



Burkhart

OFFERING MEMORANDUM

820 N. Michigan
Saginaw MI 48602



COMMERCIAL & INDUSTRIAL
REAL ESTATE
SINCE 1964

Burkhart

CONTENTS

01 Executive Summary

Executive Summary	5
Location Summary	6

02 Property Description

Property Features	8
Aerial Map	9

03 Demographics

Demographics	11
Demographic Charts	12

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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01 Executive Summary

Offering Summary

Location Summary

BURKHART

OFFERING SUMMARY

ADDRESS	820 N. Michigan Saginaw MI 48602
COUNTY	Saginaw
MARKET	Saginaw
SUBMARKET	Saginaw Valley
NET RENTABLE AREA (SF)	3,243
LAND SF	12,632 SF
YEAR RENOVATED	2005
APN	15014000000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$260,000
PRICE PSF	\$80.17

DEMOGRAPHICS

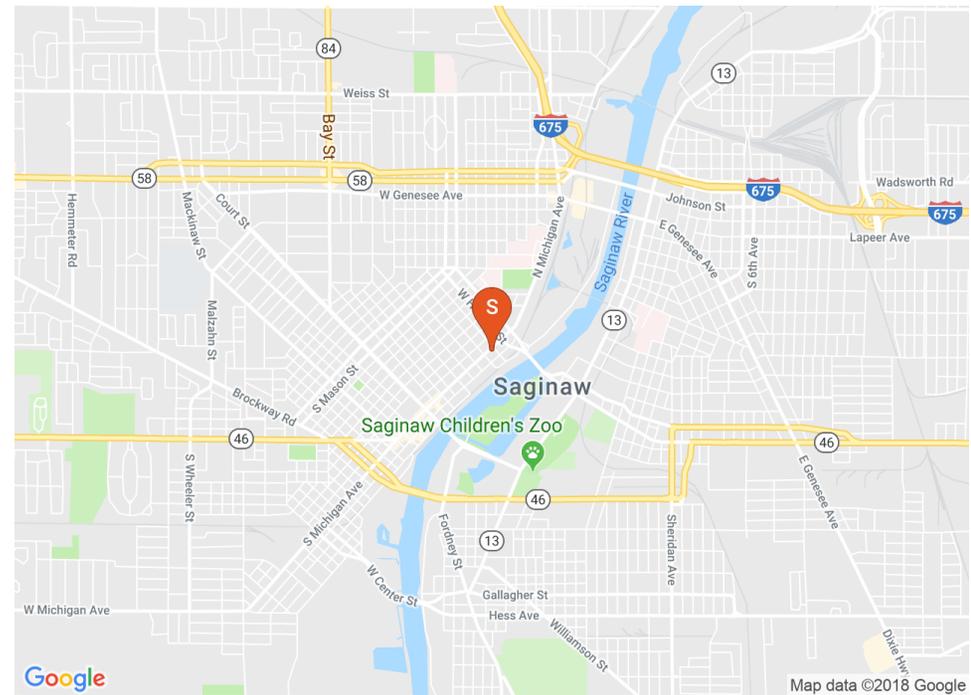
	1 MILE	3 MILE	5 MILE
2017 Population	9,618	68,827	106,021
2017 Median HH Income	\$27,801	\$34,421	\$38,426
2017 Average HH Income	\$39,681	\$48,939	\$54,479



Regional Map



Locator Map





02 Property Description

Property Features

Aerial Map

Parcel Map

Property Images

BURKHART

Site Description

NUMBER OF TENANTS	1
NET RENTABLE AREA (SF)	3,243
LAND SF	12,632
LAND ACRES	0.29
YEAR RENOVATED	2005
# OF PARCELS	1
ZONING TYPE	Riverfront Mixed Use
BUILDING CLASS	A
LOCATION CLASS	A
TOPOGRAPHY	Level
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	96 X 120
NUMBER OF PARKING SPACES	Adequate
TYPICAL FLOOR SF	1,621
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ADA COMPLIANT	Yes
SUBTERRANEAN PARKING	No
CEILING HEIGHT	8

