

Retail | Available

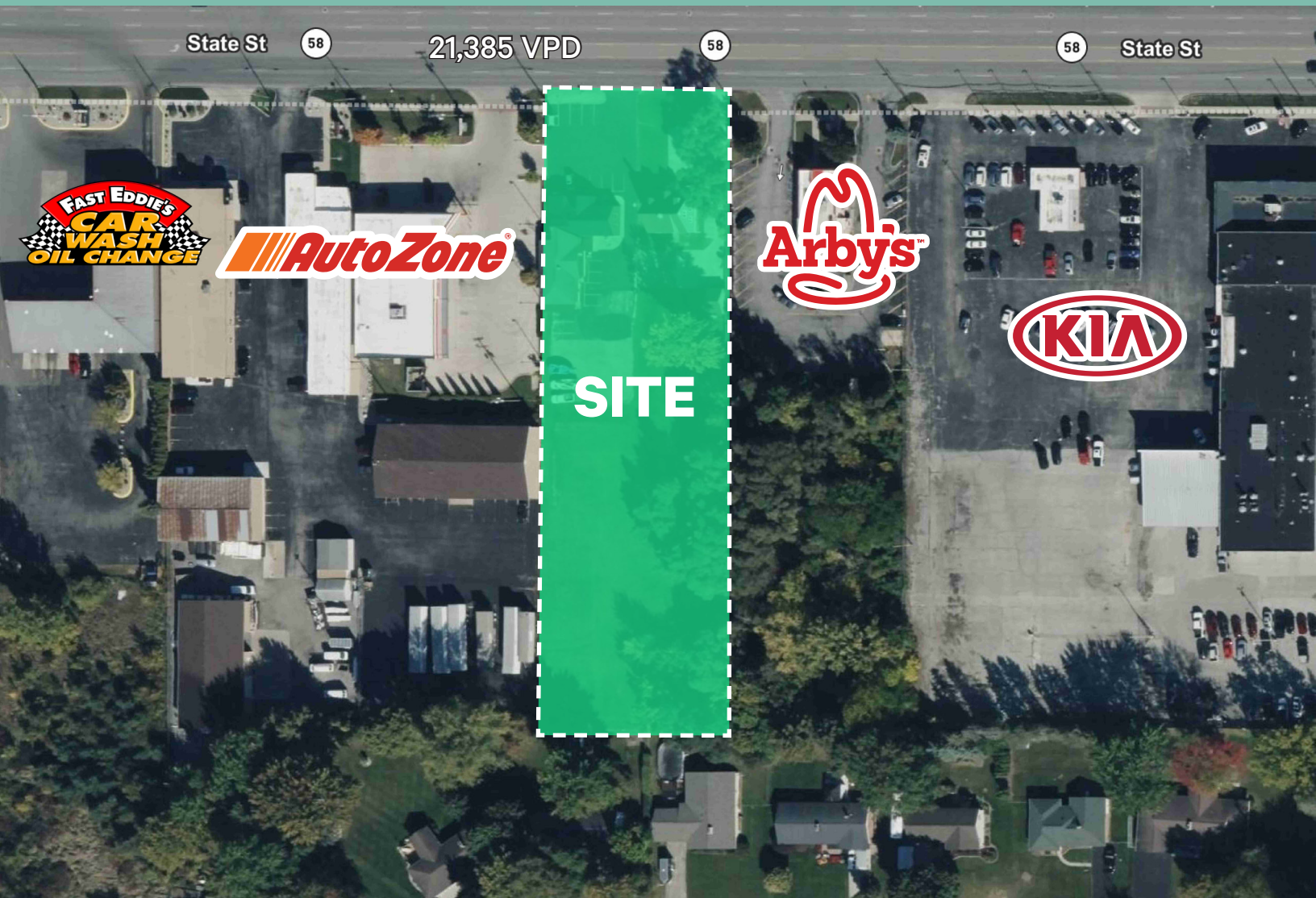
CBRE

Redevelopment Opportunity

1.75 Acres

5525 & 5495 State St
Saginaw, MI 48603

150' Frontage Along State Street



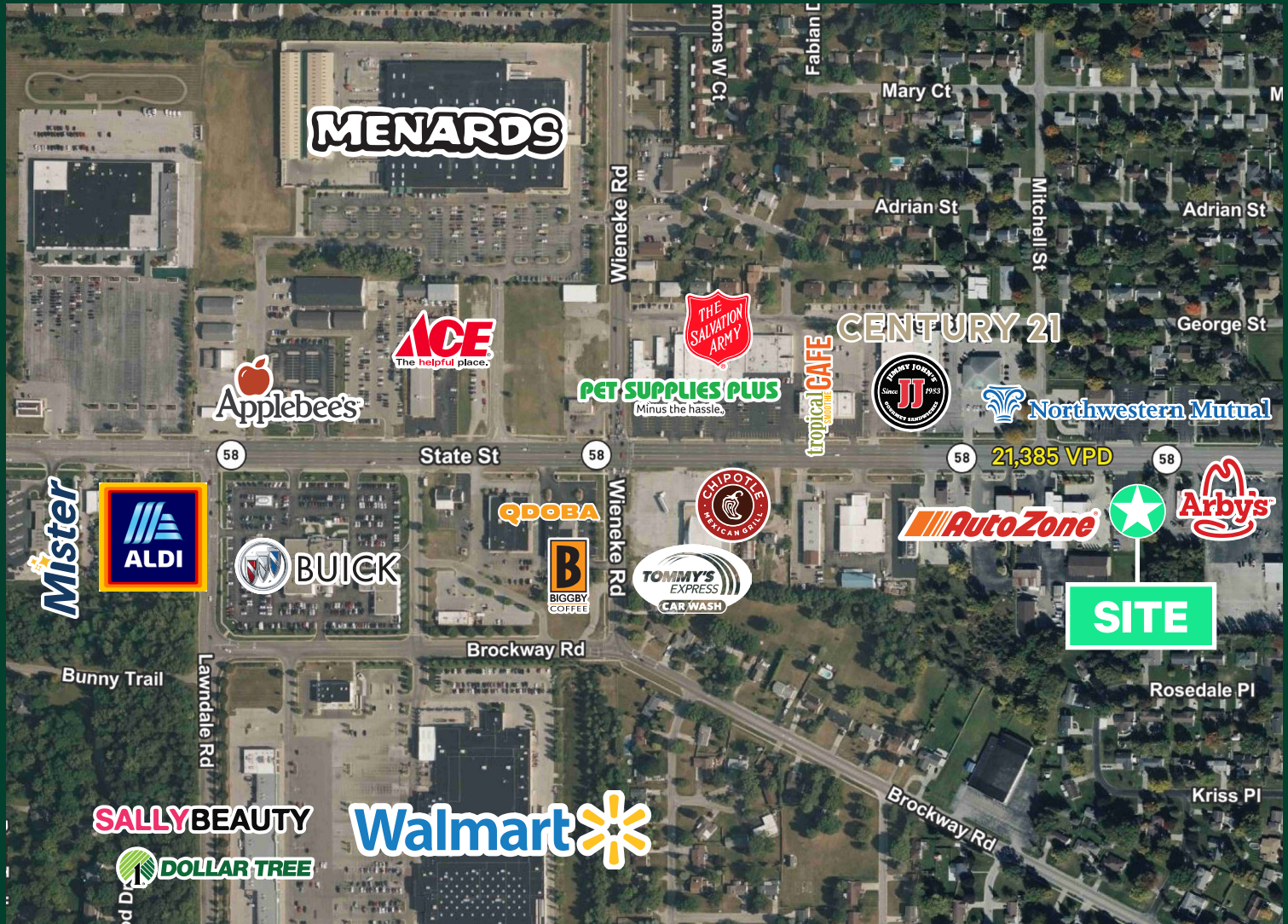
Property Highlights

- + 1.75 Acres available
- + Redevelopment opportunity ideal for multiple retail uses including QSR, Bank/Credit Union, Automotive, and Car Wash
- + Available for sale or ground lease
- + Located on State Street, with traffic counts exceeding 21,000 vehicles per day
- + Nearby retailers include Walmart, Menards, Kroger, Planet Fitness, ALDI, Chipotle, Qdoba, and many more
- + Saginaw Township Zoning, B4 General Commercial
- + **Pricing: Contact Broker**

Macro Aerial



Micro Aerial



2025 Demographics	1 Mile	3 Miles	5 Miles
Population	9,282	60,319	90,837
Number of Households	4,840	28,733	44,045
Average Household Size	2.02	2.21	2.20
Average Household Income	\$93,675	\$97,191	\$89,277
Daytime Population	8,397	51,625	106,939

