

# RITE AID REDEVELOPMENT

3106 E. Saginaw Street / Lansing, MI



MID-AMERICA®  
Real Estate-Michigan, Inc.

## FOR LEASE



RETAIL OPPORTUNITY

# RITE AID REDEVELOPMENT



## Address

3106 E. Saginaw Street  
Lansing, MI 48912

## Availability

1,896 SF

## Co-Tenants



## Features

A rare opportunity for small shop space on Saginaw Street at the entrance of the Frandor Shopping Center. Join Smoothie King, Wing Stop, The Joint Chiropractic, Batteries Plus, and Shake Shack. Tenants in Frandor include: Kroger, Guitar Center, World Market, HomeGoods, Michaels, TJMaxx, Petco, ULTA, Panera Bread, and many more. Over 95,000 cars pass the site daily.

### **Traffic counts:**

- Saginaw Street: 25,757 VPD
- US-127: 62,595 VPD
- Clippert Street: 6,516 VPD

## Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	17,593	96,497	173,616
HOUSEHOLDS	7,455	38,590	74,036
AVG HOUSEHOLD INCOME	\$89,688	\$73,490	\$80,131
DAYTIME POPULATION	15,543	144,051	227,091

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Building 'B' Suites	
1A:  TACO BELL	2,150 SF
1B: Stylish Nails	1,450 SF
2: One Day Denture	1,920 SF
3: JCC Salon	1,200 SF
4/5: Hear USA	1,830 SF
6/7: Bento Asian Kitchen	1,569 SF
9/10:  Panera BREAD	2,770 SF

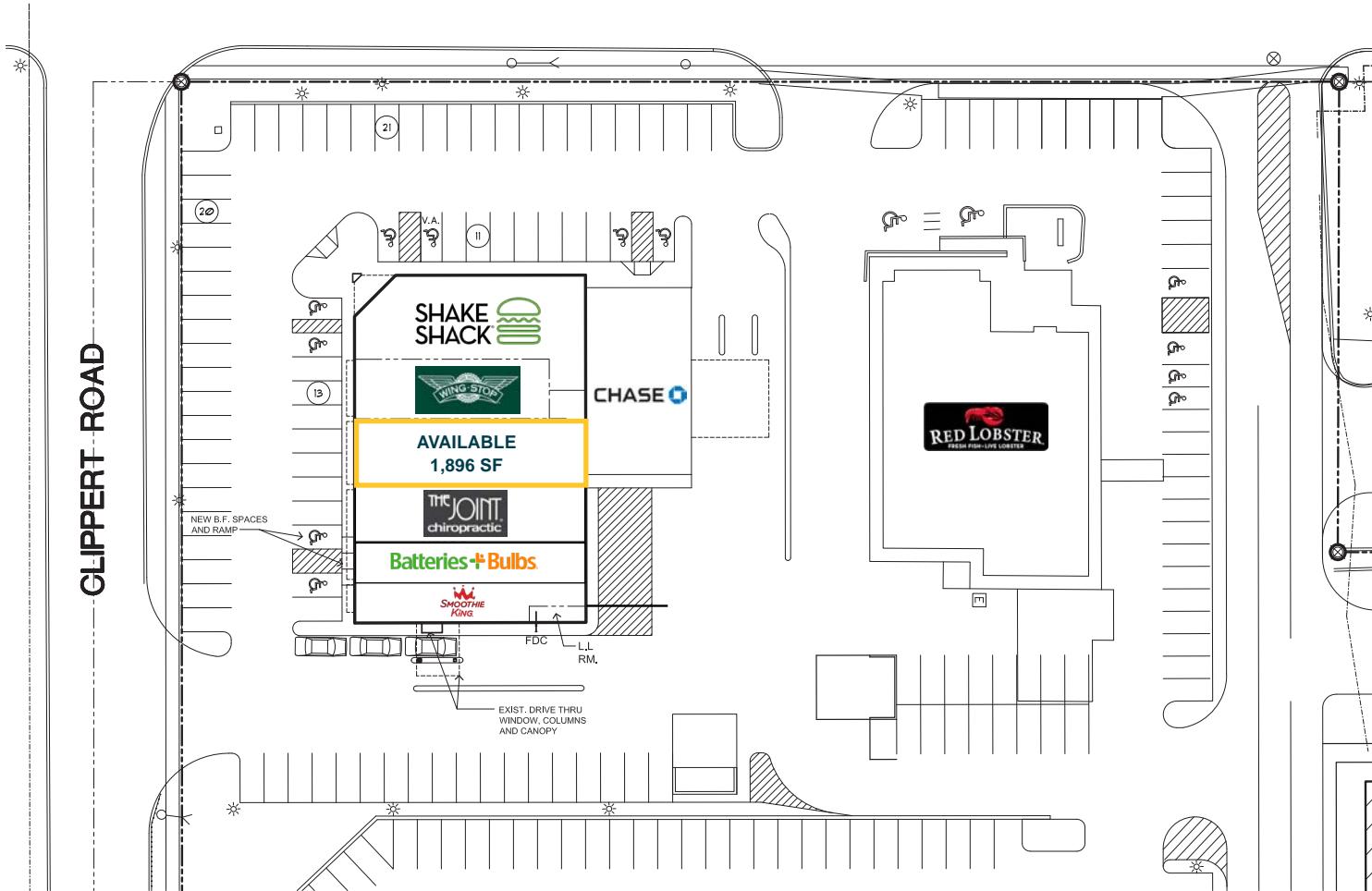
Building 'C' Suites	
1: Jewelry Doctor	2,000 SF
2:  Check n Go	1,726 SF
3: AVAILABLE	1,300 SF
4: Official Driving School	1,605 SF
5: Sparty's Coney Island	2,071 SF
6:  Planned Parenthood	3,000 SF
7: Aladdin's Restaurant	2,158 SF
8: King of the Grill Express	2,059 SF
9: Apple Jade	2,116 SF
10: AVAILABLE	2,269 SF
11:  edible	490 SF
12: BeYouTiful Jewelry	1,490 SF
13:  Sport Clips HAIRCUTS	1,457 SF
14: Larry Cushion Trophies	1,475 SF
15: Playing Picasso	5,000 SF
16: Prime Time Awards	3,000 SF
17: Acapulco Mexican Grill	1,800 SF
18A:  America's Best CONTACTS & GLASSES	3,600 SF
18B:  BLAZE PIZZA FAST-FIRED	6,641 SF