NEIGHBORING PROPERTIES

NORTH	Office
SOUTH	Office
EAST	Office
WEST	Office

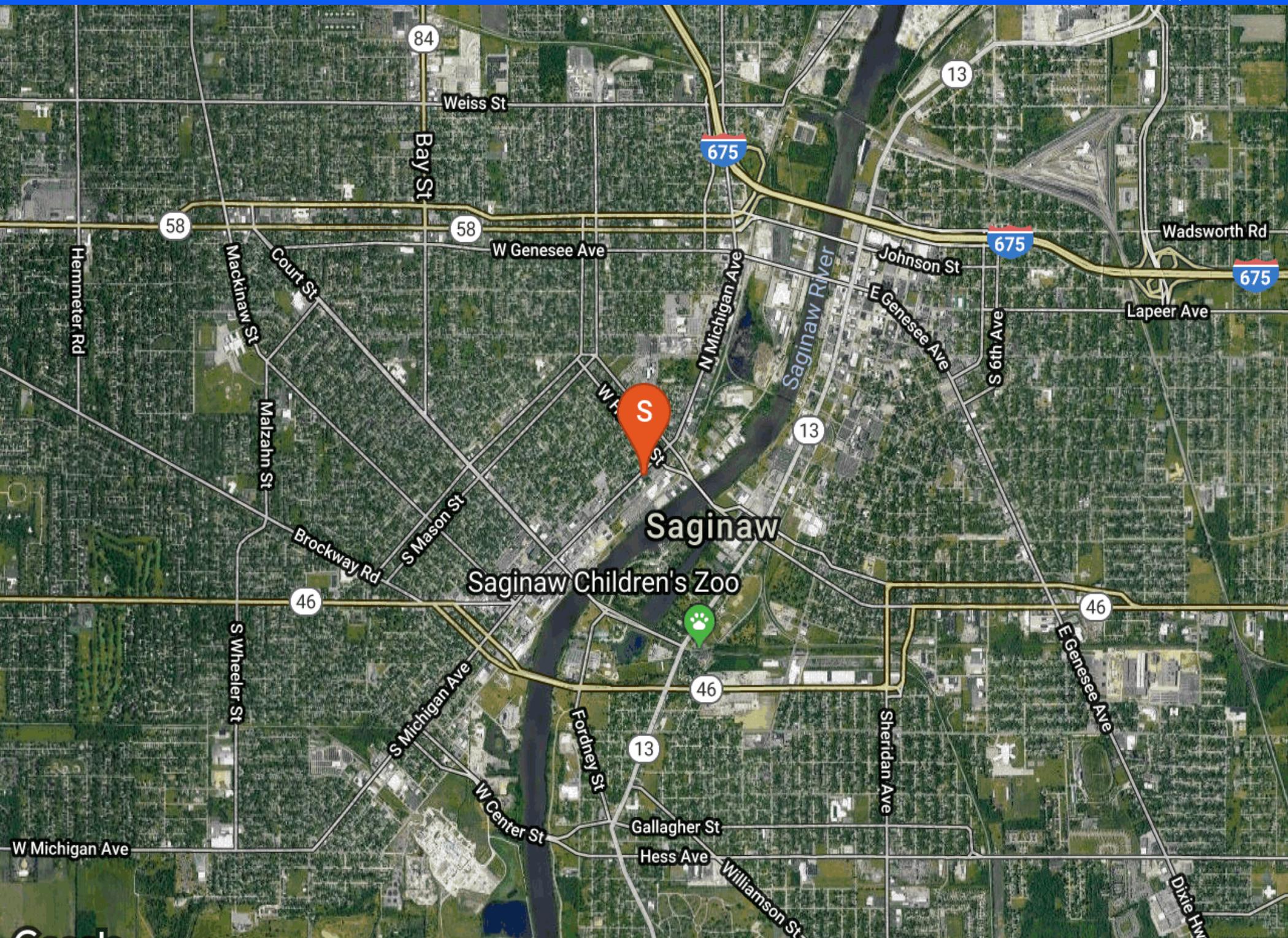
MECHANICAL

HVAC	Gas
FIRE SPRINKLERS	None
ELECTRICAL / POWER	Consumers
LIGHTING	Florecent

CONSTRUCTION

FOUNDATION	Block
FRAMING	Wood
EXTERIOR	Brick and Vinal
PARKING SURFACE	Asphalt
ROOF	Asphalt
LANDSCAPING	Shrubs
WINDOWS	Insulated





