

SAGINAW STREET NEW RETAIL AVAILABLE

FOR LEASE OR BUILD-TO-SUIT

7227 E. Saginaw Street / East Lansing, MI

CORR
COMMERCIAL



NEW RETAIL OPPORTUNITY

SAGINAW STREET NEW RETAIL

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Address

7227 E. Saginaw Street
East Lansing, MI 48823

Availability

Up to 4,080 SF

Features

- Retail site is seated at the entrance to Meijer along E. Saginaw Street
- In the heart of a burgeoning I-69 interchange/E. Saginaw interchange trade area
- Excellent opportunity for Retail or QSR/drive thru uses
- Area tenants include: Meijer, Taco Bell, Ace Hardware, McDonald's, Dunkin', Biggby Coffee, Costco and MSU-FCU
- Zoned: "D" Development which includes a wide range of uses.
- Area is experiencing a burst of multi-family growth within ½ mile

Area Retailers



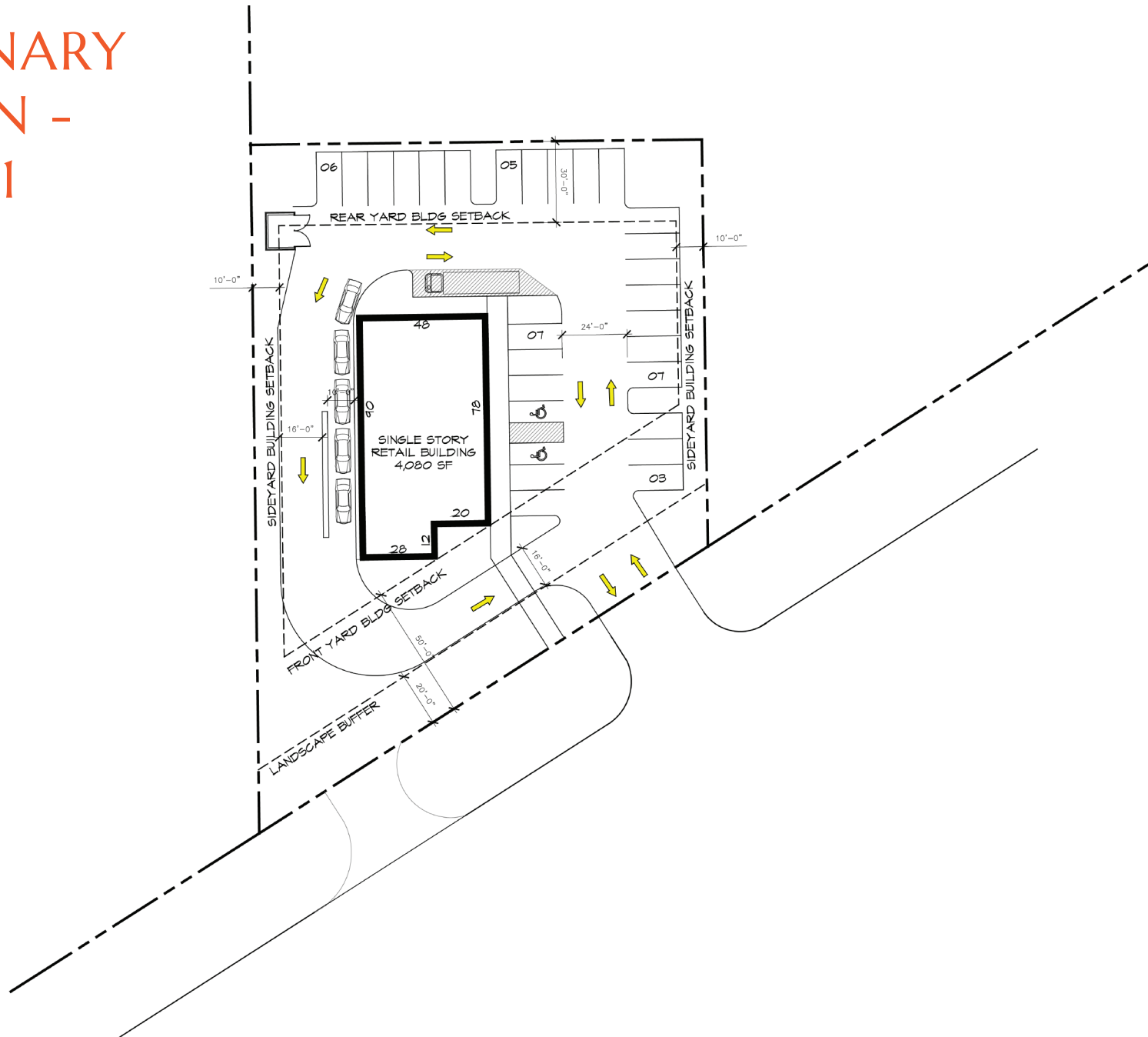
Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	3,764	29,659	101,380
HOUSEHOLDS	1,586	13,497	39,390
AVG HOUSEHOLD INCOME	\$149,590	\$114,097	\$102,409
DAYTIME POPULATION	2,753	21,171	102,399

