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## Property Information

SF Available	2,752 SF
Lot Size	1.12 Acres
Zoning	B-1 Commercial
Year Built	1995
Frontage	125' (E Saginaw)
Traffic Counts (2022)	21,399 VPD (W Saginaw Hwy) 12,775 VPD (N Hartel Rd)
Parcel #	400-014-200-010-00
SEV (2022)	\$289,500
Taxable Value (2022)	\$253,239
Annual Taxes (2023)	\$17,129.00
Lease Service (Modified Gross)	Tenant pays snow removal, lawn care and utilities  Landlord pays taxes
Amenities	Waiting area, rest room, and office with shower



Sale Price

\$399,000.00 Lease Price \$13.08/SF Modified Gross (\$3,000/Month)

## Demographics







Population (1 Mile)

5,573

(3 Mile)

15,088

(5 Mile)

28,542

Avg Household

Income

(1 Mile)

\$107,245 (3 Mile)

\$111,571

(5 Mile)

\$106,582

Median Age

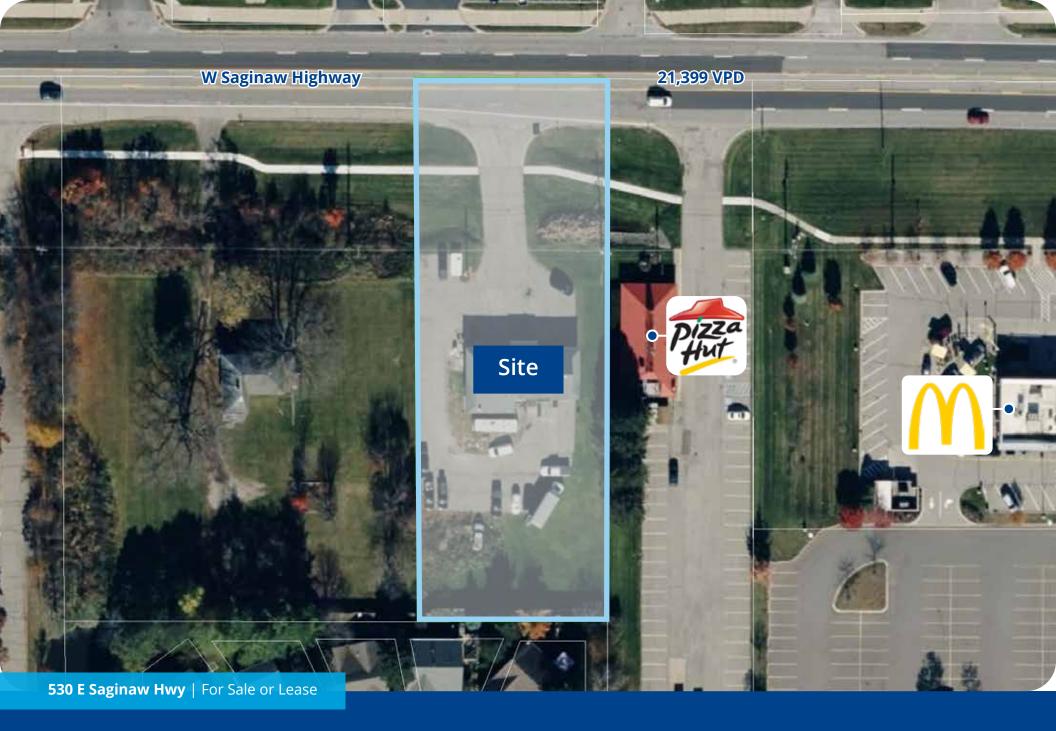
(1 Mile) 45.3

(3 Mile)

44.0

(5 Mile)

44.0



Aerial



Property Gallery - (3) 10'x12' and (3) 10'x10' overhead doors





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**530 E Saginaw Hwy** | For Sale or Lease

## Location

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