Saginaw Children's Zoo

Saginaw



03

Demographics

Demographic Details

Demographic Charts

BURKHART

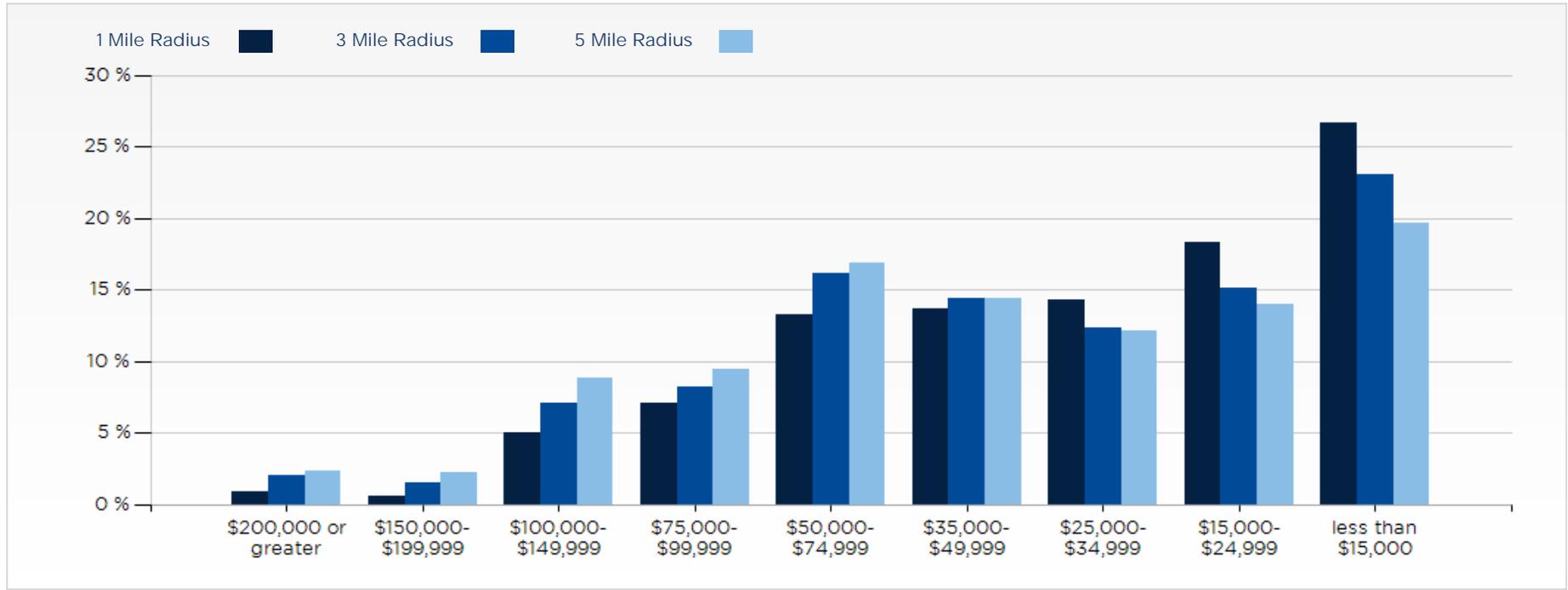
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,989	84,139	123,468
2010 Population	10,046	72,540	110,856
2017 Population	9,618	68,827	106,021
2022 Population	9,343	66,704	103,025
2017 African American	3,275	25,882	33,479
2017 American Indian	55	355	516
2017 Asian	71	616	1,801
2017 Hispanic	1,622	9,627	12,924
2017 White	5,075	35,371	61,548
2017 Other Race	545	3,356	4,261
2017 Multiracial	594	3,216	4,367
2017-2022: Population: Growth Rate	-2.90 %	-3.10 %	-2.85 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	919	6,341	8,610
\$15,000-\$24,999	633	4,155	6,112
\$25,000-\$34,999	492	3,407	5,300
\$35,000-\$49,999	472	3,961	6,282
\$50,000-\$74,999	459	4,445	7,381
\$75,000-\$99,999	244	2,262	4,138
\$100,000-\$149,999	175	1,956	3,875
\$150,000-\$199,999	20	424	999
\$200,000 or greater	33	552	1,019
Median HH Income	\$27,801	\$34,421	\$38,426
Average HH Income	\$39,681	\$48,939	\$54,479

