

# FASHION SQUARE MALL

4865 FASHION SQUARE MALL | SAGINAW | MI



NATIONAL RETAILERS | HIGH TRAFFIC CORRIDOR | PRIME SAGINAW LOCATION

# Property Overview

Address:	4865 Fashion Square Mall Saginaw MI 48604
Site Acres:	41.91 acres
Total Leasable Area:	530,294 sqf
Anchor Tenants:	JC Penney, Macy's
Major Tenants:	Victorias Secret, H&M, Kay Jewelers
Parking:	1,955 autos
VPD:	24,648 along Tittabawassee Road 19,907 along Bay Road

**FASHION SQUARE MALL**  
530,000 SF REGIONAL MALL | NATIONAL BRAND LINEUP |  
HIGH-VISIBILITY SAGINAW LOCATION



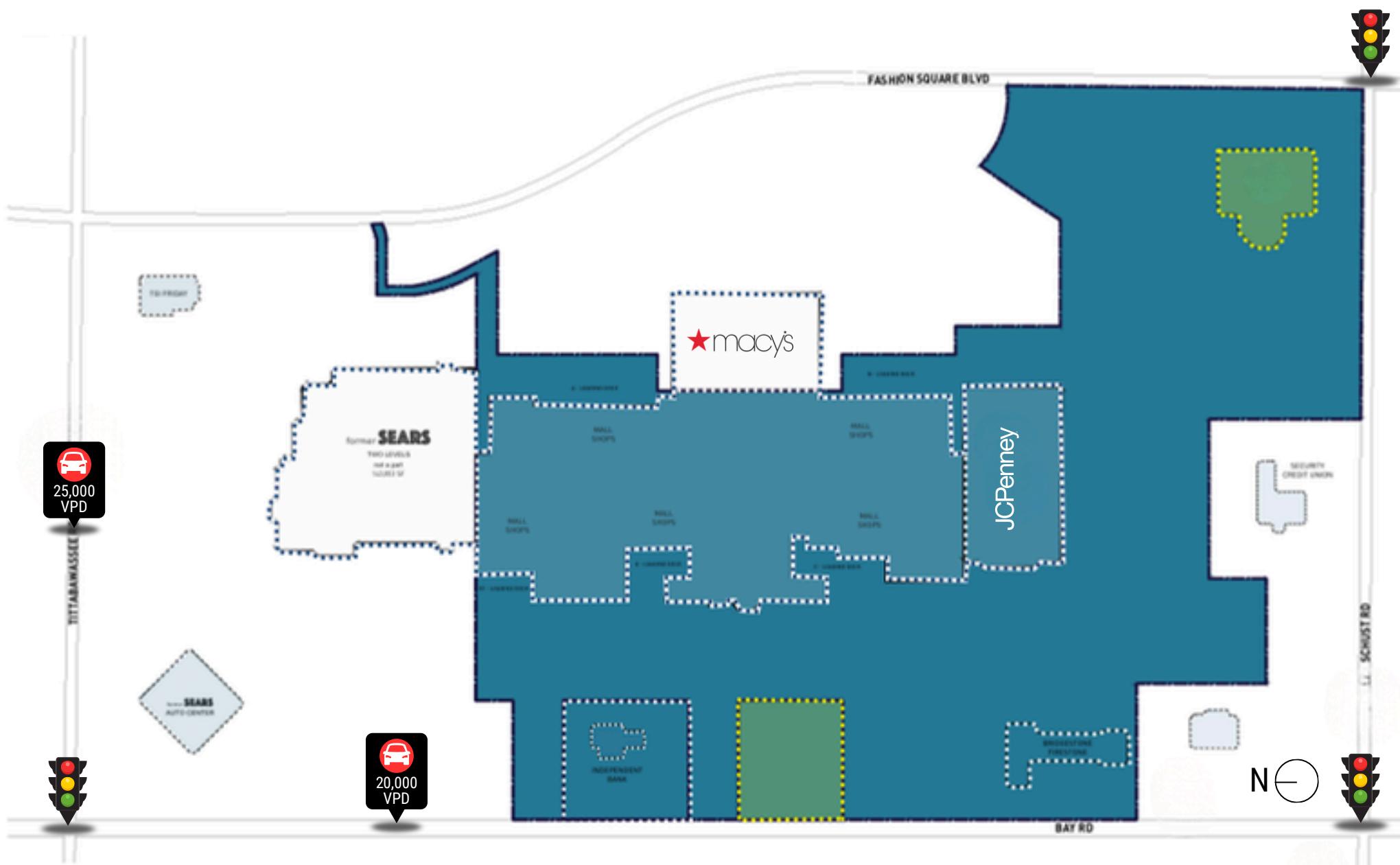
The image shows an aerial view of the Fashion Square Mall complex. The mall features a large, modern building with a yellow and white facade. A parking lot in front of the mall is filled with numerous cars. In the background, there is a mix of residential and commercial buildings under a clear blue sky. Overlaid on the image are logos for several anchor tenants: Macy's (red star), KAY Jewelers (yellow diamond), JCPenney (red text), FINISH LINE (blue text), JOURNEYS (white script), HOT TOPIC (black text), Bath & Body Works (blue text), and Auntie Anne's (yellow and blue logo). The mall is located in a suburban area with a mix of green spaces and other buildings.



