

RETAIL SPACE | FOR LEASE



# CARROLLTON CENTER

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$6.00 NNN
Property Type:	Retail
Building Size:	104,899 SF
Available SF:	833 - 35,000 SF
Lot Size:	8.58 Acres
Number of Units:	12
Renovated:	2001
Zoning:	B-3
Parking:	300+ Spaces
Store Frontage:	846'

## PROPERTY OVERVIEW

Legacy Commercial Group is pleased to offer over 58,000 SF For Lease in Saginaw, MI. Carrollton Center is a friendly neighborhood retail center with co-anchor tenants Save A Lot and Family Dollar. Save a Lot has recently undergone multiple renovations, which has further increased traffic to the site. The building consists of over 104,000 SF on 8.58 Acres. There are nearly 41,000 households and a population of over 100,000 within a 5 mile radius of the Shopping Center.

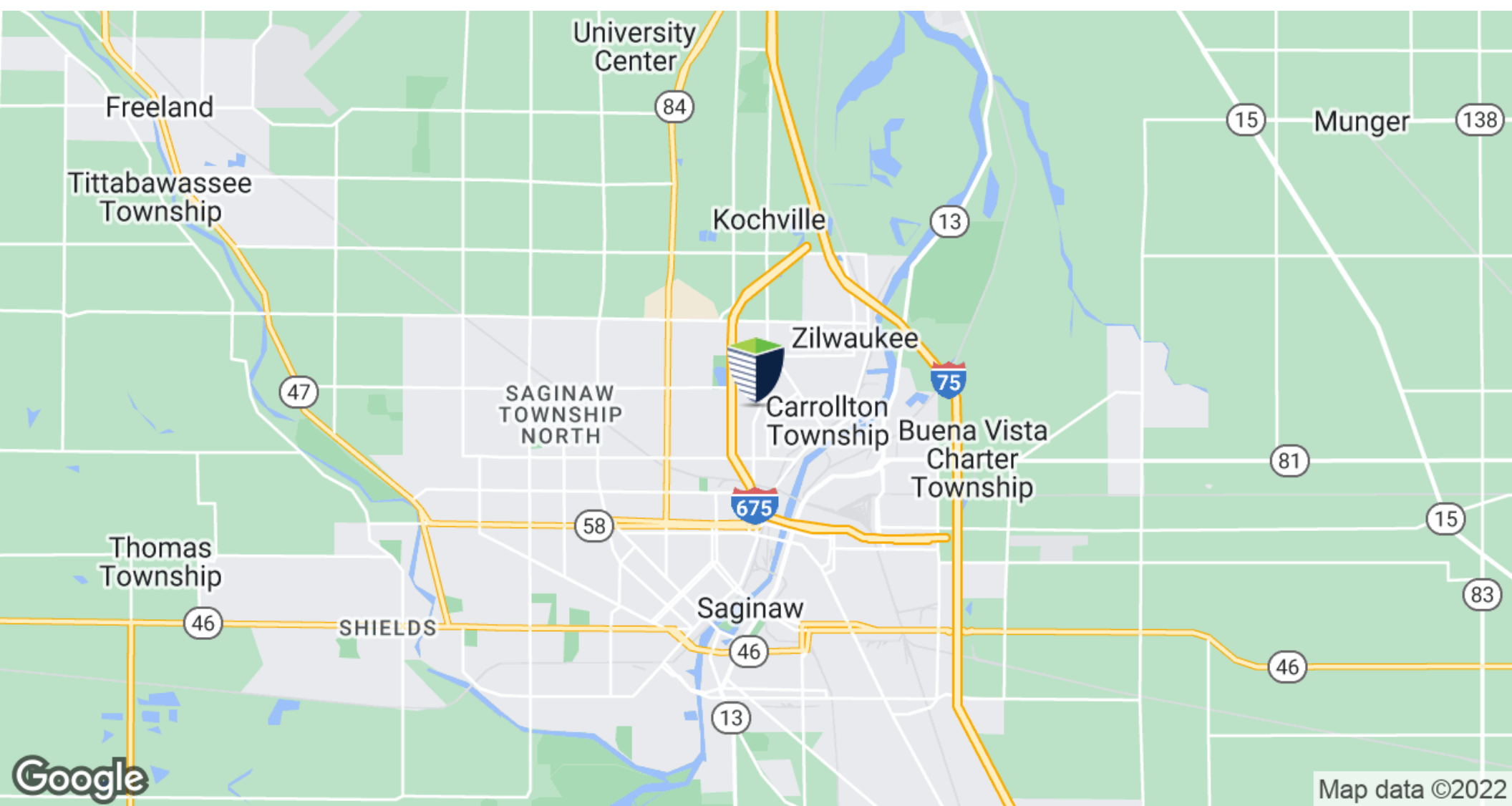
## LEASE HIGHLIGHTS

- Negotiable Lease Terms | Build to Suite Opportunities Available | Multiple Uses for Retail & Medical Office Tenants
- Ample SF Available for New Anchor Tenant | Up To 35,000 SF of Contiguous Space
- Exceptional Store Frontage & Visibility for All Tenants | 846 Ft of Frontage on Michigan Ave