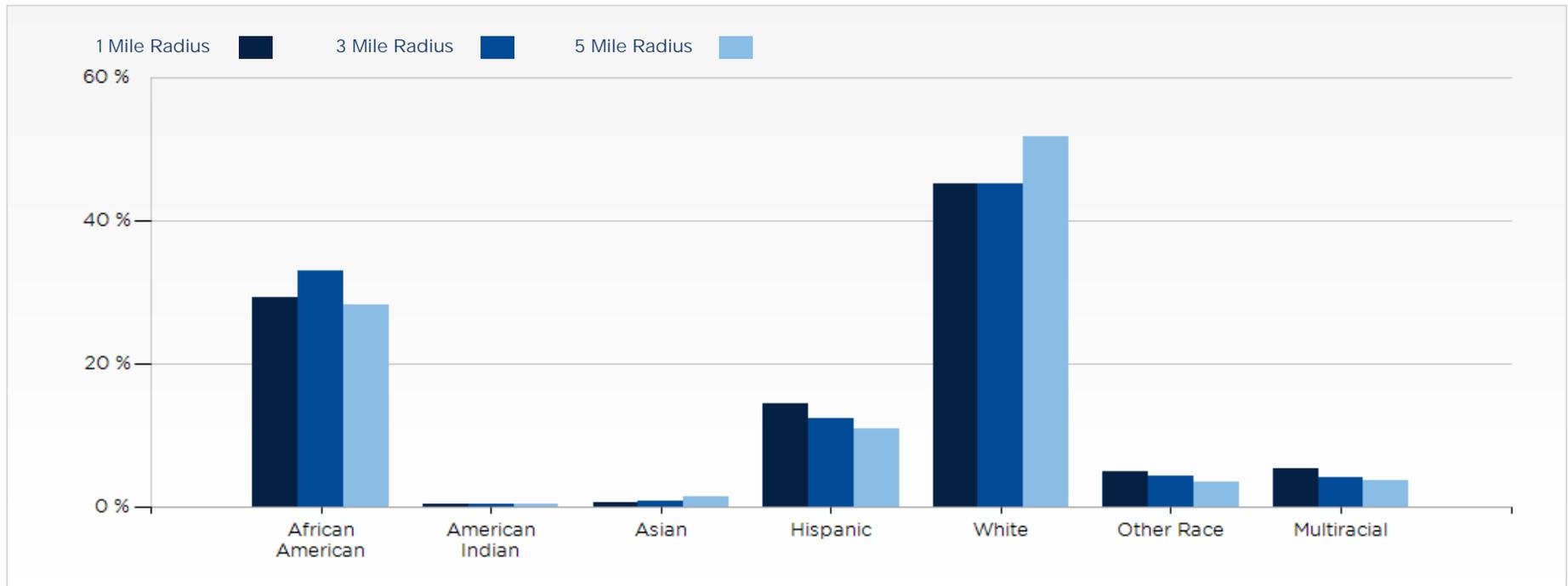
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,917	35,426	52,261
2010 Total Households	3,612	28,800	45,374
2017 Total Households	3,448	27,503	43,717
2022 Total Households	3,345	26,716	42,596
2017 Average Household Size	2.57	2.43	2.37
2000 Owner Occupied Housing	2,451	21,470	32,022
2000 Renter Occupied Housing	1,950	10,992	16,576
2017 Owner Occupied Housing	1,664	16,648	26,594
2017 Renter Occupied Housing	1,784	10,855	17,123
2017 Vacant Housing	1,027	5,917	7,427
2017 Total Housing	4,475	33,420	51,144
2022 Owner Occupied Housing	1,626	16,290	26,144
2022 Renter Occupied Housing	1,719	10,426	16,451
2022 Vacant Housing	1,133	6,766	8,648
2022 Total Housing	4,478	33,482	51,244
2017-2022: Households: Growth Rate	-3.00 %	-2.90 %	-2.60 %