# SITE AERIAL



# SITE PLAN





**SUMMIT**  
PROPERTIES USA

FASHION SQUARE MALL

# LOCATION & DEMOGRAPHIC



	5 MILE	10 MILES	20 MILES
<b>POPULATION</b>			
2024 Estimated Population	85,061	181,970	330,897
2029 Projected Population	83,531	179,482	326,527
2023 Census Population	86,504	181,950	331,161
<b>HOUSEHOLDS &amp; GROWTH</b>			
2029 Projected Households	35,229	75,451	136,956
2023 Census Households	36,103	75,980	138,743
<b>RACE &amp; ETHNICITY</b>			
2024 Est. Caucasian	65.7%	69.8%	79.8%
2024 Est. African American	18.5%	17%	9.8%
2024 Est. Asian or Pacific Islander	1.5%	0.8%	0.8%
2024 Est. Hispanic	7.8%	6.5%	4.7%
2024 Est. Other Races	6.5%	5.9%	4.8%
<b>INCOME</b>			
2024 Estimated Average Household Income	\$79,821.47	\$75,944.78	\$84,076.09
2024 Estimated Median Household Income	\$55,703.14	\$54,069.38	\$61,822.56
2024 Estimated Per Capita Income	\$34,572.95	\$32,701.17	\$35,884.41
<b>BUSINESSES &amp; EMPLOYEES</b>			
2024 Estimated Total Businesses	2,705	4,745	9,404
2024 Estimated Total Employees	45,362	71,735	108,490

