

WESTWOOD PLAZA

5825 BROCKWAY ROAD, SAGINAW, MI 48603

RETAIL FOR LEASE



OFFERING SUMMARY

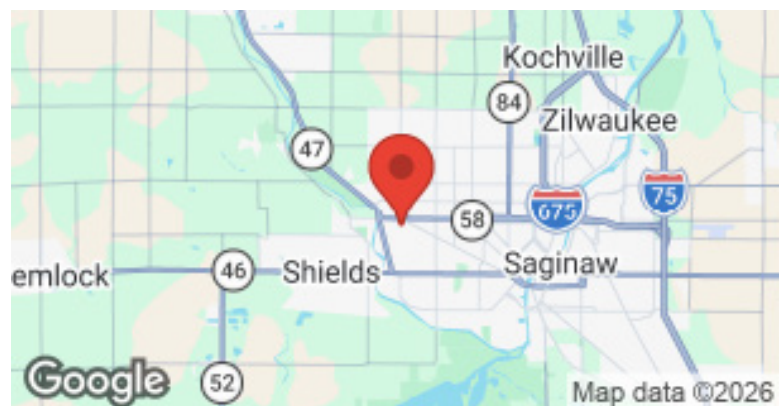
AVAILABLE SF:	1,203 SF up to 4,838 SF
LEASE RATE:	Negotiable
TAX/CAM:	\$5.45 PSF/Yr (2026)
YEAR BUILT:	1998
BUILDING SF:	50,100
LOT SIZE:	7.44 Acres
ZONING:	B-3, Community Commercial District

PROPERTY OVERVIEW

Westwood Plaza is a shadow anchored strip center to the Walmart Supercenter and is anchored by Dollar Tree along with many national co-tenants. The plaza is located right off of the heavily traveled State Street in Saginaw. This high traffic location presents opportunities for a variety of retail, restaurant, and service users.

PROPERTY HIGHLIGHTS

- Strong Shadow Anchor - Walmart Supercenter
- Highly Traveled Commercial/Retail Corridor of Saginaw MSA
- Flexible Zoning: B-3 - Allowing for Many Uses



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

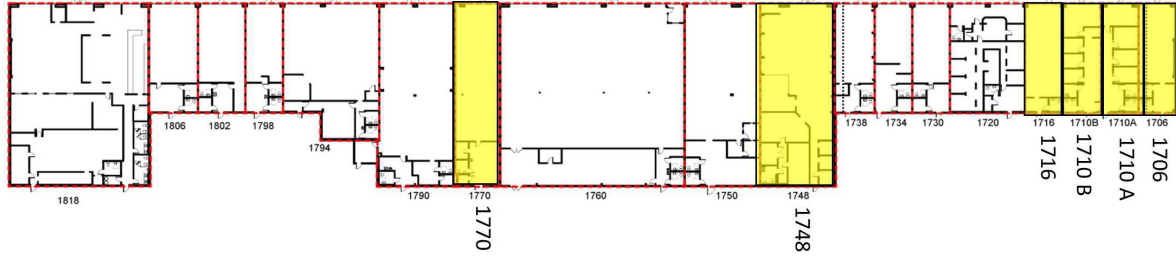
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AVAILABLE SPACE