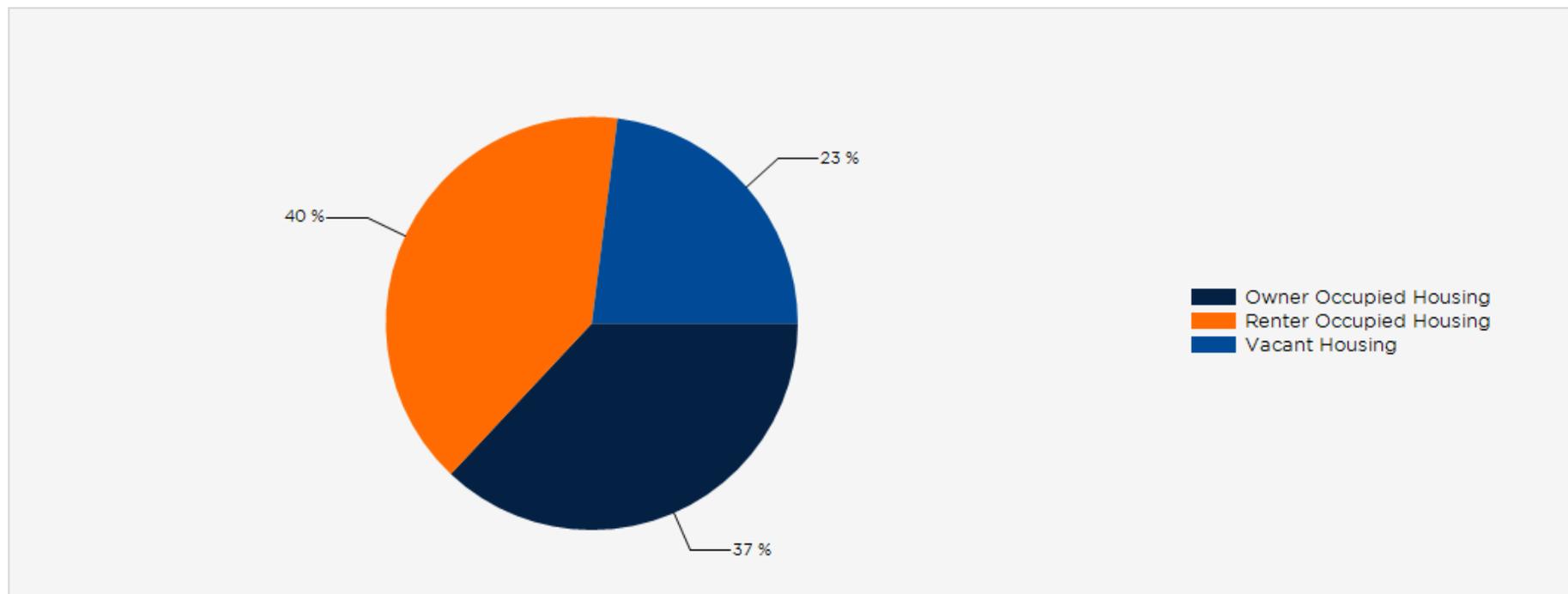
2017 Household Income



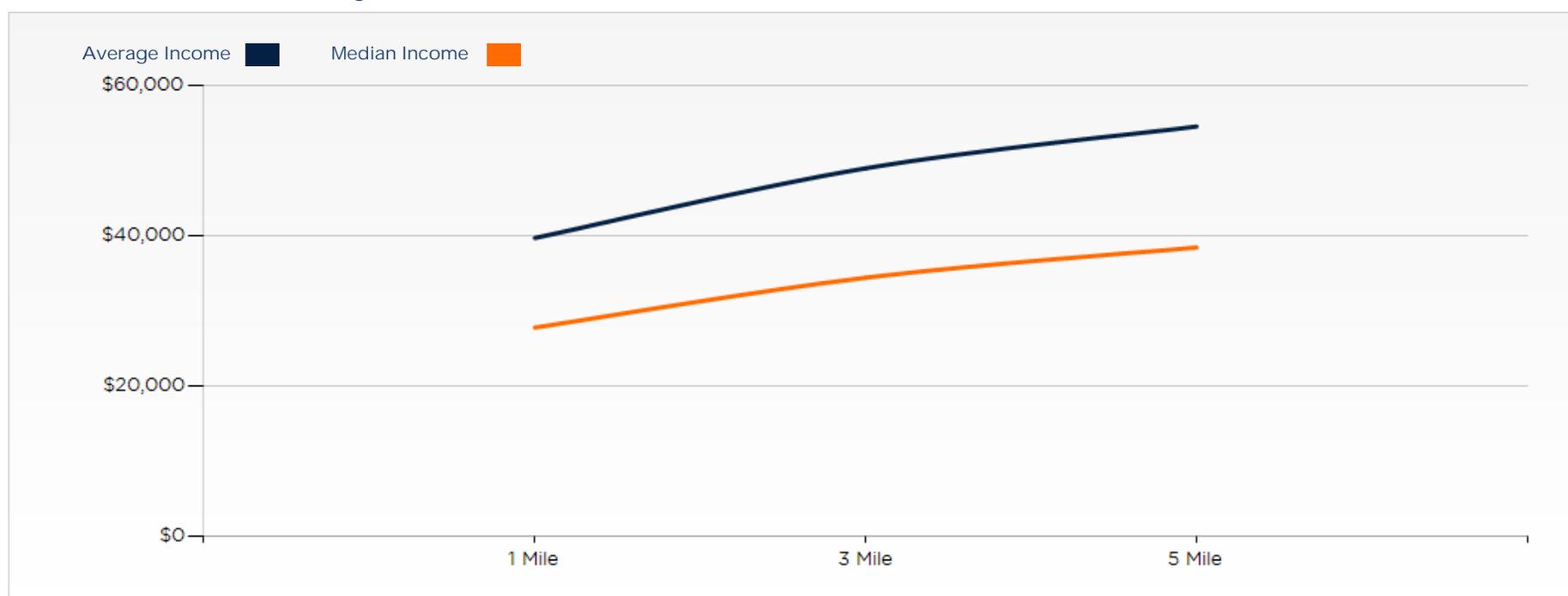
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



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