

# 6995 GRATIOT RD.

6995 GRATIOT RD., SAGINAW, MI 48609



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Situated in the vibrant city of Saginaw, the area surrounding 6995 Gratiot Rd. offers a dynamic blend of local attractions and amenities, making it an ideal location for retail or strip center tenants. The property benefits from its close proximity to the bustling commercial and retail corridor along Gratiot Rd., home to a variety of popular retailers and dining establishments, creating a high-traffic environment. Additionally, nearby attractions such as the Fashion Square Mall and the Children's Zoo at Celebration Square contribute to the area's appeal, drawing in both residents and visitors. With its favorable demographics and convenient access to major roadways, the location provides an excellent opportunity for retail businesses to establish a prominent presence and serve the diverse needs of the Saginaw market.

### PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product displays

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1,500 - 7,008 SF
Building Size:	7,008 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	13,663	32,563	61,161
Total Population	30,095	75,519	147,756
Average HH Income	\$81,395	\$72,406	\$65,352

### TRAFFIC COUNT

23,669 Vehicles Per Day



**Jason Yuhasz**

Regional Director

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209 Powell Place, Brentwood, TN 37027

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ADDITIONAL PHOTOS



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PLANS



## LEGEND

Available

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 7,008 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
6995 Gratiot Rd.	Available	1,500 - 7,008 SF	NNN	Contact Broker for Pricing	-



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RETAILER MAP



Google

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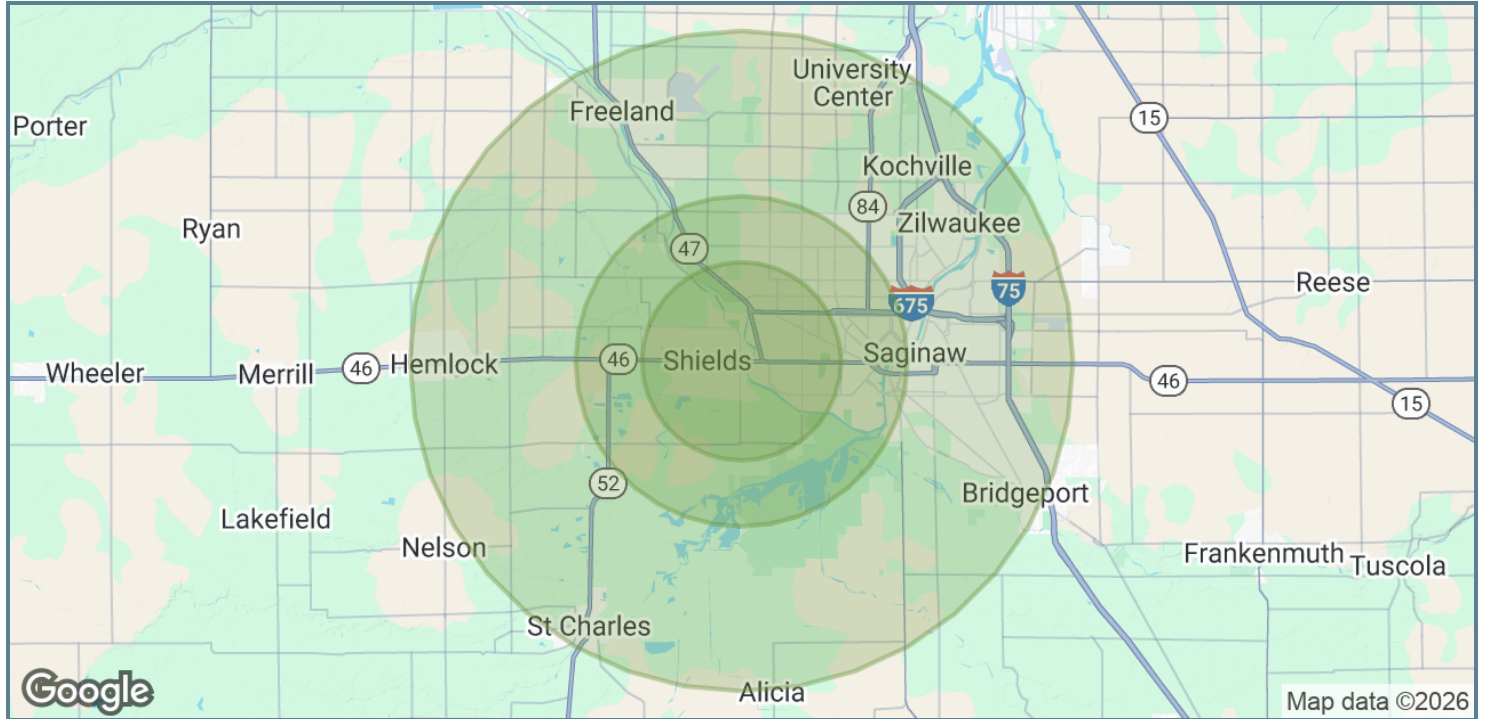
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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,095	75,519	147,756
Average Age	45.5	44.3	42.3
Average Age (Male)	43.6	42.0	40.3
Average Age (Female)	48.6	47.7	44.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,663	32,563	61,161
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$81,395	\$72,406	\$65,352
Average House Value	\$126,979	\$133,305	\$111,292



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# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