5825 BROCKWAY ROAD, SAGINAW, MI 48603

RETAIL FOR LEASE



TOTAL GROSS:
50,580 SF

OVERALL

WESTOOD PLAZA - SAGINAW, MI

2025 Tax/CAM:
\$5.45 PSF/YR

SUITE 1706
1,228 SF up to 4,838 SF

NET RATE
Negotiable + Tax/CAM

SUITE 1710 A
1,203 SF up to 4,838 SF

NET RATE
Negotiable + Tax/CAM

SUITE 1710 B
1,205 SF up to 4,838 SF

NET RATE
Negotiable + Tax/CAM

SUITE 1716
1,204 SF up to 4,838 SF

NET RATE
Negotiable + Tax/CAM

SUITE 1748
3,938 SF

NET RATE
Negotiable + Tax/CAM

SUITE 1770
2,400 SF

NET RATE
Negotiable + Tax/CAM



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SUITE 1710 A & 1710 B

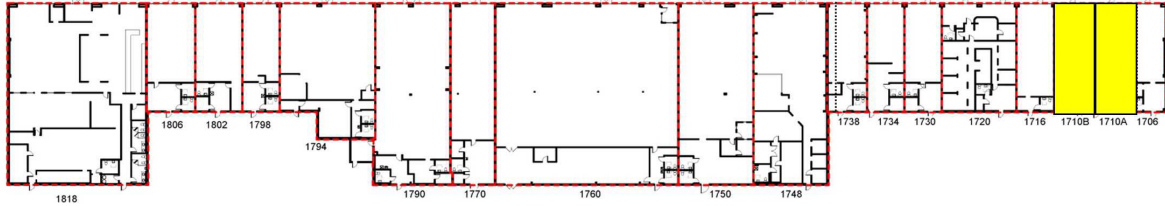
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1,203 SF UP TO 4,838 SF

SUITE 1710 A
1,203 SF

SUITE 1710 B
1,205 SF

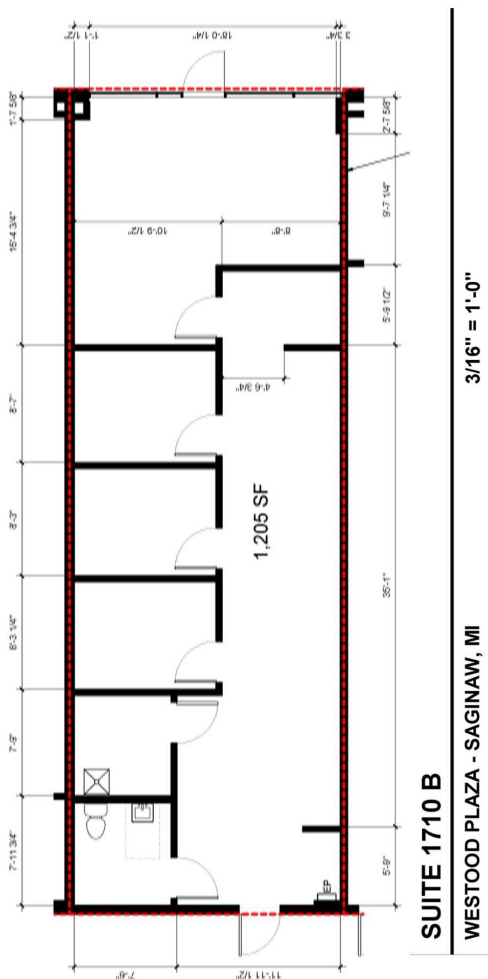
Suites 1706, 1710 A, 1710 B and 1716 can be combined for up to 4,838 SF of contiguous space



TOTAL GROSS:
50,580 SF

OVERALL

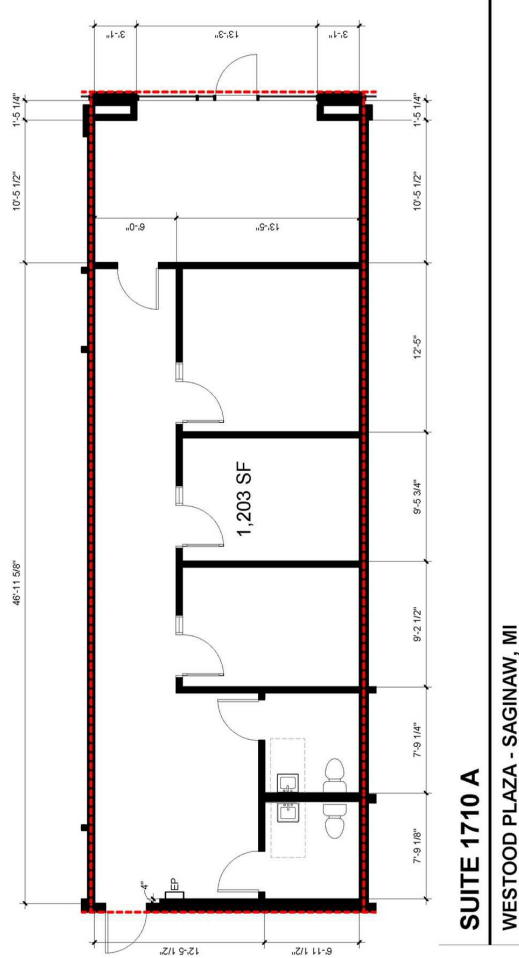
WESTOOD PLAZA - SAGINAW, MI



SUITE 1710 B

WESTOOD PLAZA - SAGINAW, MI

3/16" = 1'-0"



