

BROADBENT CROSSINGS, POPULAR W. SAGINAW RETAIL CENTER IN FRONT OF SPORTSMAN WAREHOUSE AND MENARDS



FOR LEASE

8741 W Saginaw Hwy.
Lansing, MI

AVAILABLE:
SUITE N: 1,000 SF



CARSON PATTEN, CCIM
Vice President, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com

SAMANTHA LE
Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com


Martin
martincommercial.com



HIGH-EXPOSURE RETAIL STRIP CENTER IN LANSING'S EXPANDING WEST SIDE

Broadbent Crossings is a 23,000 SF well-established retail strip center with high street visibility and ample parking, located on Saginaw Highway in Lansing's rapidly growing west side commercial corridor. Positioned just west of I-96, the center offers convenient access to major highways, making it an ideal location for businesses looking to capitalize on high traffic volumes.

Located adjacent to a major power center and directly across from the new Delta Crossings development, Broadbent Crossings is home to a strong mix of tenants, including Biggby Coffee, ORS, Tin Can, Acapulco Mexican Grill, and more.

The area is a prime retail destination, surrounded by national brands such as PetSmart, Tractor Supply, Walmart, Lowe's, Ross, Staples, Ulta, Menards, TJ Maxx, BJ's, and the soon-to-open Bass Pro Shops.

LEASE RATE:

SUITE N: \$15.00 PSF, NNN

DRIVE THRU ATM: \$1,400/MONTH

NNN: ESTIMATED AT \$5.75 PSF



PROPERTY INFORMATION



AVAILABLE :
1,000 SF



PARKING:
224 Spaces



BUILT IN:
2002



SIGNAGE:
Building & Pylon



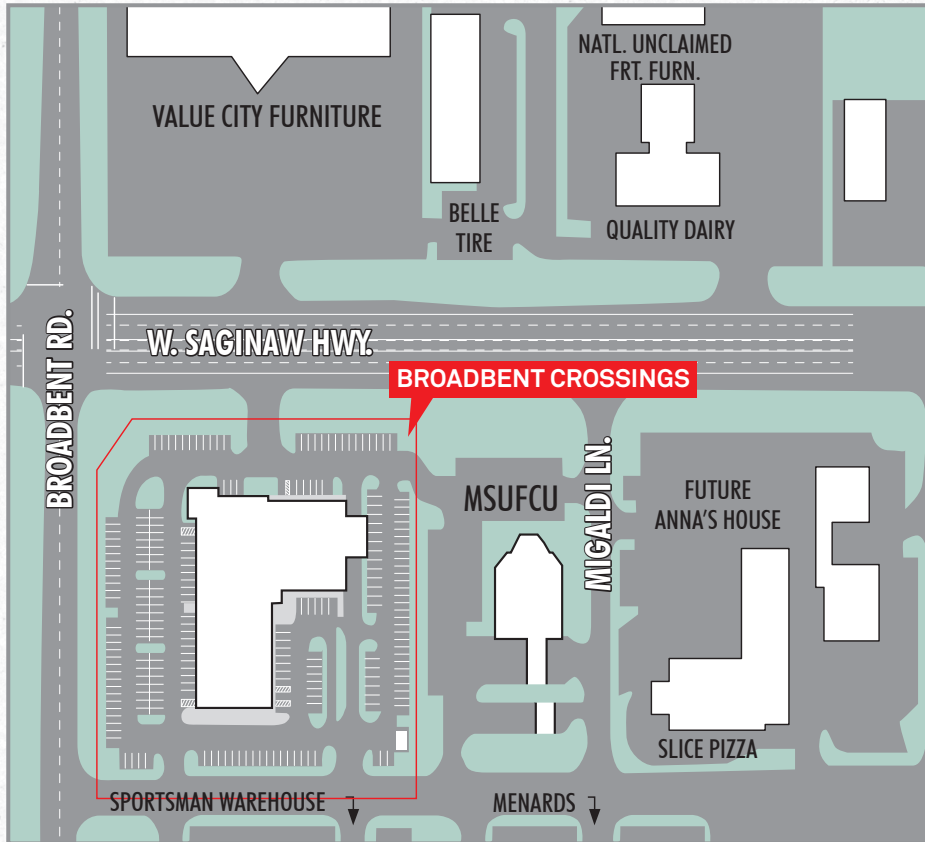
CORNER SITE:
Lighted with Easy Access



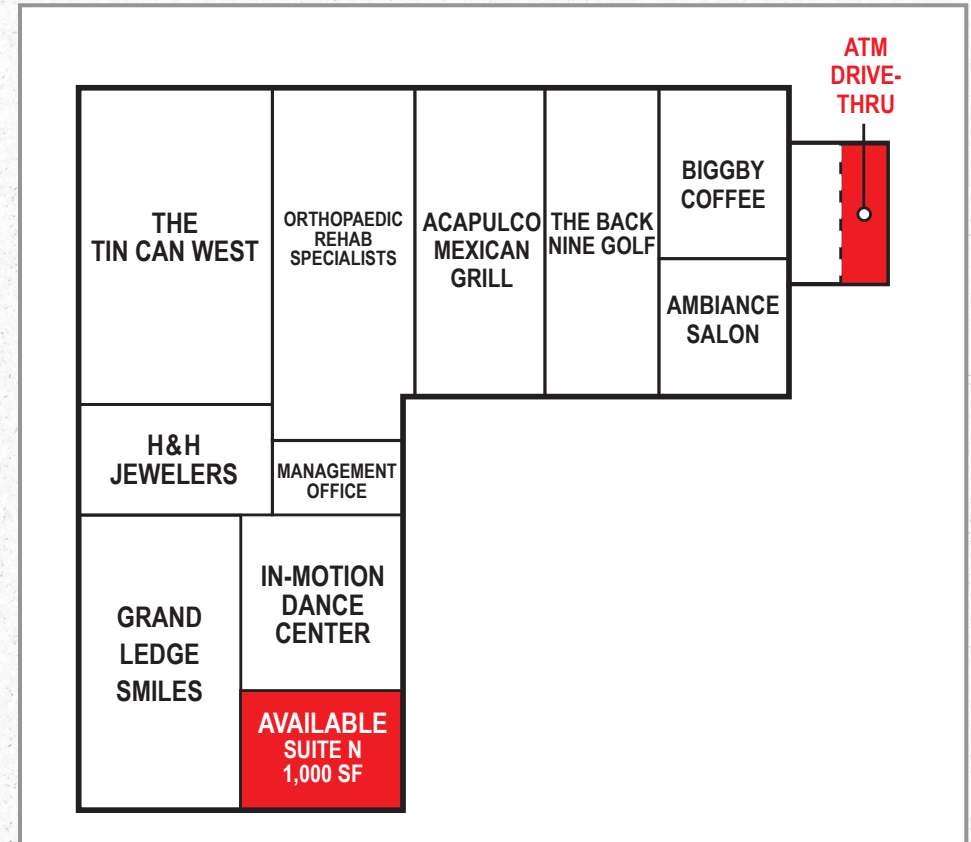
CONVENIENT:
Near Sportsman Warehouse,
Menards and more!



