



Former
RITE AID

SAGINAW | MICHIGAN

LARGE RETAIL TRADE AREA | 3 HOSPITALS NEARBY | ROBUST EMPLOYMENT MARKET

Marcus & Millichap

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DISCLAIMER

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

Activity ID: ZAG0290XXX

TABLE OF CONTENTS

01	INVESTMENT SUMMARY	04
02	INVESTMENT OVERVIEW	06
03	AERIAL MAP	08
04	LOCATION OVERVIEW	10
05	CONTACT	11

BROKER OF RECORD

STEVEN R. CHABEN

Michigan Broker of Record

Two Towne Square, Suite 450, Southfield, MI

P 248.415.2600 Lic 6502387903



Marcus & Millichap

Former RITE AID

SAGINAW | MICHIGAN



CLICK TO WATCH
INTERIOR VIDEO

OFFERING PRICE

\$1,299,000

PRICE/SF

\$116.84/SF

GROSS LEASABLE AREA

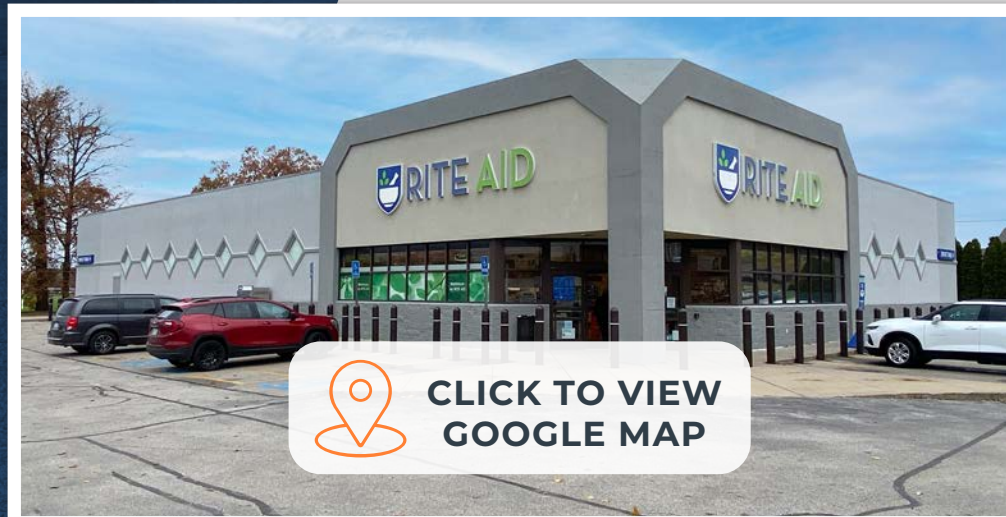
11,114 SF

YEAR BUILT

1999

LOT SIZE

1.6 ACRES



CLICK TO VIEW
GOOGLE MAP



PROPERTY DETAILS

STREET ADDRESS	5050 Gratiot Rd (M-46)
CITY, STATE	Saginaw Twp, MI
GROSS LEASABLE AREA	11,114 SF
PARCEL SIZE	1.6 Acres
PARCEL ID	23-12-4-29-1008-000
YEAR BUILT / RENOV.	1999

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this vacant **Former Rite Aid** located at 5050 Gratiot Road in Saginaw, Michigan. The property is situated on a 1.6-acre corner lot and was constructed as in 1999. This vacant building offers a prime leasing or development opportunity for an investor.

The subject property is well-positioned with high visibility at the northwest corner of M-46 / Gratiot Road (22,499 VPD) and N Center Road (15,894 VPD). The building is located next to White Pine Middle School, which has an enrollment of 940 students in grades 6-8. Arrowood Elementary (437 students, K-5) and Arthur Hill High School (671 students, 9-12) are also close by.

The surrounding area features a thriving retail market, with over 8.1 million square-feet of retail space within a five-mile radius. Just five miles north of the property is Saginaw's primary retail corridor, home to major national retailers including Cabela's, Home Depot, Lowe's, Meijer, Target, Kohl's, Walmart, Sam's Club, and numerous others.

This Former Rite Aid benefits from its proximity to major healthcare institutions, automotive employers, and a well-established university, making it a highly attractive investment. Within a five-mile radius, the area is home to three major hospitals: Covenant Health Medical Centers, Saginaw VA Medical Center, and MyMichigan Medical Center Saginaw. Covenant Health Medical Centers is Michigan's 6th largest hospital, with 643 beds and 4,800 employees. Saginaw VA Medical Center serves veterans with 81 beds and 982 employees, while MyMichigan Medical Center Saginaw is a 268-bed Level II Trauma Center employing over 2,000 healthcare professionals. The strong healthcare presence in the area ensures a high daytime population, supporting demand for retail, medical, and service-based businesses.

