

BAY SQUARE

2865-2885 BAY ROAD, SAGINAW, MI 48603

104,899 SF AVAILABLE | STRIP CENTER | SELF STORAGE OPPORTUNITY

FOR SALE



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ALTITUDE
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Saginaw, MI, this expansive 104,899 SF building is a premier addition to any retail portfolio. Zoned B-3, the property is strategically positioned in the heart of the Saginaw area, offering excellent visibility and accessibility. Its expansive layout presents an ideal space for retail and strip center ventures, with ample room for customization and creative design. Boasting a long-standing presence in the community, this property holds substantial potential for generating consistent foot traffic and cultivating a thriving retail environment.

PROPERTY HIGHLIGHTS

- Expansive 104,899 SF building
- Opportunistic asset with retail or self storage potential
- Zoned B-3
- Strategic location in Saginaw area
- Excellent visibility and accessibility
- Ideal for retail and strip center ventures
- Ample room for customization and design

LOCATION DESCRIPTION

Discover the vibrant potential of Saginaw, MI, an area known for its blend of business and community. With a prime location near major thoroughfares, the property offers easy access to a range of amenities and attractions. Situated nearby are the Fashion Square Mall and the Saginaw County Convention Center, providing opportunities for networking, entertainment, and commerce. The area also boasts a dynamic dining scene, featuring a variety of culinary experiences. For those seeking a balance of work and leisure, the location is perfect for cultivating a thriving professional environment while enjoying the surrounding cultural and recreational offerings.

OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	8.84 Acres
Building Size:	104,899 SF

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RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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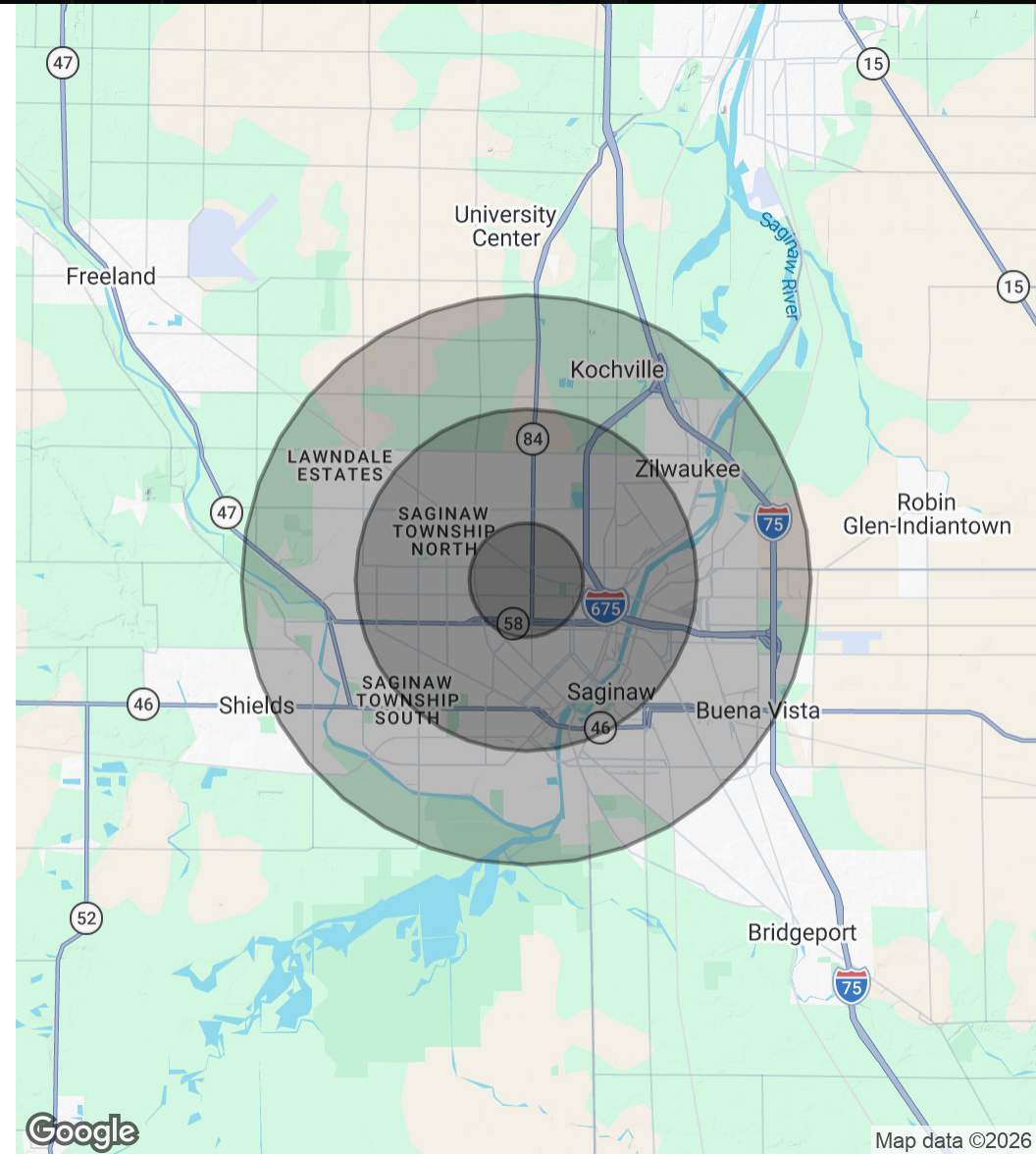
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,666	59,579	101,465
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,358	25,870	43,464
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$58,932	\$69,233	\$68,357
Average House Value	\$119,227	\$134,711	\$135,722
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,910	37,366	59,052
Total Population - Black	2,295	12,299	26,669
Total Population - Asian	102	1,077	1,790
Total Population - Hawaiian	19	60	72
Total Population - American Indian	66	367	522
Total Population - Other	413	2,749	4,463

Demographics data derived from AlphaMap



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SAGINAW, MICHIGAN

Saginaw, Michigan is a culturally rich and historically significant city located in the heart of the Great Lakes Bay Region. Once a booming lumber town and manufacturing hub, Saginaw has transformed into a community that embraces its heritage while fostering growth and revitalization. The city’s picturesque location along the Saginaw River sets the stage for a variety of attractions, including the architecturally stunning Castle Museum, which showcases local history, and the Temple Theatre, a beautifully restored venue that hosts concerts, films, and performances by the Saginaw Bay Symphony Orchestra. In the vibrant Old Town district, visitors and residents enjoy a lively mix of art galleries, cafes, local boutiques, and colorful murals—including the nationally recognized “Shine Bright Saginaw” grain silo mural that reflects the city’s creative spirit. Nature lovers are drawn to Ojibway Island for riverfront relaxation, Hoyt Park for seasonal recreation like ice skating, and the nearby Shiawassee National Wildlife Refuge, which offers miles of scenic trails and wildlife viewing. Saginaw also boasts family-friendly attractions such as the Mid-Michigan Children’s Museum and hosts year-round community events, festivals, and farmers markets. With ongoing investment in redevelopment, a growing arts and culture scene, and a welcoming, resilient community, Saginaw stands as a proud example of a Midwestern city that honors its past while building a vibrant future.



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