SUITE 1710 A

WESTOOD PLAZA - SAGINAW, MI



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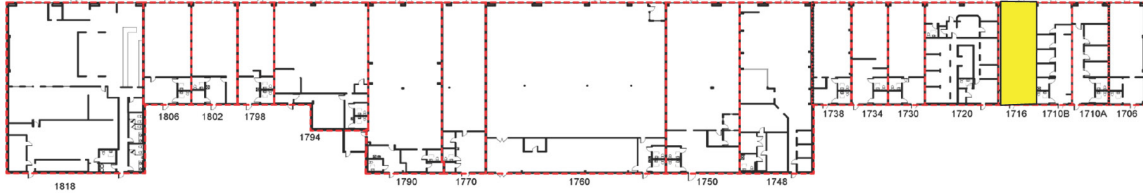
SUITE 1716

5825 BROCKWAY ROAD, SAGINAW, MI 48603

1,204 SF UP TO 4,838 SF

SUITE 1716
1,204 SF

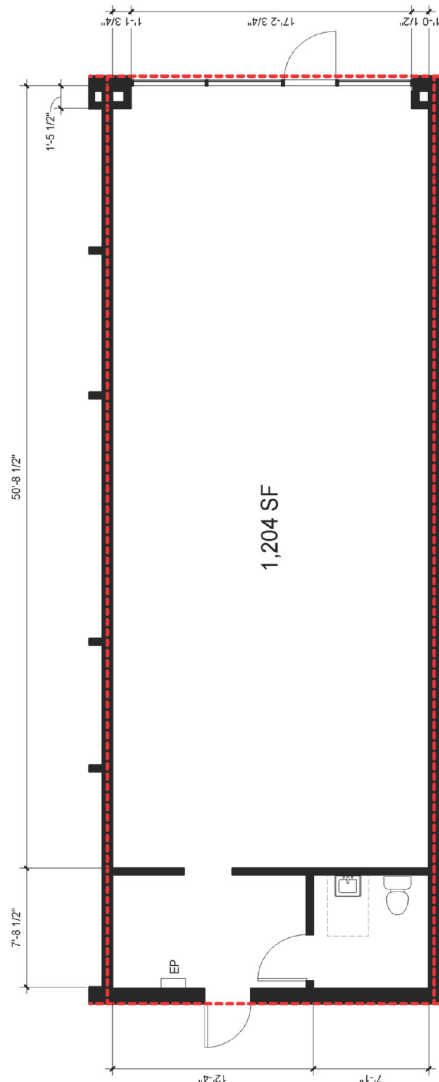
Suites 1706, 1710 A, 1710 B and 1716 can be combined for up to 4,838 SF of contiguous space



TOTAL GROSS:
50.580 SF

OVERALL

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SUITE 1716
WESTOOD PLAZA - SAGINAW, MI



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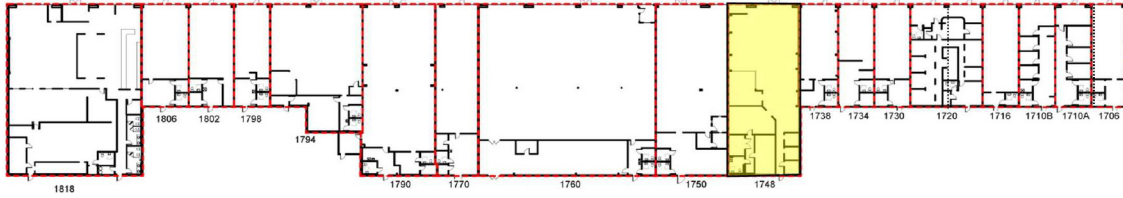
SUITE 1748

