

BAY VALLEY

shopping center

2580 TITTABAWASSEE RD, SAGINAW, MI

Former Big Lots
27,055 SF Endcap



CBRE

FOR LEASE

executive summary

Bay Valley Shopping Center, a 197,703 square foot community center located on the corner of Tittabawassee Rd and I - 675 in Saginaw, MI. One of the main Retail hubs in eastern mid Michigan and drawing customers from neighboring cities like Bay City and Midland. Bay Valley Shopping Center sits in a prime retail node with an impressive tenant line-up, minimal retail competition, and shadow anchored by a strong performing Lowe's.

Bay Valley Shopping Center has a rich history of being one of the premier retail destinations in the area. The Property benefits from the underlying real estate fundamentals and top-tier location in the market utilizing the community center concept.



PROPERTY HIGHLIGHTS

- › 27,055 SF Endcap Available January 1st, 2025
- › 197,703 Community Center
- › Main retail corridor in Saginaw with traffic counts exceeding 27,000 VPD
- › Join tenant's Ashley Furniture, Hobby Lobby, and Airborne
- › Shadow anchored by Lowe's & Planet Fitness
- › Parking - Over 1000 Spaces
- › Zoning - B-3 General Intensive Commercial
- › Pylon Signage Available



LEASE RATE: \$9.75 NNN



NNN EXPENSES: \$2.21

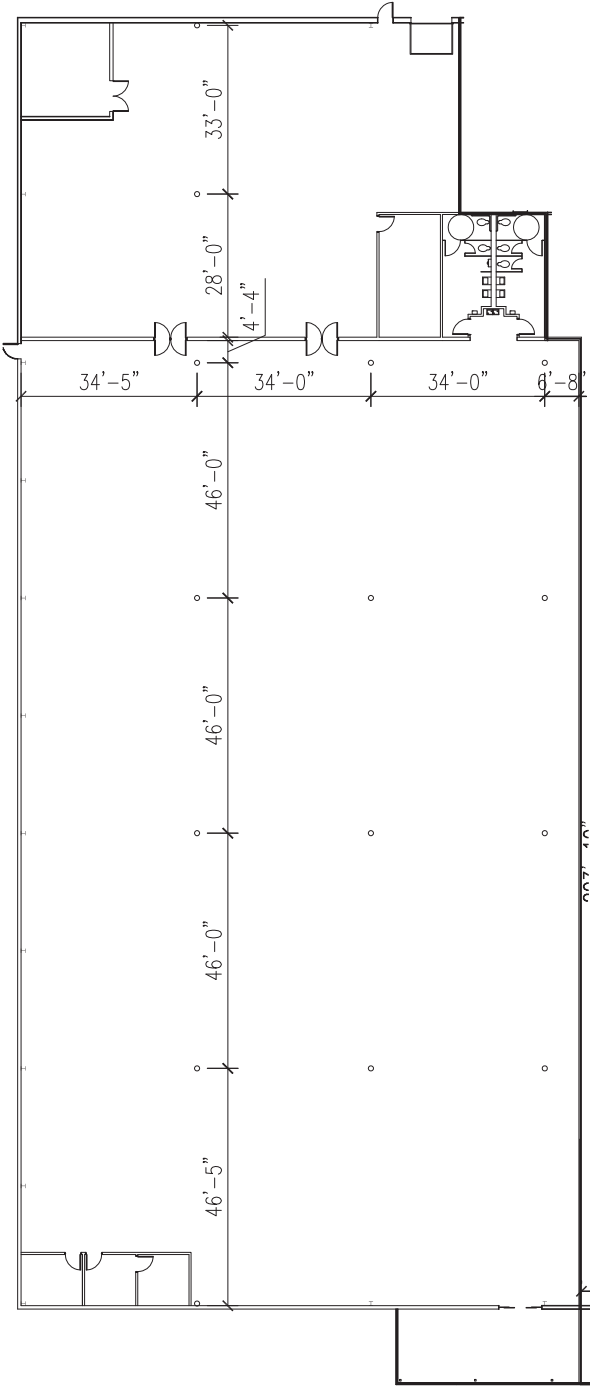


AVAILABLE IMMEDIATELY

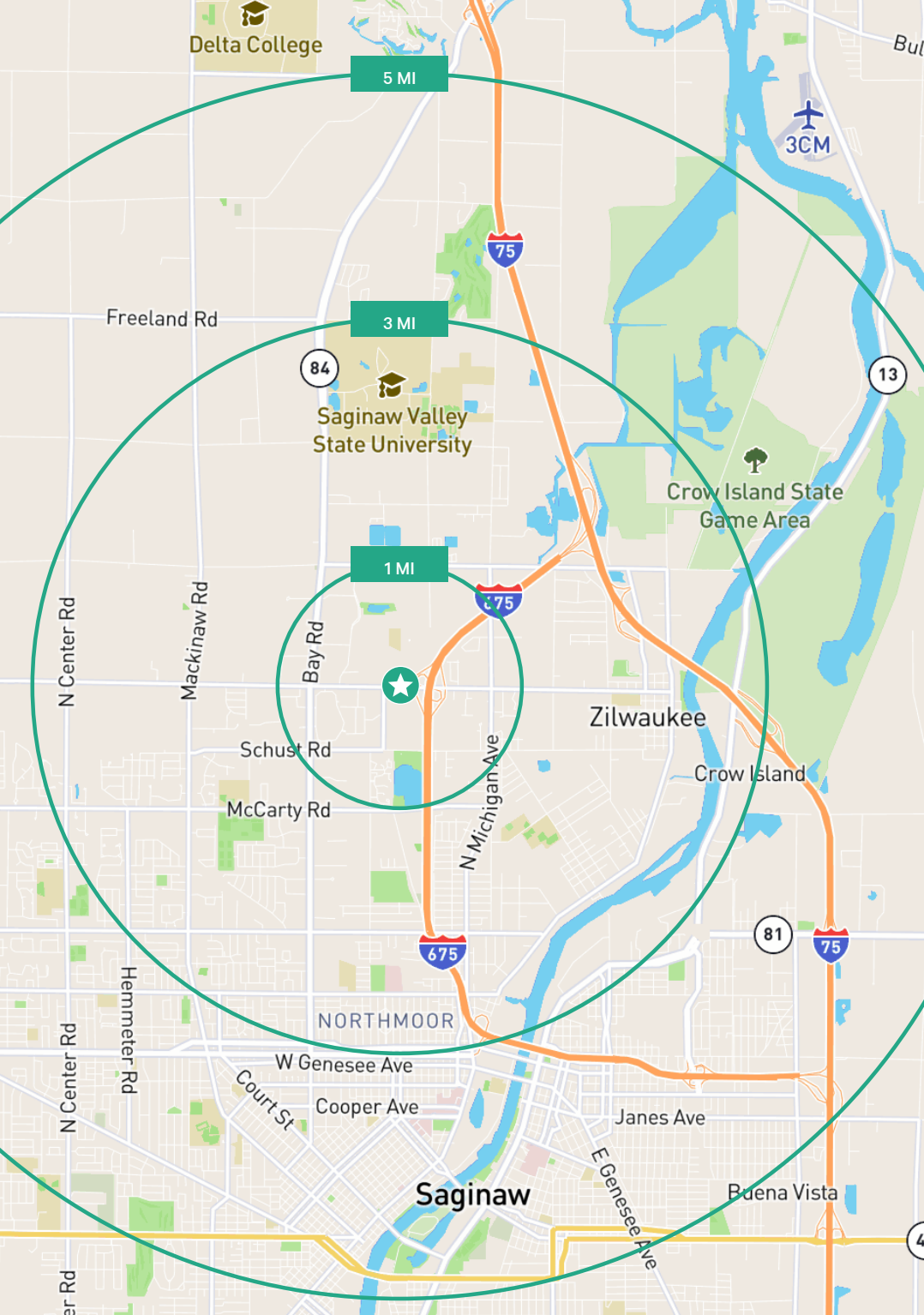
SITE PLAN



FLOOR PLAN







DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	1,898	26,959	78,072
2023 Daytime Population	11,160	37,667	98,610
GENERATIONS			
Generation Alpha	6.2%	7.8%	8.7%
Generation Z	33.6%	29.1%	24.9%
Millennials	24.1%	20.4%	21.9%
Generation X	13.9%	16.8%	18.0%
Baby Boomers	18.1%	20.3%	20.9%
Greatest Generations	4.1%	5.7%	5.7%
HOUSEHOLD INCOME			
Average Household Income	\$41,253	\$74,267	\$78,846
Median Household Income	\$30,873	\$50,837	\$52,209
HOUSING VALUE			
Median Home Price	\$95,543	\$119,384	\$127,913
Average Home Price	\$113,123	\$150,854	\$161,966
HOUSING UNITS			
Owner-Occupied Housing	27.5%	61.5%	60.4%
Renter-Occupied Housing	66.5%	31.3%	30.2%



