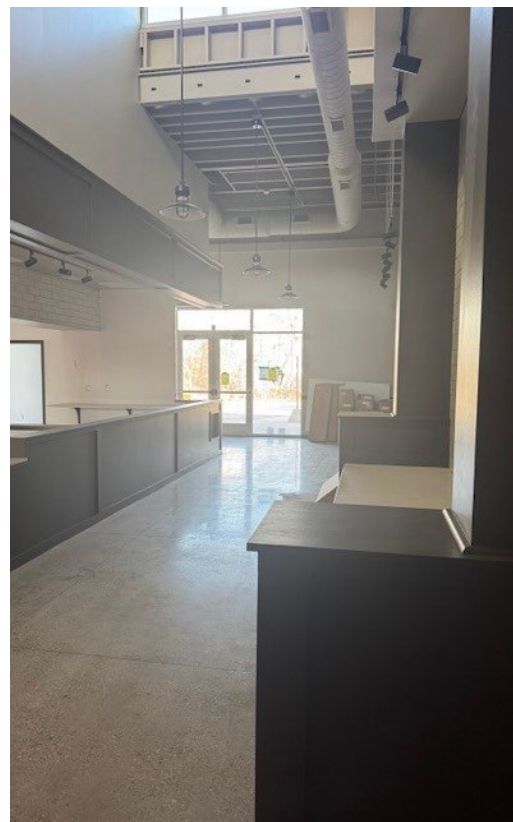
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PROPERTY HIGHLIGHTS

- Situated in Terra Vista Retail Center with new quick-serve restaurant build 90% complete
- Ready for restaurant, sandwich or bagel shop with most equipment and fixtures included
- Located at lighted intersection with high traffic volume - 16,183 AADT on E Saginaw St/Business 69
- Visible from I-69 expressway ramp
- Part of an upscale convenience center development site
- Pylon and building signage
- Co-tenants include Subway, Dunkin Donuts and Flora