- Ample Parking Directly in Front of All Suites | 300+ Parking Spaces with Multiple Ingress & Egress Options
- Carrollton Township Resides just 3 Miles Outside of Downtown Saginaw & Strategically Located Between I-675 & I-75 Expressways

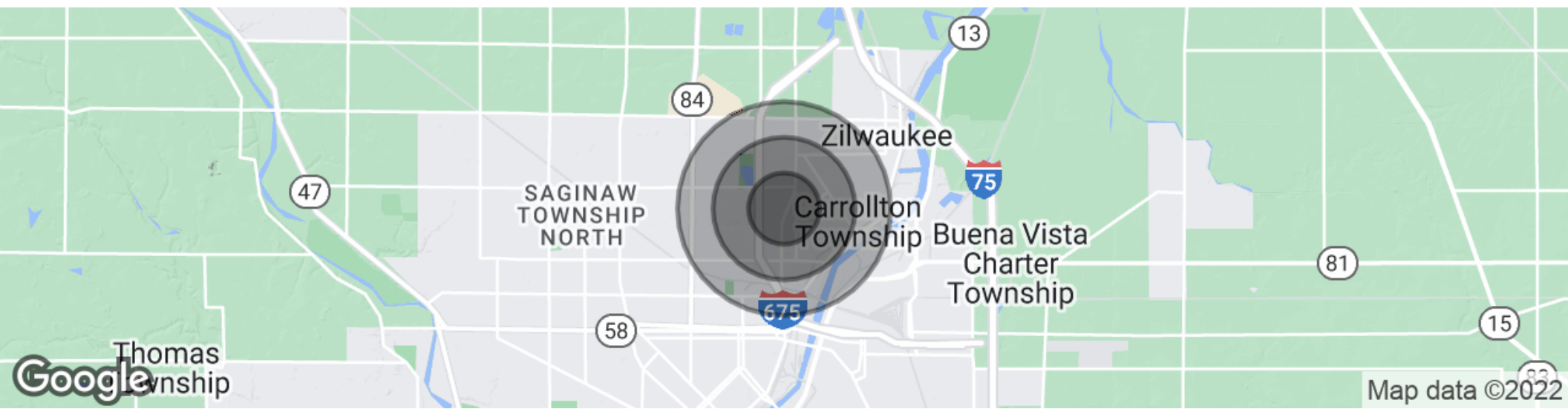
# ADDITIONAL PHOTOS



# REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,752	4,938	9,992
Average Age	40.5	35.8	34.5
Average Age (Male)	39.0	37.4	36.2
Average Age (Female)	41.1	35.9	34.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	852	2,352	4,719
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$46,956	\$44,720	\$44,496
Average House Value	\$77,712	\$73,145	\$67,300

\* Demographic data derived from 2020 ACS - US Census

# LEGACY COMMERCIAL GROUP

## RECENT TRANSACTIONS



**\$23,000,000**

**The Wilsonstown Shopping Center**



**\$10,000,000**

**Total Wine | Bed Bath & Beyond**



**\$5,143,000**

**Times Square & Central Park Retail Portfolio**



**\$4,825,000**

**United Rentals (2 Locations)**



**\$2,725,000**

**Houghton Lake Shopping Center**



**\$2,500,000**

**Taco Bell**

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