

DOLLAR TREE

3560 DIXIE HWY, SAGINAW, MI 48601

9,600 SF FREE STANDING RETAIL PROPERTY

FOR SALE
OR LEASE



GEORGE ABRO

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Saginaw, Michigan. This 9,600 SF free-standing building, zoned B-2, presents a remarkable chance for retail or commercial expansion. Situated in the heart of Saginaw, this property offers unparalleled visibility and accessibility, making it ideal for a variety of retail businesses. With ample space for customization, this property holds great potential for prospective investors or tenants looking to establish a strong presence in this thriving area. Don't miss out on the opportunity to secure or lease a strategic position in Saginaw's commercial landscape.

PROPERTY HIGHLIGHTS

- Prime location on busy Dixie Highway.
- Spacious interior with open layout.
- Ample parking for customers and employees.
- Modern, updated facade and exterior.
- High visibility for excellent exposure.
- Close proximity to major highways and amenities.

LOCATION DESCRIPTION

Located in the bustling city of Saginaw, MI, the area surrounding the property offers a vibrant mix of amenities and attractions. Within close proximity, tenants can enjoy convenient access to popular dining options such as Jake's Old City Grill and Intermission Deli. Additionally, The Saginaw Art Museum and The Dow Event Center provide cultural and entertainment opportunities for professionals looking to unwind after work. With a blend of historic charm and modern convenience, the location provides an ideal setting for tenants seeking a dynamic and engaging environment for their office or office building.

OFFERING SUMMARY

Sale Price:	\$500,000
Lease Rate:	\$10 SF/yr (NNN)
Available SF:	9,600 SF
Lot Size:	36,164 SF

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AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

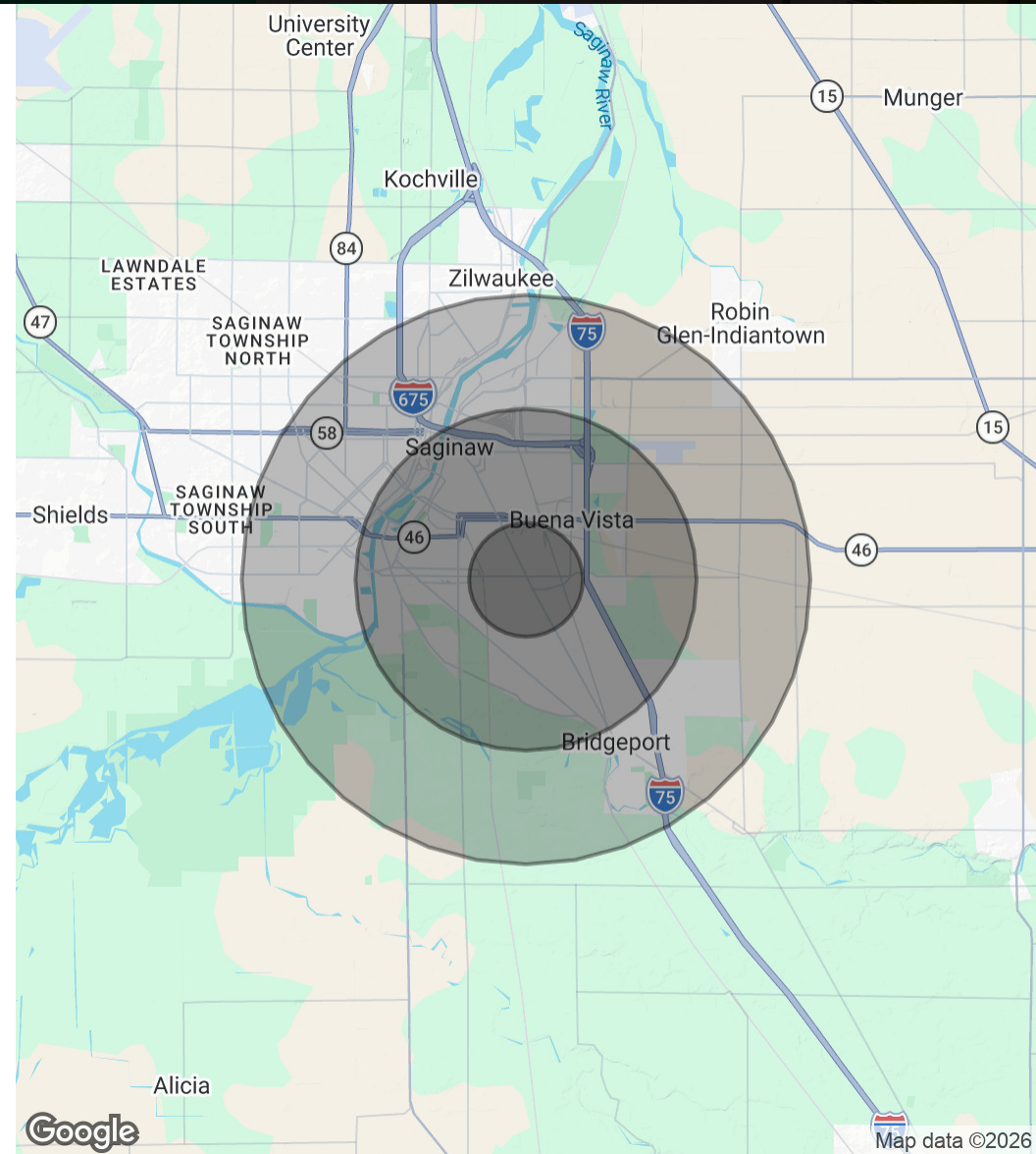
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,617	29,124	68,711
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,926	12,369	28,951
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$37,224	\$42,439	\$52,152
Average House Value	\$54,328	\$66,906	\$86,204
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,318	7,135	30,381
Total Population - Black	4,437	17,804	27,341
Total Population - Asian	16	95	358
Total Population - Hawaiian	1	14	26
Total Population - American Indian	56	189	482
Total Population - Other	287	1,409	3,483

2020 American Community Survey (ACS)



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