5825 BROCKWAY ROAD, SAGINAW, MI 48603

3,938 SF

SUITE 1748

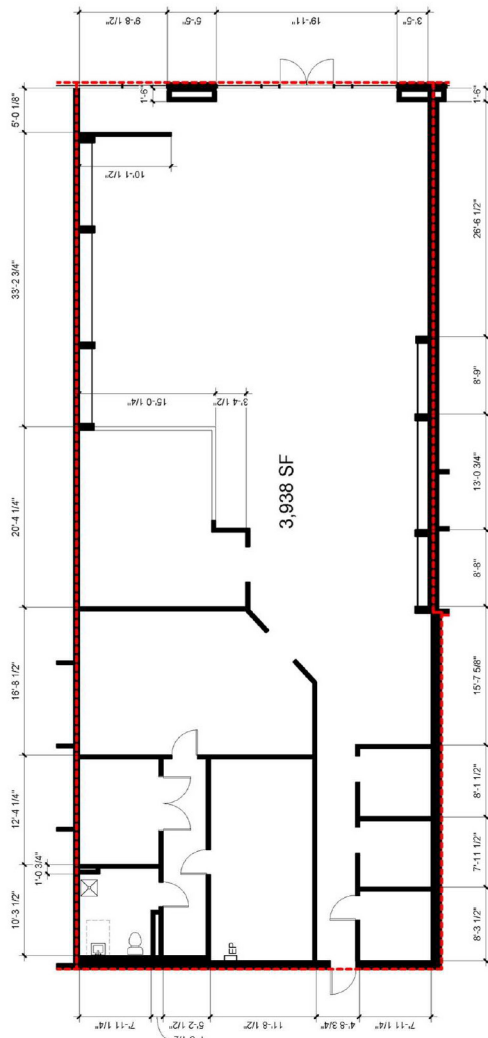
3,938 SF



TOTAL GROSS:
50,580 SF

OVERALL

WESTWOOD PLAZA - SAGINAW, MI



SUITE 1748

WESTWOOD PLAZA - SAGINAW, MI



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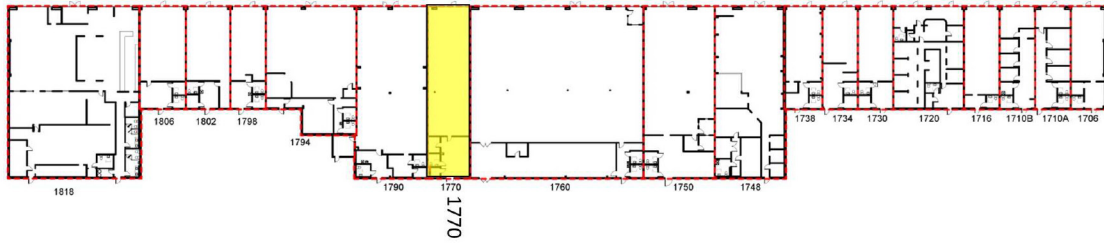
SUITE 1770