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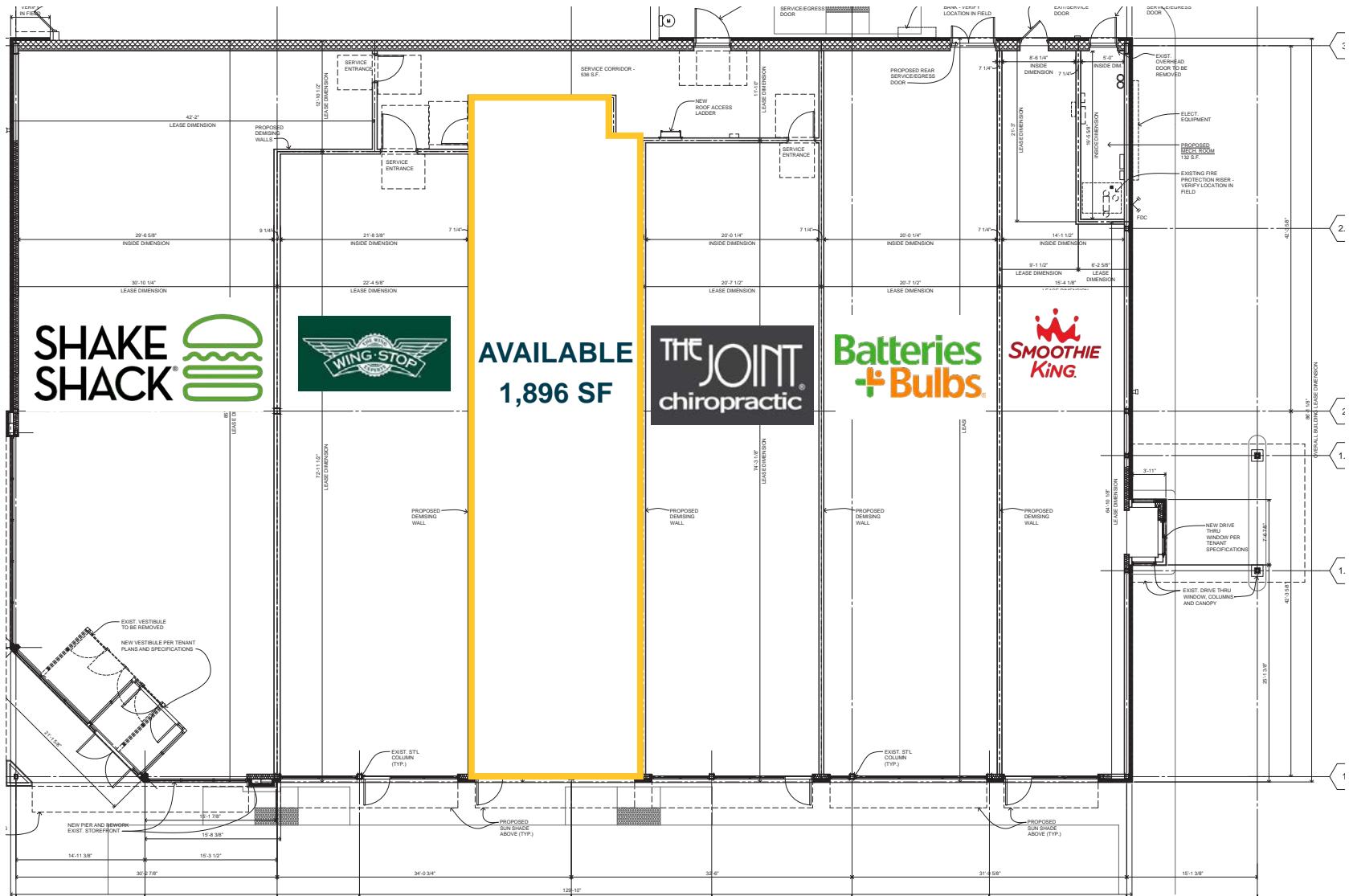