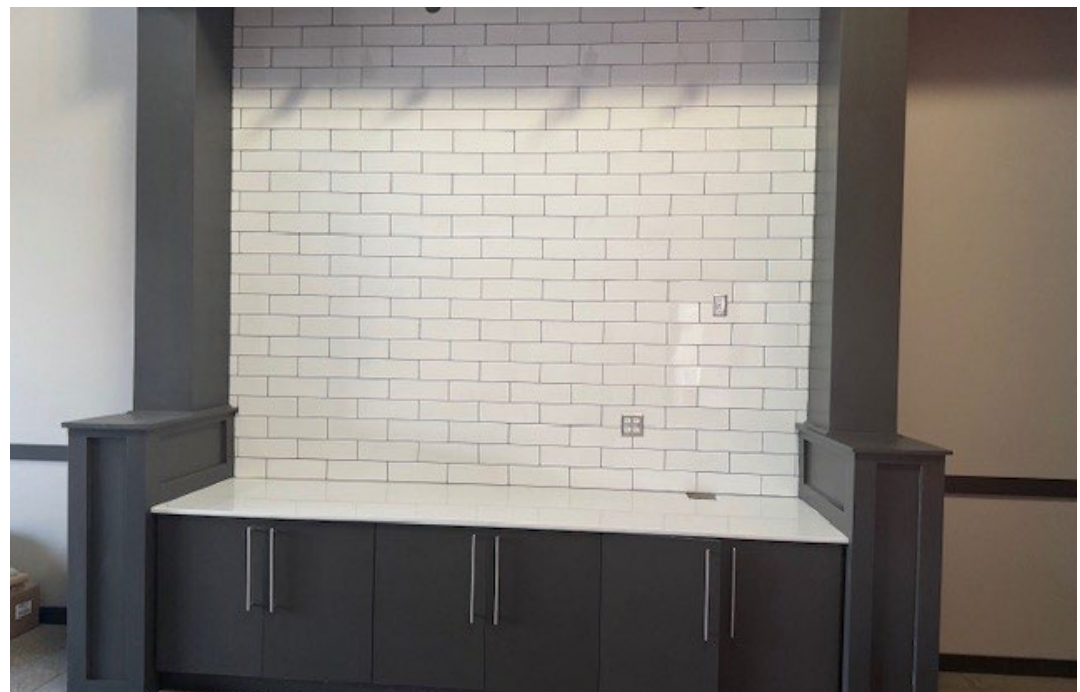
Lease Rate: \$32.00/SF NNN





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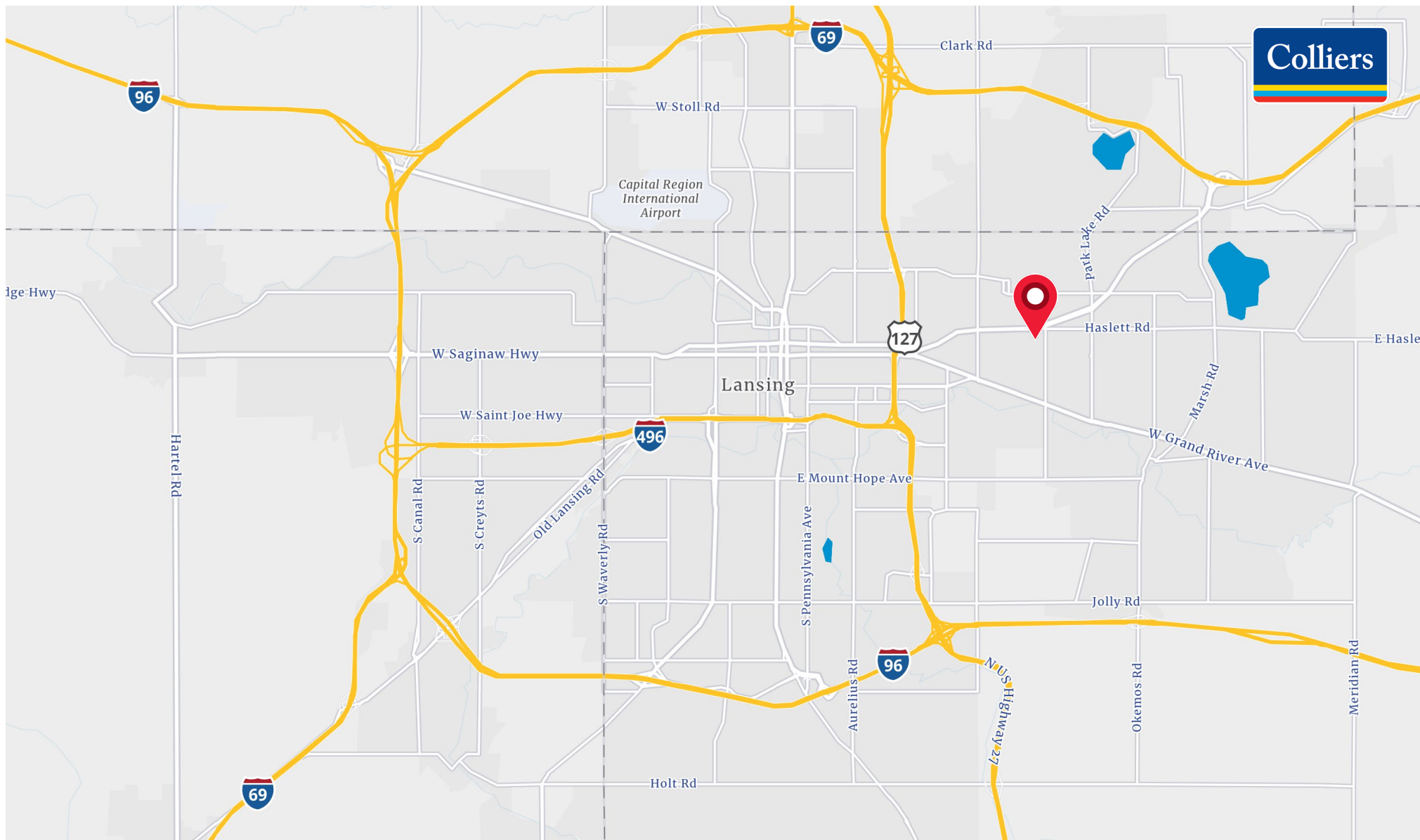
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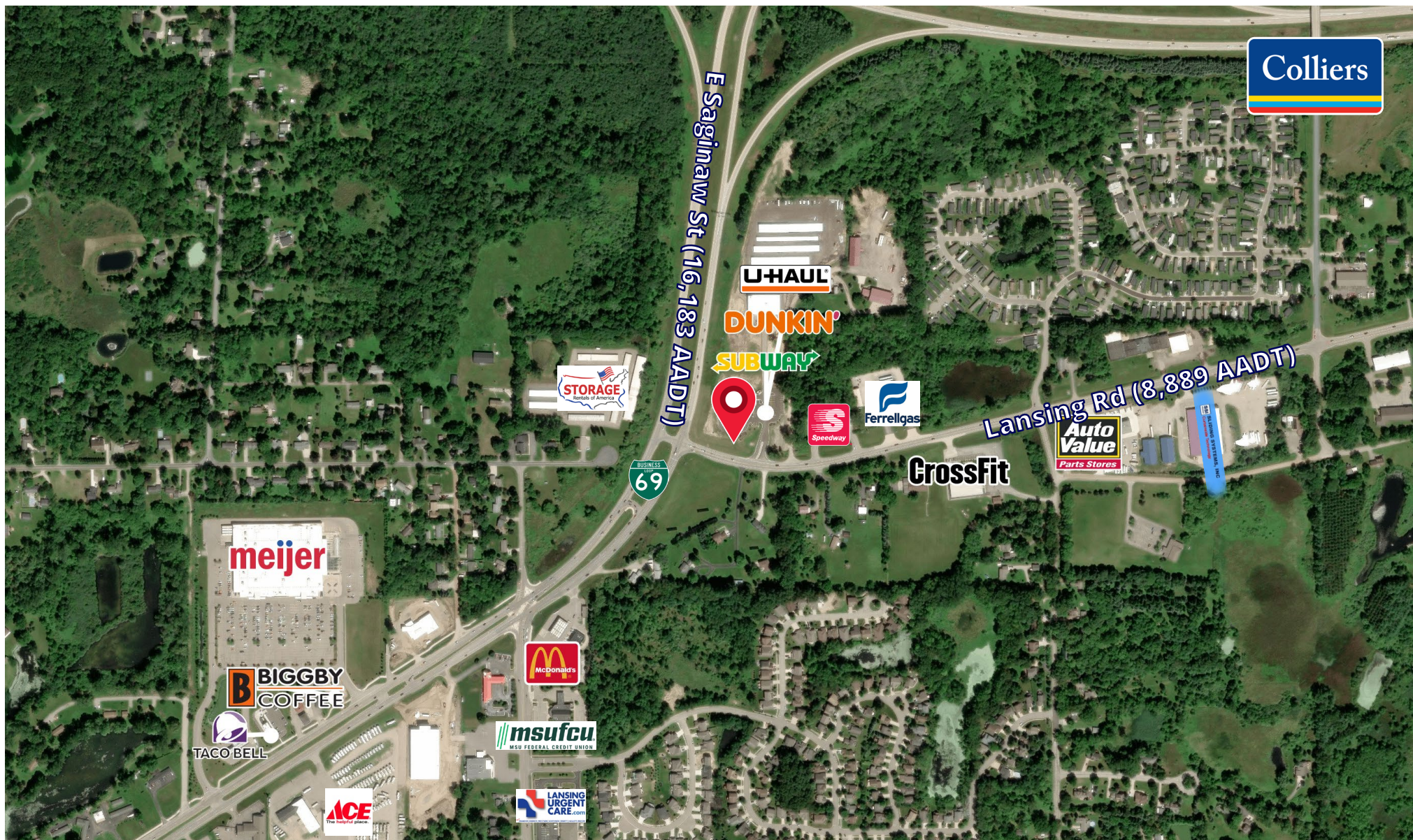
AERIAL MAP

7,897 SF Retail Space Available



LOCATION MAP

7,897 SF Retails Space Available



MERCHANT MAP

7,897 SF Retail Space Available

DEMOGRAPHICS

7,897 SF Retails Space Available



CURRENT YEAR SUMMARY	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Total Population	22,331	81,850	235,622
Total Households	10,120	33,233	98,919
Owner Occupied Households	65.5%	53.2%	58.4%
Median Age	41.6	27.8	33.0
Average Household Size	2.2	2.2	2.2
2000 – 2025 Population: Annual Growth Rate (CAGR)	19.1%	17.2%	4.8%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	22,320	81,996	235,610
Households	10,306	33,984	101,207
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	48.4%	49.2%	49.7%
Female Population / % Female	51.6%	50.8%	50.3%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Median Household Income	\$82,975	\$66,641	\$67,455
Average Household Income	\$117,389	\$101,803	\$95,746
Per Capita Income	\$53,550	\$41,864	\$40,386
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	386	2,576	9,399
Total Daytime Population	14,690	77,271	273,018
Daytime Population: Employees	3,547	35,212	160,925
Unemployment Rate	2.6%	4.6%	5.4%

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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