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2,400 SF

SUITE 1770

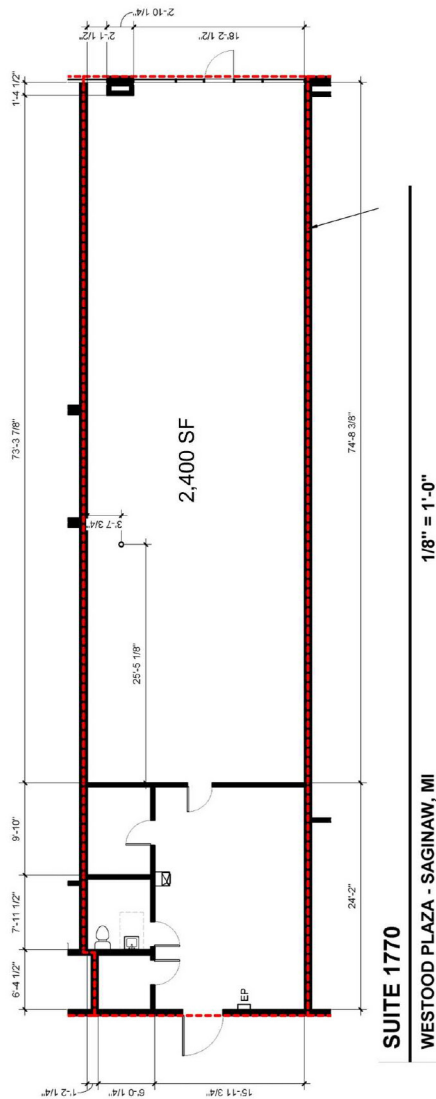
2,400 SF



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