SAGINAW STREET



SITE PLAN

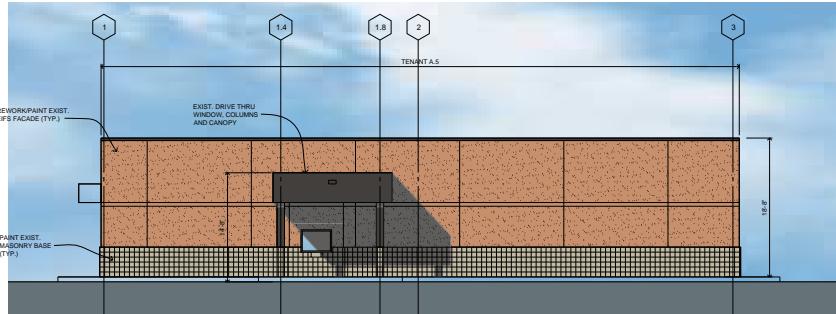
# RITE AID REDEVELOPMENT



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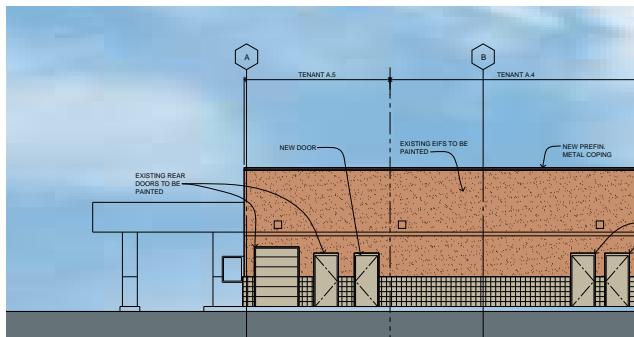


ELEVATIONS



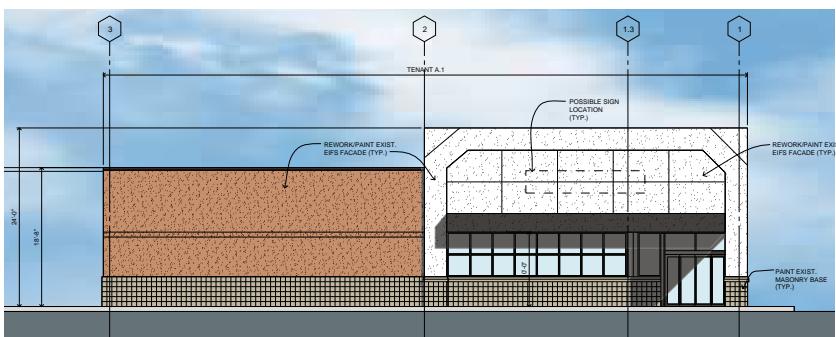
South Elevation

Scale: 1/8"=1'-0"