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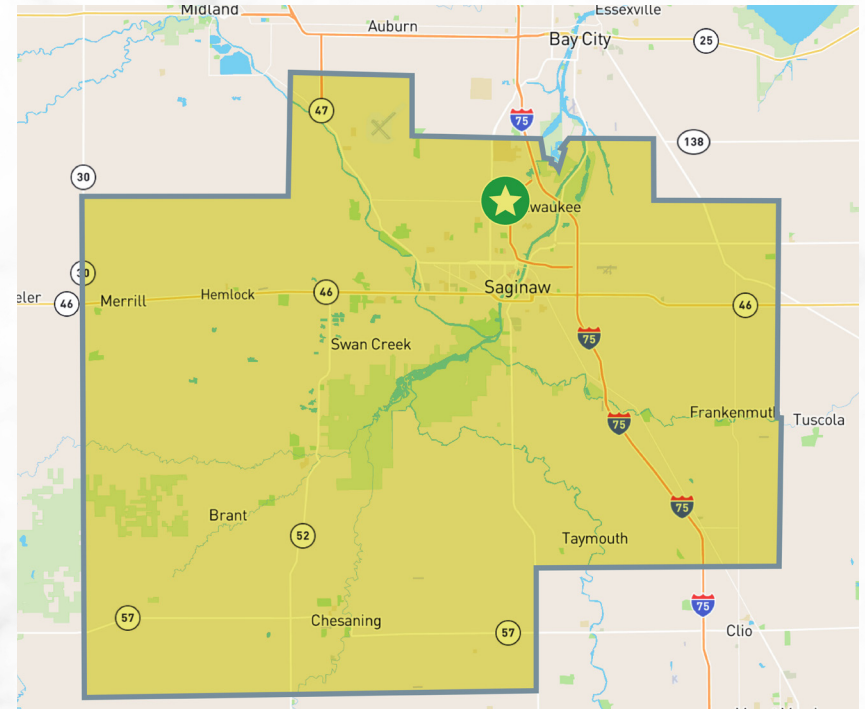
SAGINAW METROPOLITAN STATISTICAL AREA



- › The Saginaw, MI MSA is an attractive location for retail investors seeking a stable market with growth potential. The area has a population of almost 188,000, with a median age of 41.6, slightly higher than the national average, suggesting a mature, financially stable demographic. The region is culturally diverse, with a racial composition of 69.5% White, 18.3% Black or African American, and a growing Hispanic or Latino population of 9.4%.



- › The area has an estimated 78,479 households with a projected annual growth rate of 0.11%. The estimated median household income is \$56,804, somewhat lower than the national average but still indicative of a solid consumer base. Most housing units in the area are owner-occupied, suggesting a stable residential community. The area's labor force is robust, with a high employment rate of 93.7%, distributed across various occupational categories. This retail property in Saginaw, MI MSA, offers a fantastic opportunity for retailers to tap into a diverse, stable, and growing consumer base.



- › The Saginaw, MI Metropolitan Statistical Area boasts an impressive retail market potential, making it an ideal location for a retail property investment. With a projected 2023 population nearing 190,000 and over 78,000 households, the area exhibits strong consumer behavior across various sectors. Almost 90% of households own or lease a vehicle, indicating a high mobility among the population. Moreover, the frequent in-person and online banking activities show an active financial engagement.
- › The area's grocery sector shows promising figures, with over 40% of households spending \$150 or more per week at food stores. The health and personal care sector reflects a health-conscious population, with 80% having visited a doctor in the last year. The home improvement sector shows significant activity as well, indicating the residents' interest in maintaining and enhancing their living spaces. With a majority of adults dining out, attending movies, shopping online, and partaking in various leisure activities, the potential for a retail property in this area is substantial.

REGIONAL ECONOMIC DRIVERS

DOW CHEMICAL

Dow is one of the largest chemical manufacturers in the world and a significant employer in the region. The company produces a wide range of products, including plastics, chemicals, and agricultural products.

As a major employer, Dow contributes significantly to the local economy. The company offers a variety of job opportunities in areas such as research and development, manufacturing, sales, and corporate functions. Dow's presence also indirectly supports many other local businesses and industries, from suppliers to service providers.

MYMICHIGAN MEDICAL

MyMichigan Health is a non-profit health system, affiliated with Michigan Medicine, the health care division of the University of Michigan. As one of the largest employers in the area, MyMichigan Health plays a significant role in the regional economy. The health system offers a wide variety of job opportunities, from clinical roles like doctors and nurses, to administrative and support roles.

MyMichigan Health's presence also contributes to the overall health and well-being of the community, which is a key factor in regional economic development. By providing high-quality health care services, MyMichigan Health helps to create a community that is attractive to other businesses and residents.

GENERAL MOTORS

General Motors (GM) is a multinational corporation headquartered in Detroit, Michigan, and is one of the world's largest auto manufacturers. In the Mid-Michigan region, specifically in Saginaw County, GM has had a notable presence for many years. The company had a large manufacturing complex in Saginaw, known as Saginaw Metal Casting Operations, which has been operational since the 1910s, producing engine blocks and cylinder heads for several GM lines.

MAJOR EMPLOYERS

WORKFORCE

MANUFACTURING

Dow Chemical	92,281
Schmidt Industries	1,350

HEALTHCARE

MyMichigan Medical Center	15,000
Covenant Medical Center	9,500
Hurley Medical Center	2,420
Ascension Genesys Outreach Lab	6,000
Ascension St Mary's Hospital	2,500
Ascension Genesys Hospital	3,000

AUTOMOTIVE

General Motors	6,127
Nexteer Automotive Group	3,500

RESORTS

Soaring Eagle Casino & Resort	4000
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