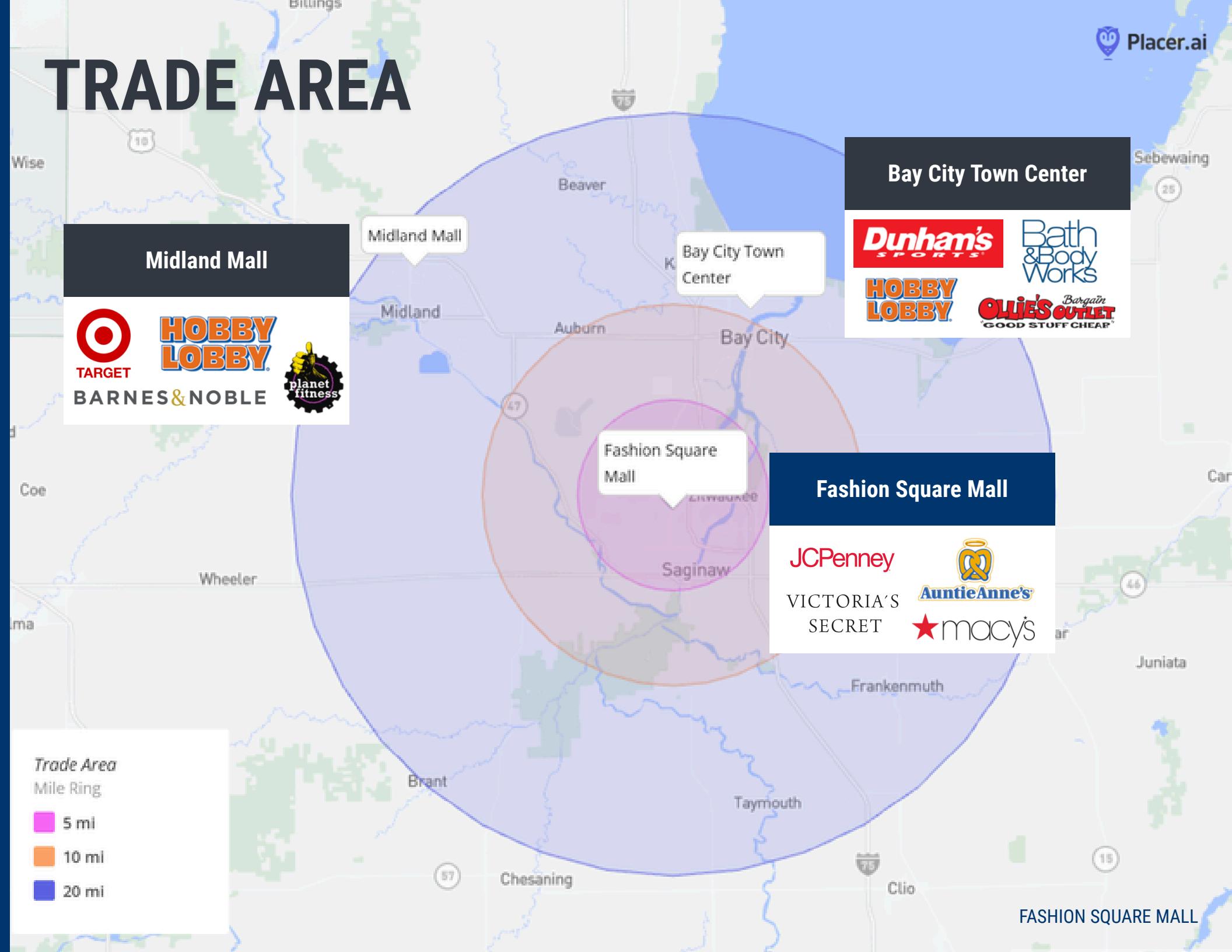
## SAGINAW, MICHIGAN

The City of Saginaw sits along the Saginaw River in central Saginaw County and serves as a major community within Michigan's Great Lakes Bay Region. Its location near I-75 and M-46 provides easy access to nearby townships and regional destinations. The city features a mix of historic neighborhoods, suburban areas, commercial districts, and long-established industrial zones.

Saginaw blends small-city charm with a range of cultural and recreational amenities, including the Temple Theatre, Castle Museum, Saginaw Art Museum, and the Dow Event Center. Residents enjoy riverfront parks, trails, festivals, and a growing selection of local dining and shopping. Nearby institutions like Saginaw Valley State University and Delta College enhance the area's educational and cultural landscape.

The local economy is driven by manufacturing, healthcare, logistics, and service industries, with significant employers in automotive production, food processing, and advanced technologies. Major medical centers also contribute to job growth. With its central location and strong industrial base, Saginaw remains an important economic hub in Mid-Michigan.

# TRADE AREA



Trade Area  
Mile Ring

- 5 mi
- 10 mi
- 20 mi

FASHION SQUARE MALL

# AVAILABLE PAD SITE



# AVAILABLE PAD SITE





Pad Site  
Available