

RETAIL FOR LEASE

WESTWOOD PLAZA

5825 Brockway Road, Saginaw, MI 48603



OFFERING SUMMARY

AVAILABLE SF:	1,200 up to 5,200 SF
LEASE RATE:	Negotiable
LOT SIZE:	7.44 Acres
BUILDING SIZE:	50,100 SF
ZONING:	B-3, Community Commercial District
MARKET:	Saginaw MSA

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



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	1,200 - 2,400 SF	Net	Negotiable	End Cap Up to 2,400 SF
Suite 2	1,200 - 2,400 SF	Net	Negotiable	Up to 2,400 SF Contiguous
Suite 7	1,200 - 5,200 SF	Net	Negotiable	Up to 5,200 SF Contiguous
Suite 8	4,000 - 5,200 SF	Net	Negotiable	Up to 5,200 SF Contiguous

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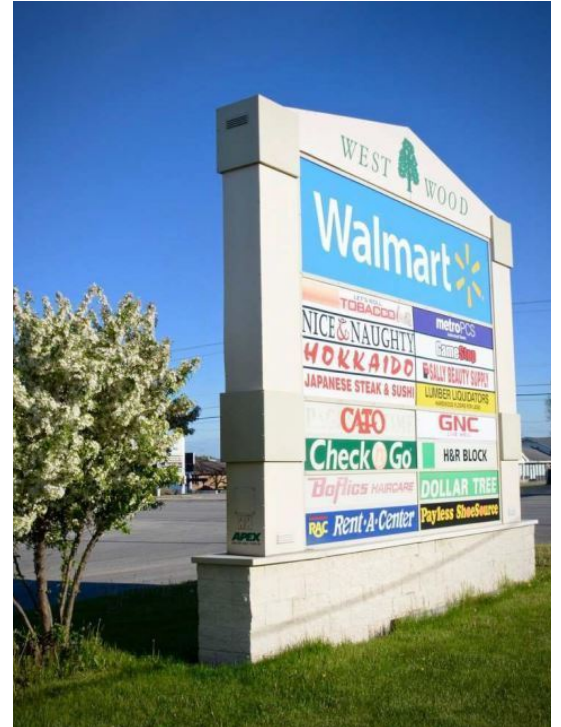
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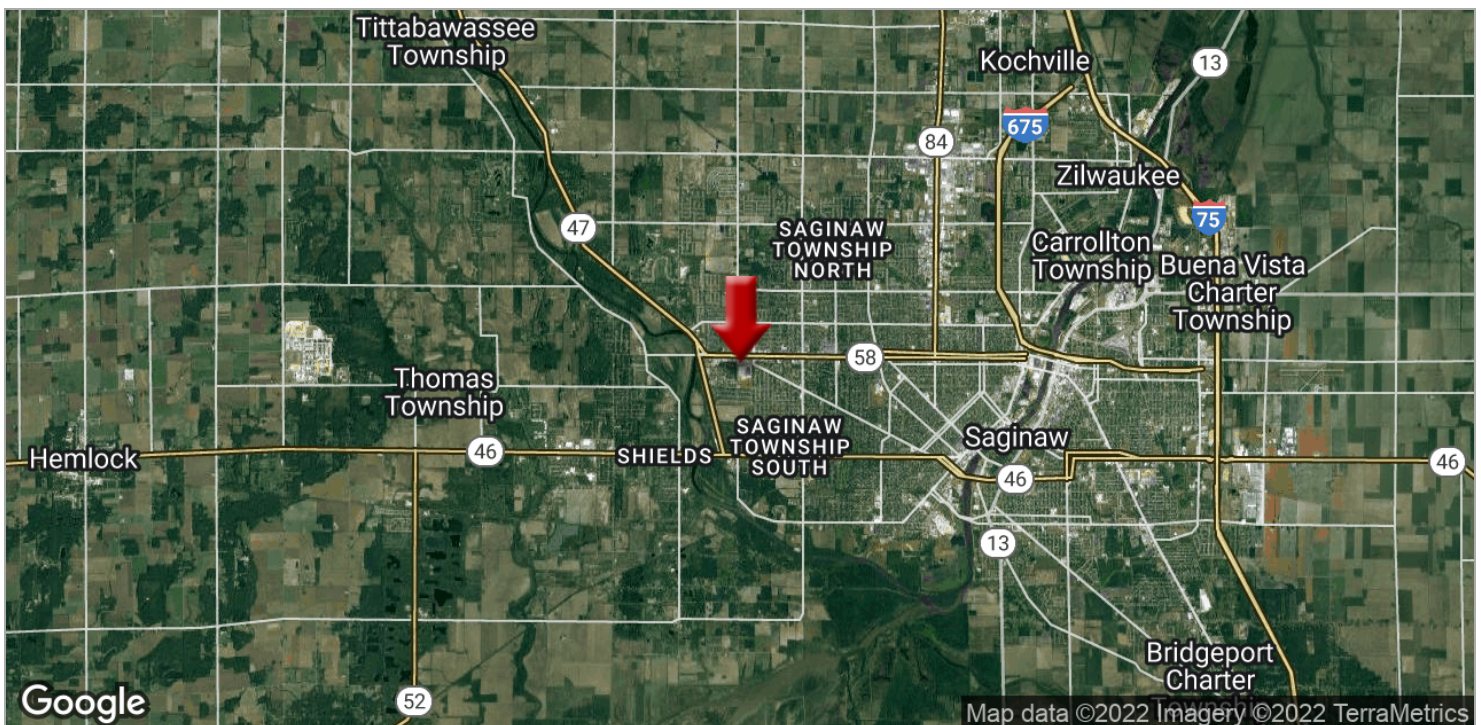
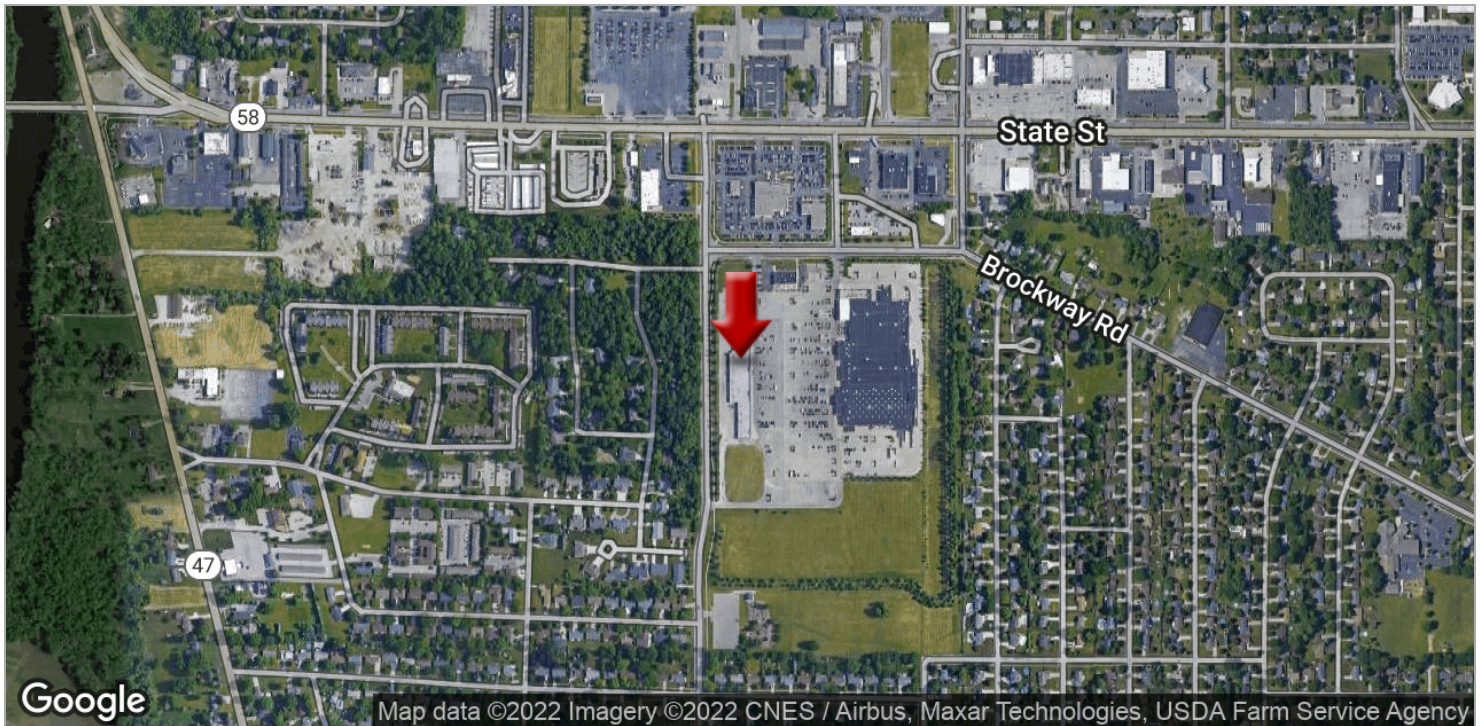
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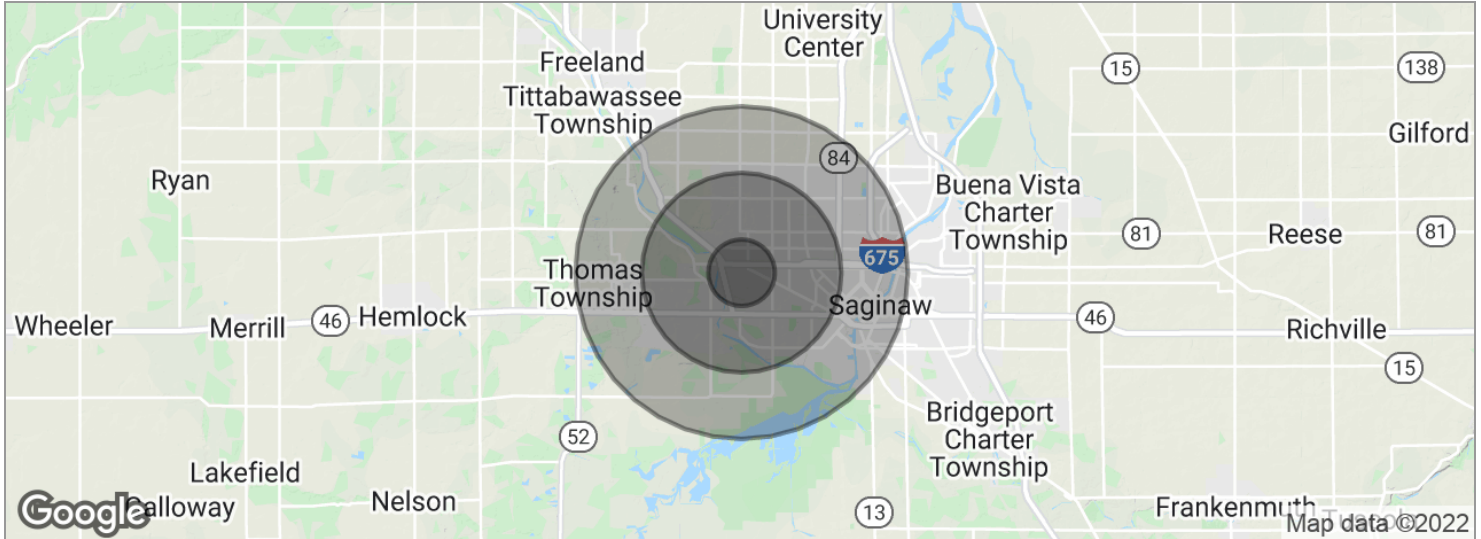
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,617	44,623	97,545
Median age	44.7	43.4	40.6
Median age (male)	41.3	41.4	38.8
Median age (Female)	46.6	44.8	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,152	18,766	39,668
# of persons per HH	2.1	2.4	2.5
Average HH income	\$60,284	\$66,526	\$59,010
Average house value	\$153,636	\$146,522	\$136,334

* Demographic data derived from 2010 US Census

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