The Saginaw region is home to several major automotive employers, further strengthening the local economy. Means Industries, located four miles away, employs 832 people and specializes in automotive stamping. Just seven miles from the property, GM Saginaw Metal Casting Operations (SMCO) operates a 1.9 million square-foot facility, producing critical components for Chevrolet, Cadillac, and GMC vehicles, and employing 332 workers. Just beyond Interstate-75 is Nexteer Automotive, 3.1 million square-foot complex that includes six manufacturing plants and its U.S. Technical Center. Nexteer's Saginaw is the company's largest location and employs 5,000 professionals specializing in cutting-edge automotive engineering and manufacturing.

Adding to the area's economic vitality is Saginaw Valley State University (SVSU), located nine miles from the property. SVSU enrolls over 7,000 students across 100+ undergraduate and graduate programs and employs 1,000 faculty and staff, contributing to a steady flow of consumers and professionals.

The demographics surrounding the property further enhance its investment appeal. Within a five-mile radius, there are 97,515 residents, with an average household income exceeding \$68,700. Within one mile, the average household income is even higher, at \$87,506, demonstrating the strong consumer base and spending power in the immediate market.

With strong employment sectors, robust consumer spending power, and steady demand for commercial space, this property presents an exceptional opportunity for investors seeking long-term growth in a dynamic market.

OFFERING HIGHLIGHTS

- **Vacant Former Rite Aid - includes all furniture, fixtures, and equipment**
- **High Visibility at the Northwest Corner of M-46 / Gratiot Road & N Center Road (38,393 VPD Combined)**
- **Quick Access to I-75 (63,107 VPD) & I-675 (23,906 VPD)**

Large Retail Market

- **8.1 Million SF of Retail within a 5-Mile Radius (96.7% Occupancy Rate)**
- **5 Miles from Saginaw's Main Retail Corridor Major Retailers: Cabela's, Home Depot, Lowe's, Meijer, Target, Kohl's, Walmart, Sam's Club & Many Others**

3 Hospitals within 5 Miles

- **Covenant Health Medical Centers - 3.6 Miles 643 Beds | Michigan's 6th Largest Hospital 4,800 Employees**
- **Saginaw VA Medical Center - 4.4 Miles 81 Beds | 982 Employees**
- **MyMichigan Medical Center Saginaw - 4.7 Miles 268 Beds | Level II Trauma Center | 2,000+ Employees**

Large Automotive Employers

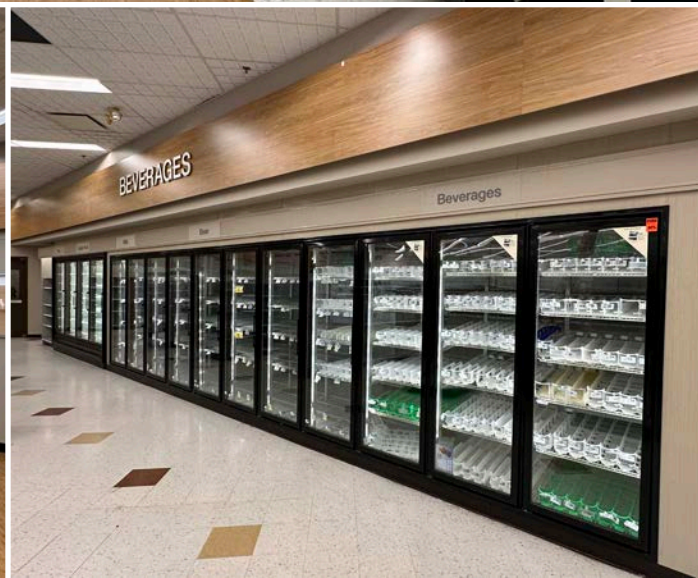
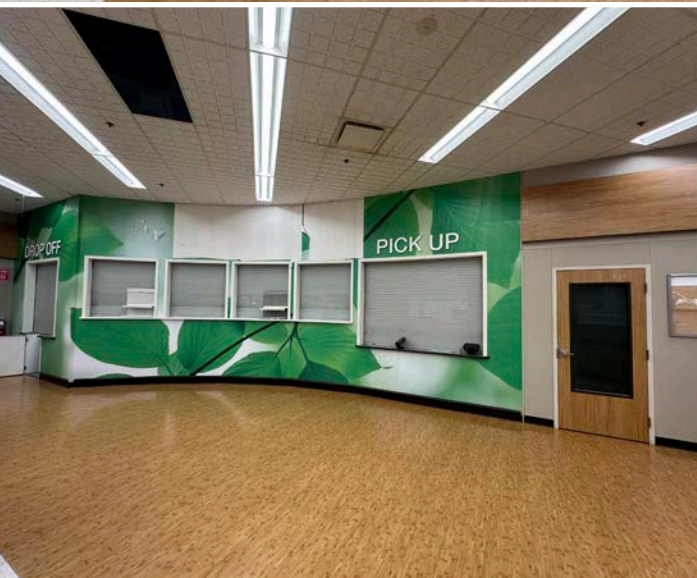
- **Means Industries | Automotive Stamping - 4 Miles 832 Employees**
- **GM Saginaw Metal Casting Operations - 7 Miles 332 Employees | 1.9 Million SF Facility Produces 3.6 Liter High Feature V-6 Aluminum Engine Blocks & Cylinder Heads - Chevrolet Blazer & Colorado, Cadillac XT6 & XT5, & GMC Acadia & Canyon Front 4wd Axle Assembly Castings - Light-Duty Chevrolet Silverado & GMC Sierra**
- **Nexteer Automotive US Technical Center - 7.5 Miles 5,000 Employees | 6 Manufacturing Plants (3.1 Million SF) Automotive Engineering Services: Software, Electrical, Mechanical, & Manufacturing On-Site Test Track, State-Of-The-Art Prototype Facilities & NVH Facility, EMI & Validation Facilities, Virtual Engineering**
- **Saginaw Valley State University - 9 Miles 7,000+ Students | 1,000 Employees 100+ Undergraduate & Graduate Programs**
- **Demographics: 97,515 Residents within a 5-Mile Radius Average Household Income \$87,506 within a 1-Mile Radius**