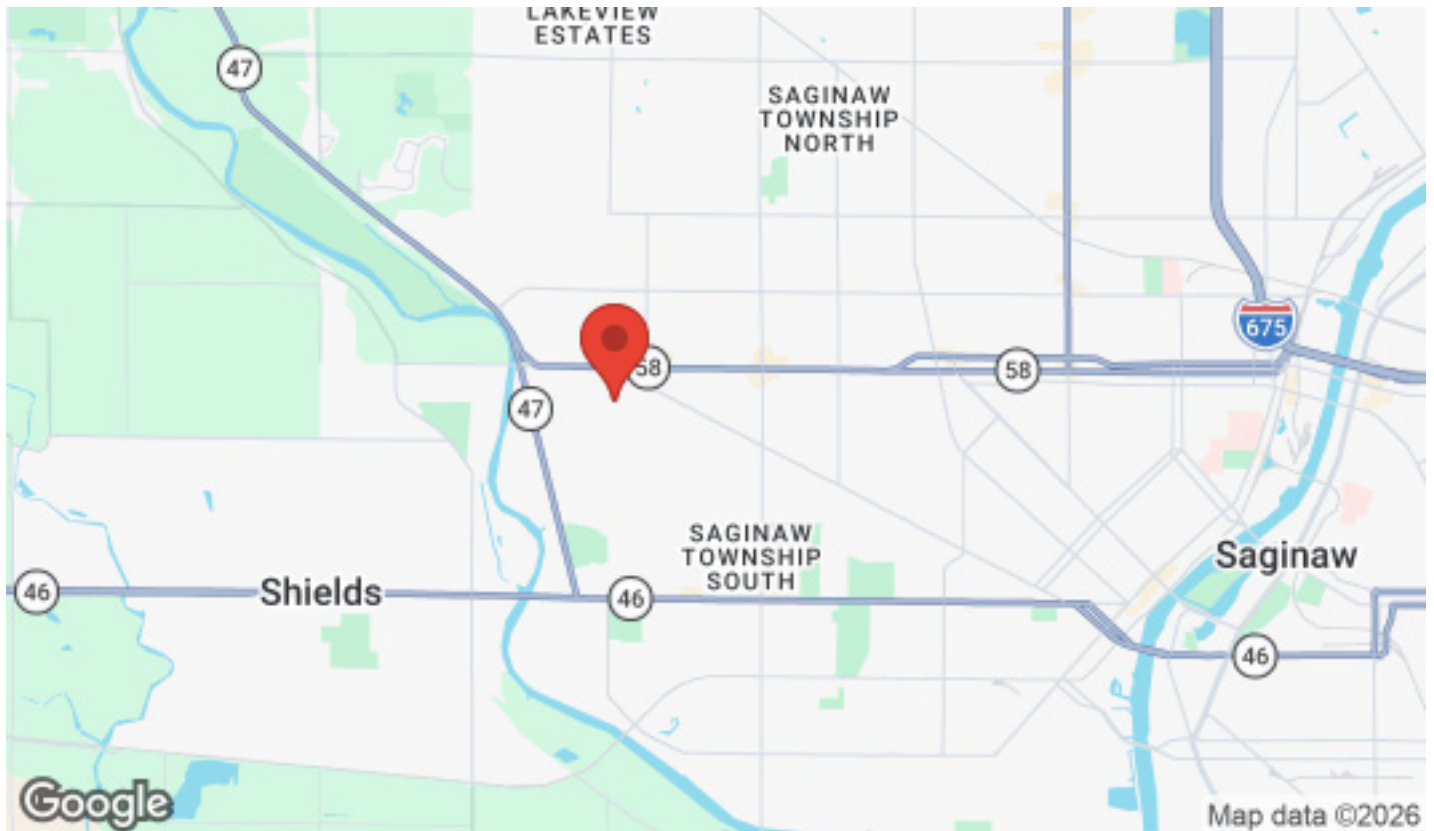
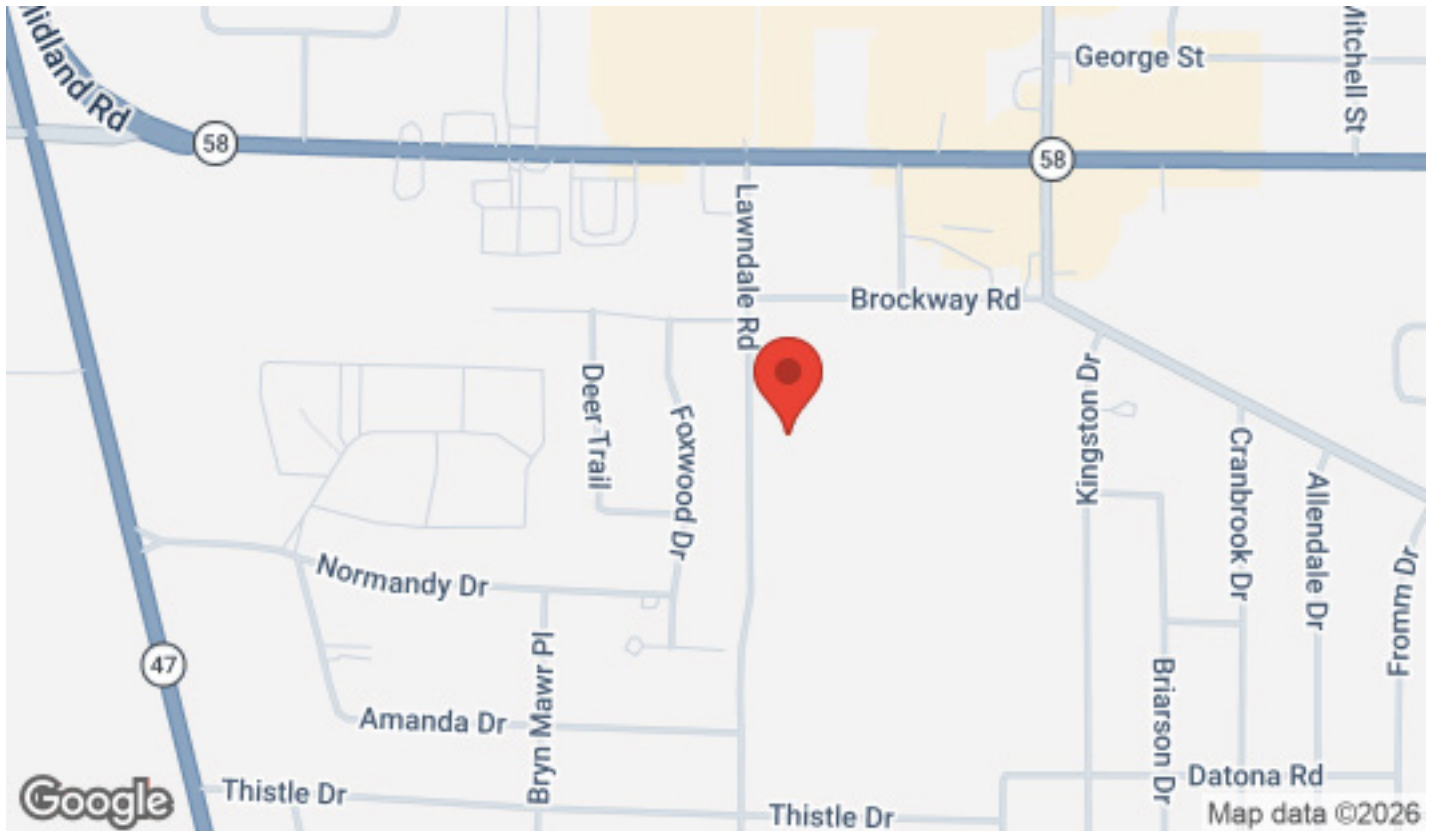
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LOCATION MAPS

