

DEVELOPMENT SITE

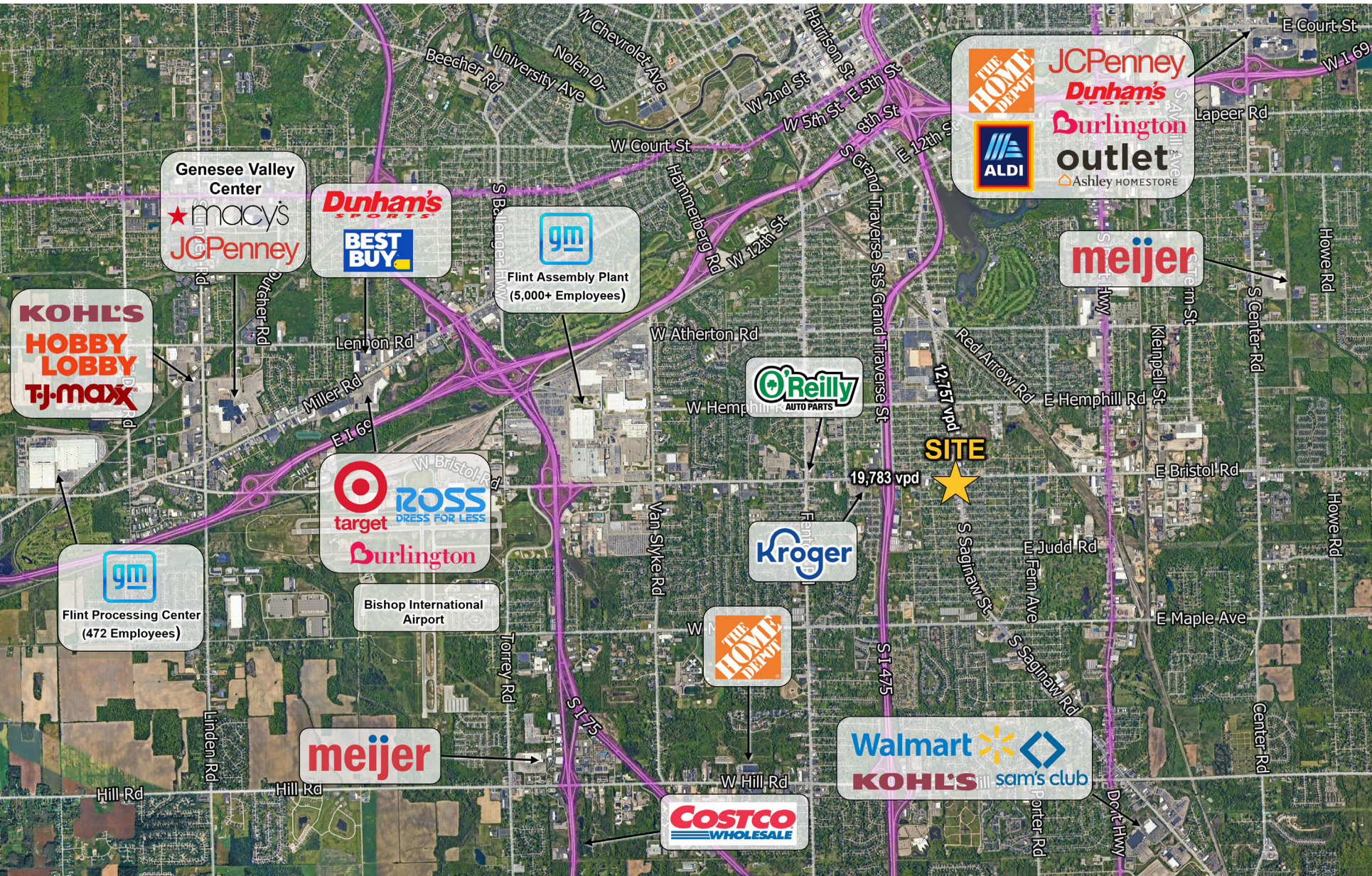
3.29 ACRES ON THE HARD CORNER OF SAGINAW STREET & BRISTOL ROAD

4014 Saginaw Street / Burton MI



MID-AMERICA®
Real Estate-Michigan, Inc.

FOR SALE & LEASE



RETAIL OPPORTUNITY

DEVELOPMENT SITE



Address

4014 Saginaw Street
Burton, MI 48529

Availability

40,500 SF
3.29 AC

Features

Located along S. Saginaw Street, one of the region’s primary retail and commuter corridors serving Burton and the greater Flint area, the property offers exceptional visibility and accessibility for a variety of commercial uses. The existing 40,500 SF freestanding retail building is situated on 3.29 acres at the southwest corner of Saginaw Street and Bristol Road, featuring three curb cuts and excellent traffic exposure, with nearly 20,000 vehicles per day along Bristol Road. The building features a single-unit retail layout with east-side multi-tenant reconversion potential, making it well-suited for retail, light industrial, or redevelopment opportunities. Functional building amenities include roll-up doors, a front freight door, and four fire-rated compartment doors designed to support efficient operations and flexible occupancy configurations.

Area Tenants



Demographics (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	9,409	54,506	129,031
HOUSEHOLDS	4,062	23,520	55,859
AVG HOUSEHOLD INCOME	\$49,991	\$61,001	\$70,843
DAYTIME POPULATION	9,146	66,002	149,613

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