Includes all furniture, fixtures, and equipment.

Interior Photos



FASHION SQUARE MALL

I-75
63,107 VPD

2,148 EMPLOYEES

CARROLLTON WAREHOUSE

MENARDS DISTRIBUTION CENTER

ENERGY PLANT
 Count on Us®

I-675
23,906 VPD

MENARDS

VA HEALTH CARE
 Defining EXCELLENCE in the 21st Century
81 BEDS

SAGINAW POWERTRAIN / METAL CASTING OPERATIONS
 322 EMPLOYEES
 1.9 MILLION SF | 490 ACRES

WAL-MART

WHITE PINE MIDDLE SCHOOL

ARROWOOD ELEMENTARY

ARTHUR HILL HIGH SCHOOL

COOPER & HARRISON MEDICAL CENTERS
643 BEDS
 6TH LARGEST MI HOSPITAL

SAGINAW HOSPITAL
 268 BEDS
 LEVEL II TRAUMA CENTER

Former RITE AID

M-46 / GRATIOT
22,499 VPD

832 EMPLOYEES

5,000 EMPLOYEES



THE LOCATION



SAGINAW, MICHIGAN

Strategically positioned in Michigan’s Great Lakes Bay Region, Saginaw is a city on the rise, offering prime opportunities for business development, commercial real estate investment, and economic expansion. With a rich industrial heritage and a commitment to revitalization, Saginaw is fostering a dynamic business climate that supports both established enterprises and emerging ventures.

Saginaw’s commercial corridors and historic downtown are undergoing significant redevelopment, with businesses benefiting from strategic incentives, infrastructure improvements, and a thriving local economy. The city’s location along major transportation routes, including I-75 and M-13, provides seamless connectivity to regional and national markets. Additionally, the Saginaw River offers a picturesque waterfront that enhances commercial and mixed-use development potential.

With a strong healthcare sector anchored by exceptional medical facilities, an evolving manufacturing base, and a growing retail and service industry, Saginaw is actively driving economic diversification. The city’s Downtown Development Authority and various business organizations are spearheading initiatives to attract investment, revitalize historic properties, and support entrepreneurship.

Saginaw’s commitment to economic growth extends to workforce development, education, and community engagement. Programs like the “Saginaw Promise” support higher education access, ensuring a skilled workforce for businesses looking to expand. Local business districts, including Old Town and the Riverfront, are seeing renewed energy through redevelopment efforts that enhance walk-ability, attract visitors, and create a vibrant urban experience.

As Saginaw continues to evolve, its blend of historic charm, economic momentum, and strategic location makes it an ideal destination for businesses and investors seeking growth in Michigan’s competitive commercial real estate market. Whether you’re looking to establish a new business, invest in property, or contribute to the city’s revitalization, Saginaw offers a wealth of opportunities for success.



DEMOGRAPHICS	3-MILE	5-MILE	10-MILE
POPULATION			
2023 POPULATION ESTIMATE	6,794	56,758	97,515
2028 POPULATION PROJECTION	6,787	56,830	97,586
DAYTIME POPULATION	6,271	48,426	95,759
HOUSEHOLD			
2023 HOUSEHOLDS ESTIMATE	3,047	24,520	40,925
2028 HOUSEHOLDS PROJECTION	3,048	24,600	41,037
INCOME			
2023 AVERAGE HH INCOME	\$87,506	\$68,027	\$68,732



EXCLUSIVELY LISTED BY

ASHISH VAKHARIYA

Senior Vice President Investments

P 248.415.2636 Lic MI 6501322501

ashish.vakhariya@marcusmillichap.com

DARIN GROSS

First Vice President Investments

P 248.415.2634 Lic MI 6501384871

darin.gross@marcusmillichap.com

SETH HARON

First Vice President Investments

P 248.415.2605 Lic MI 6501373006

seth.haron@marcusmillichap.com

BROKER OF RECORD

STEVEN R. CHABEN

Michigan Broker of Record

Two Towne Square, Suite 450, Southfield, MI

P 248.415.2600 Lic 6502387903

Marcus & Millichap



Former
RITE AID

SAGINAW | MICHIGAN