SITE PLAN



FLOOR PLAN





AERIAL VIEW





AREA INFORMATION

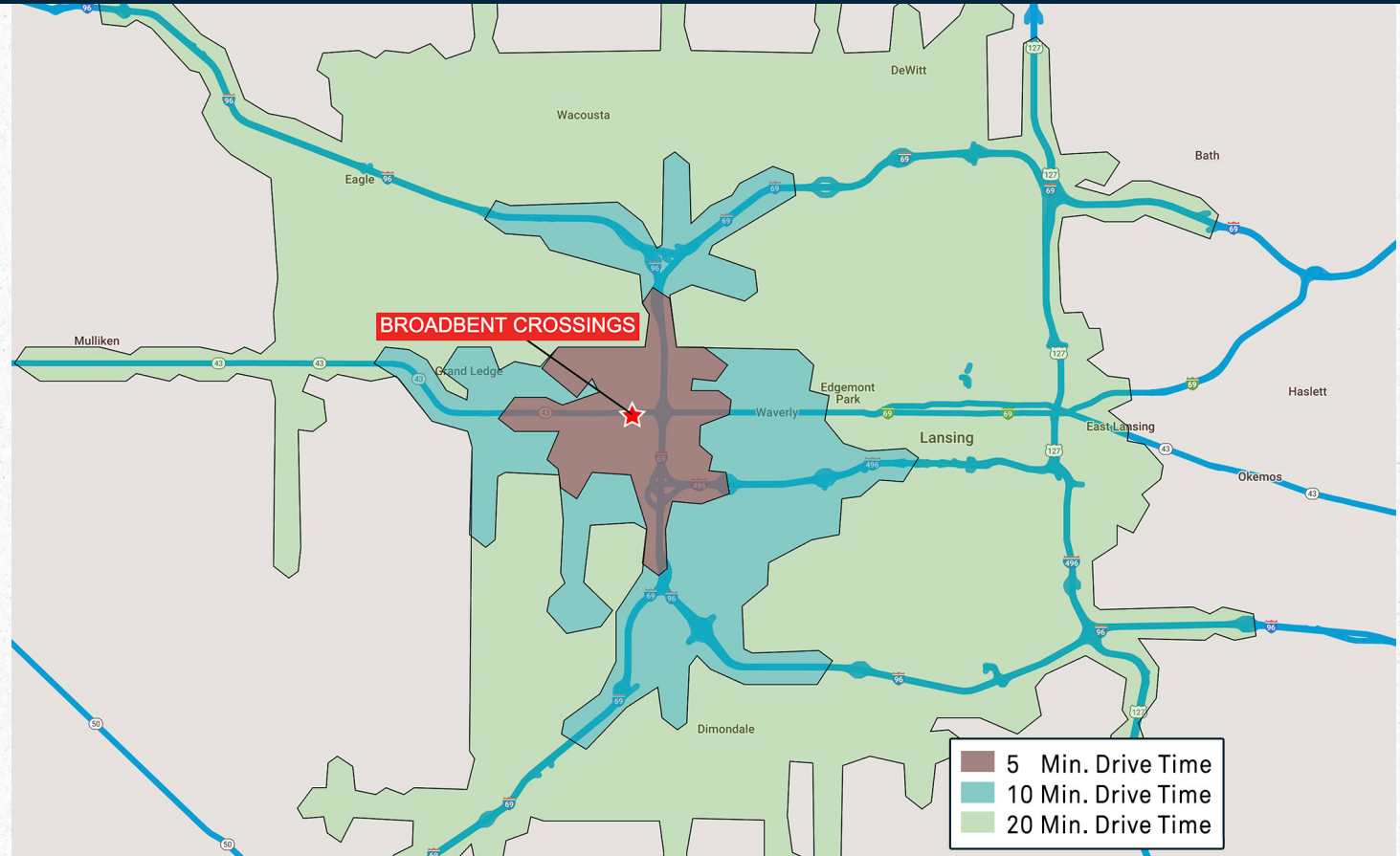
3 Minutes
to Delta Crossings

0.7 Miles
to I-96

2.8 Miles
to I-496

8.5 Miles
to Downtown Lansing

Convenient To
growing population, shopping,
entertainment and restaurants



DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	4,427	25,770	58,484
Households	2,115	11,940	26,451
Household Income	\$98,484	\$105,778	\$98,201

TRAFFIC COUNTS

Broadbent Rd.	7,452 VPD
Saginaw Hwy	33,925 VPD
I-96	58,306 VPD

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