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PRELIMINARY SITE PLAN - OPTION 1



SITE PLAN - OPTION 1

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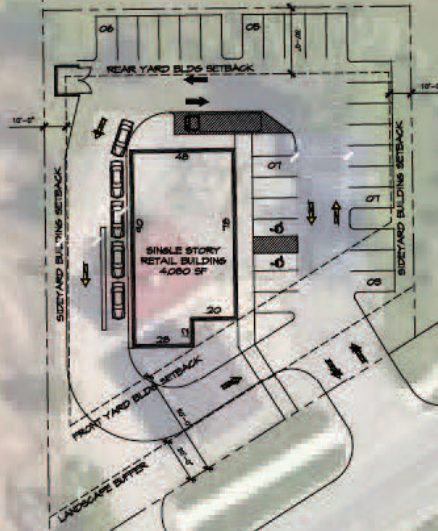
Site plan for a single-story retail building (4,000 SF) showing setbacks and parking areas. The plan includes a central building labeled "SINGLE STORY RETAIL BUILDING 4,000 SF". Surrounding the building are parking spaces, some marked with "02", "03", "04", "05", "06", "07", "08", "09", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55", "56", "57", "58", "59", "60", "61", "62", "63", "64", "65", "66", "67", "68", "69", "70", "71", "72", "73", "74", "75", "76", "77", "78", "79", "80", "81", "82", "83", "84", "85", "86", "87", "88", "89", "90", "91", "92", "93", "94", "95", "96", "97", "98", "99", "100". The plan also shows setbacks: "REAR YARD BLDG SETBACK", "SIDEYARD BLDG SETBACK", "FRONT YARD BLDG SETBACK", and "LANDSCAPE BUFFER". Dimensions are provided for setbacks: "10'-0\"", "16'-0\"", "20'-0\"", "25'-0\"", "30'-0\"", "35'-0\"", "40'-0\"", "45'-0\"", "50'-0\"", "55'-0\"", "60'-0\"", "65'-0\"", "70'-0\"", "75'-0\"", "80'-0\"", "85'-0\"", "90'-0\"", "95'-0\"", "100'-0\"", "105'-0\"", "110'-0\"", "115'-0\"", "120'-0\"", "125'-0\"", "130'-0\"", "135'-0\"", "140'-0\"", "145'-0\"", "150'-0\"", "155'-0\"", "160'-0\"", "165'-0\"", "170'-0\"", "175'-0\"", "180'-0\"", "185'-0\"", "190'-0\"", "195'-0\"", "200'-0\"", "205'-0\"", "210'-0\"", "215'-0\"", "220'-0\"", "225'-0\"", "230'-0\"", "235'-0\"", "240'-0\"", "245'-0\"", "250'-0\"", "255'-0\"", "260'-0\"", "265'-0\"", "270'-0\"", "275'-0\"", "280'-0\"", "285'-0\"", "290'-0\"", "295'-0\"", "300'-0\"", "305'-0\"", "310'-0\"", "315'-0\"", "320'-0\"", "325'-0\"", "330'-0\"", "335'-0\"", "340'-0\"", "345'-0\"", "350'-0\"", "355'-0\"", "360'-0\"", "365'-0\"", "370'-0\"", "375'-0\"", "380'-0\"", "385'-0\"", "390'-0\"", "395'-0\"", "400'-0\"", "405'-0\"", "410'-0\"", "415'-0\"", "420'-0\"", "425'-0\"", "430'-0\"", "435'-0\"", "440'-0\"", "445'-0\"", "450'-0\"", "455'-0\"", "460'-0\"", "465'-0\"", "470'-0\"", "475'-0\"", "480'-0\"", "485'-0\"", "490'-0\"", "495'-0\"", "500'-0\"", "505'-0\"", "510'-0\"", "515'-0\"", "520'-0\"", "525'-0\"", "530'-0\"", "535'-0\"", "540'-0\"", "545'-0\"", "550'-0\"", "555'-0\"", "560'-0\"", "565'-0\"", "570'-0\"", "575'-0\"", "580'-0\"", "585'-0\"", "590'-0\"", "595'-0\"", "600'-0\"", "605'-0\"", "610'-0\"", "615'-0\"", "620'-0\"", "625'-0\"", "630'-0\"", "635'-0\"", "640'-0\"", "645'-0\"", "650'-0\"", "655'-0\"", "660'-0\"", "665'-0\"", "670'-0\"", "675'-0\"", "680'-0\"", "685'-0\"", "690'-0\"", "695'-0\"", "700'-0\"", "705'-0\"", "710'-0\"", "715'-0\"", "720'-0\"", "725'-0\"", "730'-0\"", "735'-0\"", "740'-0\"", "745'-0\"", "750'-0\"", "755'-0\"", "760'-0\"", "765'-0\"", "770'-0\"", "775'-0\"", "780'-0\"", "785'-0\"", "790'-0\"", "795'-0\"", "800'-0\"", "805'-0\"", "810'-0\"", "815'-0\"", "820'-0\"", "825'-0\"", "830'-0\"", "835'-0\"", "840'-0\"", "845'-0\"", "850'-0\"", "855'-0\"", "860'-0\"", "865'-0\"", "870'-0\"", "875'-0\"", "880'-0\"", "885'-0\"", "890'-0\"", "895'-0\"", "900'-0\"", "905'-0\"", "910'-0\"", "915'-0\"", "920'-0\"", "925'-0\"", "930'-0\"", "935'-0\"", "940'-0\"", "945'-0\"", "950'-0\"", "955'-0\"", "960'-0\"", "965'-0\"", "970'-0\"", "975'-0\"", "980'-0\"", "985'-0\"", "990'-0\"", "995'-0\"", "1000'-0\"".