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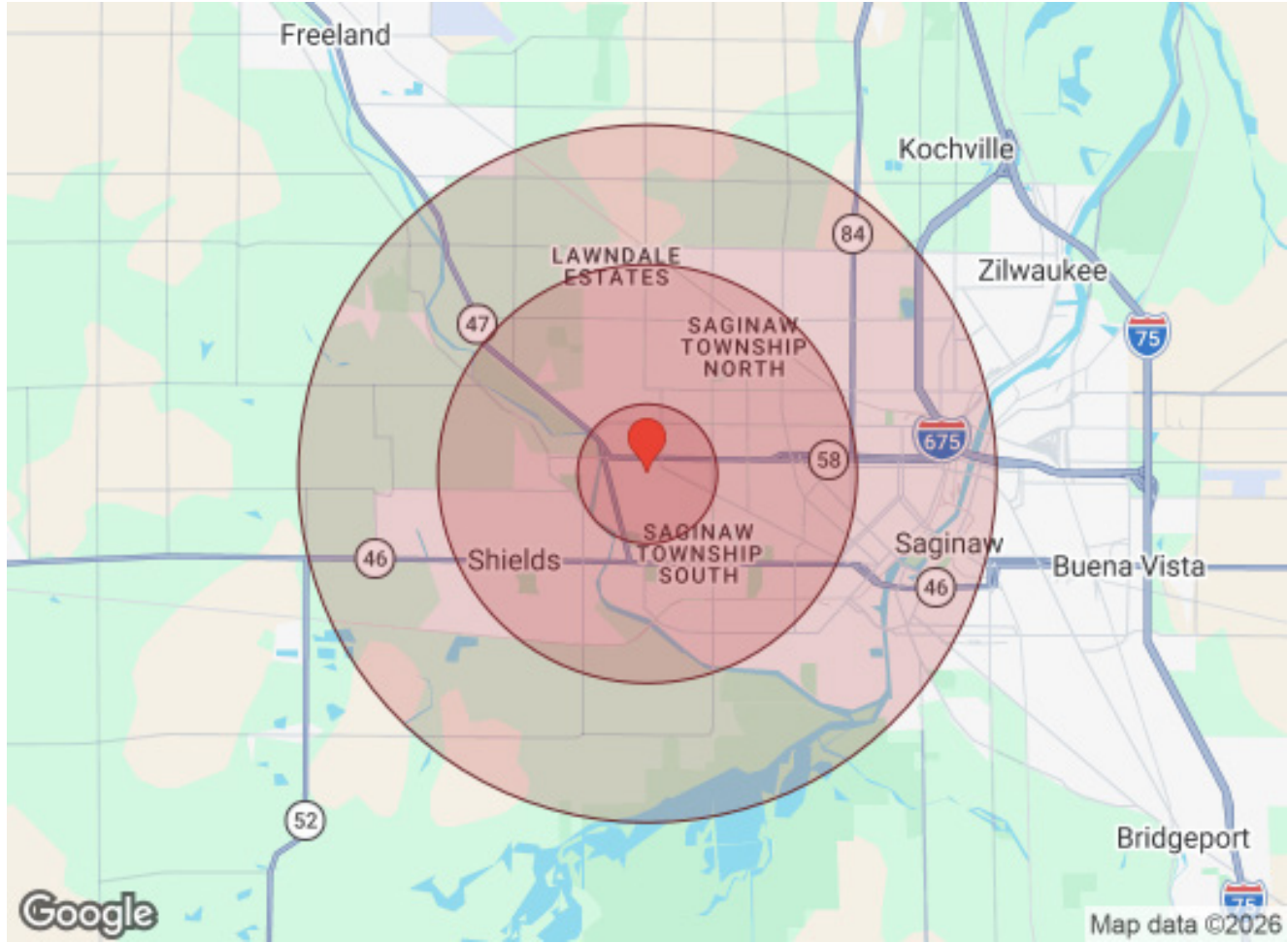
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DEMOGRAPHICS

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WESTWOOD PLAZA



Population	1 Mile	3 Miles	5 Miles
Male	2,776	24,627	42,363
Female	3,019	27,161	45,953
Total Population	5,795	51,788	88,316

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	876	8,370	16,277
Ages 15-24	592	6,381	12,012
Ages 25-54	2,528	19,545	34,160
Ages 55-64	768	7,162	11,177
Ages 65+	1,031	10,330	14,690

Income	1 Mile	3 Miles	5 Miles
Median	\$43,019	\$48,085	\$39,900
< \$15,000	268	2,559	6,317
\$15,000-\$24,999	306	2,610	4,729
\$25,000-\$34,999	493	2,422	4,280
\$35,000-\$49,999	560	3,695	5,642
\$50,000-\$74,999	586	4,335	6,556
\$75,000-\$99,999	340	2,990	4,073
\$100,000-\$149,999	227	2,654	3,523
\$150,000-\$199,999	24	739	966
> \$200,000	N/A	521	756

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,108	24,849	42,803
Occupied	2,919	23,251	38,762
Owner Occupied	1,517	16,546	25,710
Renter Occupied	1,402	6,705	13,052
Vacant	189	1,598	4,041



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