East Elevation

Scale: 1/8"=1'-0"



North Elevation

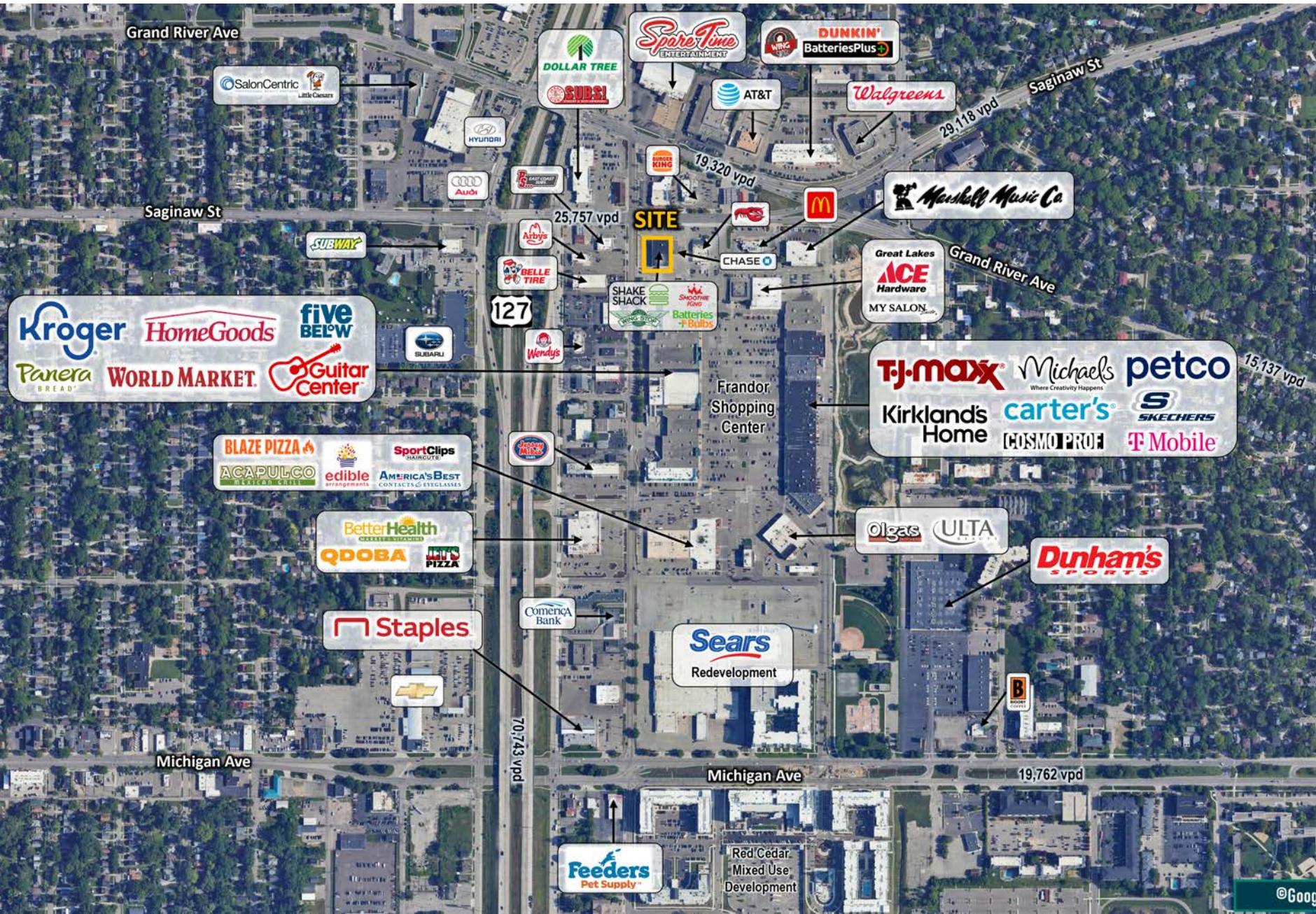
Scale: 1/8"=1'-0"



West (front) Elevation

Scale: 1/8"=1'-0"

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AERIAL

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