SITE PLAN - OPTION 2

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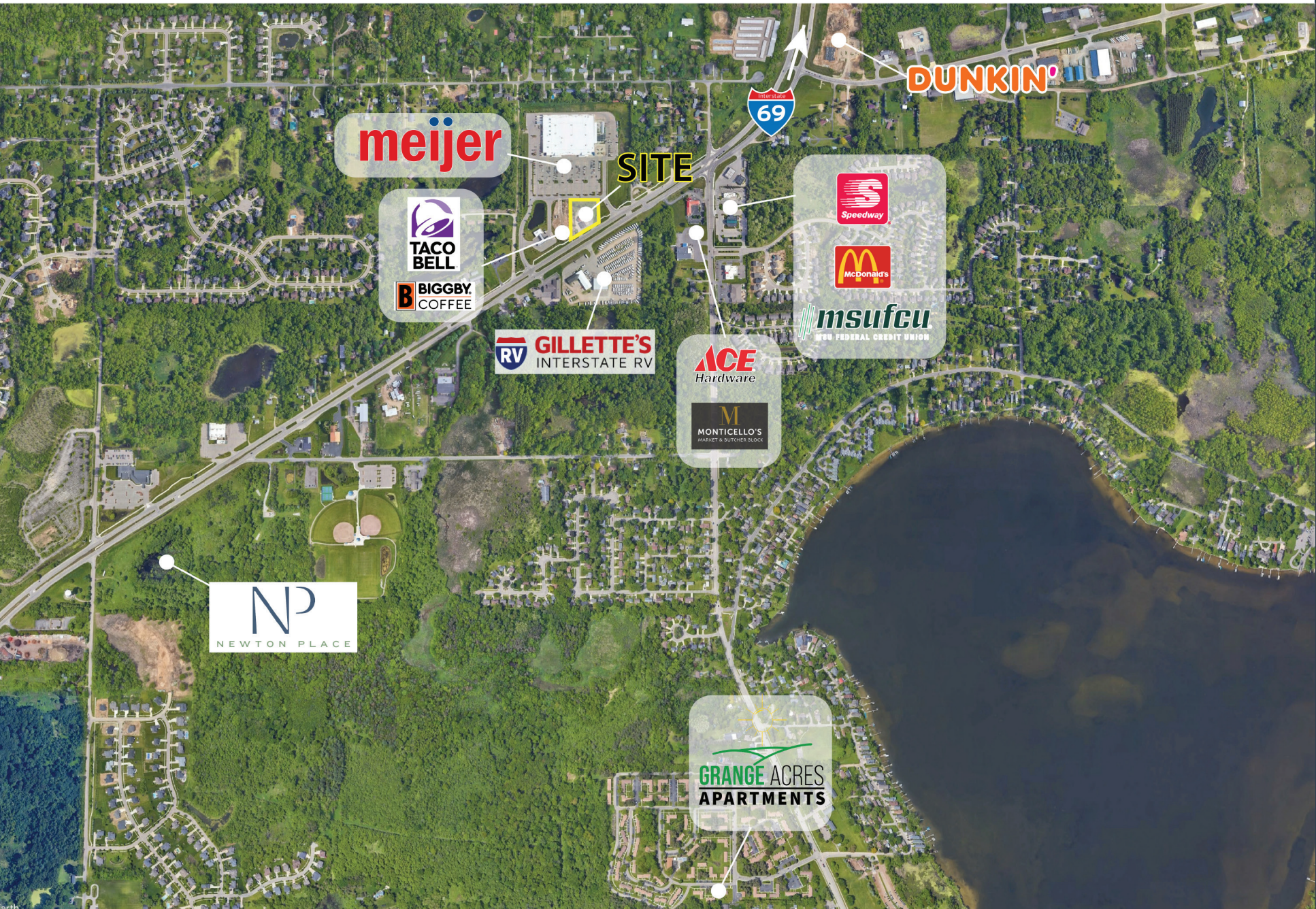
meijer



AERIAL

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