

BROADBENT CROSSINGS, POPULAR W. SAGINAW RETAIL CENTER IN FRONT OF SPORTSMAN WAREHOUSE/MENARDS



FOR LEASE

8741 W Saginaw Hwy.
Lansing, MI 48917



**AVAILABLE
SPACE:**
1,000 to
3,245 SF

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High-Exposure Retail Strip Center in Lansing's Expanding West Side

Broadbent Crossings is a 23,000 SF well-established retail strip center with high street visibility and ample parking, located on Saginaw Highway in Lansing's rapidly growing west side commercial corridor. Positioned just west of I-96, the center offers convenient access to major highways, making it an ideal location for businesses looking to capitalize on high traffic volumes.

Located adjacent to a major power center and directly across from the new Delta Crossings development, Broadbent Crossings is home to a strong mix of tenants, including Biggby Coffee, ORS, Tin Can, Acapulco Mexican Grill, and more.

The area is a prime retail destination, surrounded by national brands such as PetSmart, Tractor Supply, Walmart, Lowe's, Ross, Staples, Ulta, Menards, TJ Maxx, BJ's, and the soon-to-open Bass Pro Shops.

LEASE RATE:
\$15-16
PSF/YR, NNN

Suite H: 3,245 SF \$15.00 PSF, NNN
Suite N: 1,000 SF \$15.00 PSF, NNN
Drive Thru ATM: \$1,400 PSF, Month
NNN: Est. at \$5.75 PSF

PROPERTY INFORMATION



AVAILABLE :
2,400 &
3,245 SF



PARKING:
224 Spaces



BUILT IN:
2002



SIGNAGE:
Building
& Pylon



CORNER SITE:
Lighted
w/Easy Access

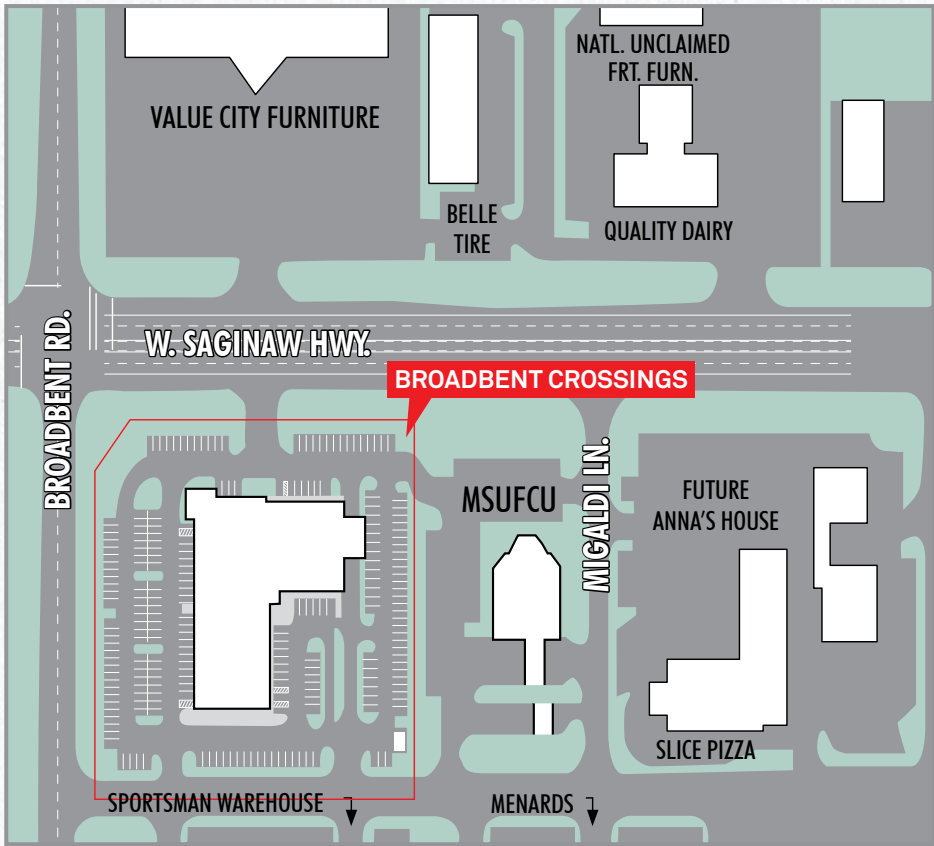


CONVENIENT:
Near Sportsman
Warehouse, Menards
and more!

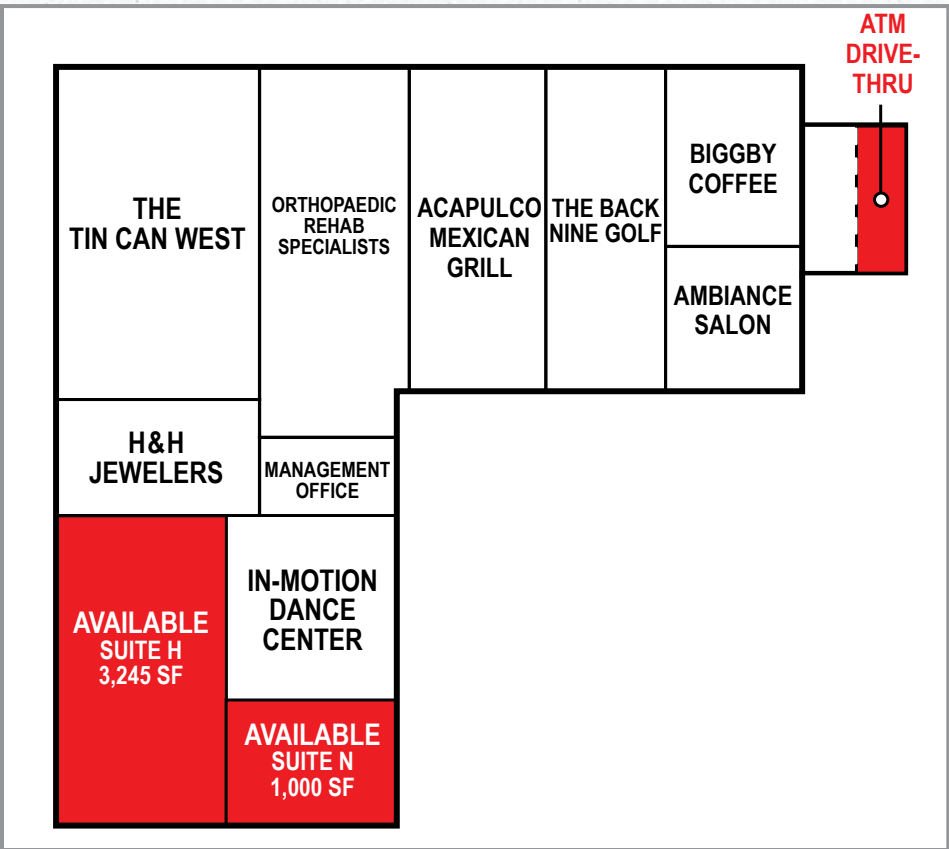


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SITE PLAN



FLOOR PLAN



AREA MAP



BROADBENT CROSSINGS PROPERTY BROCHURE

8741 W Saginaw Hwy, Lansing, MI



AREA INFORMATION

3 Minutes

to Delta Crossings

0.7 Miles

to I-96

7 Minutes

to downtown Grand Ledge

2.8 Miles

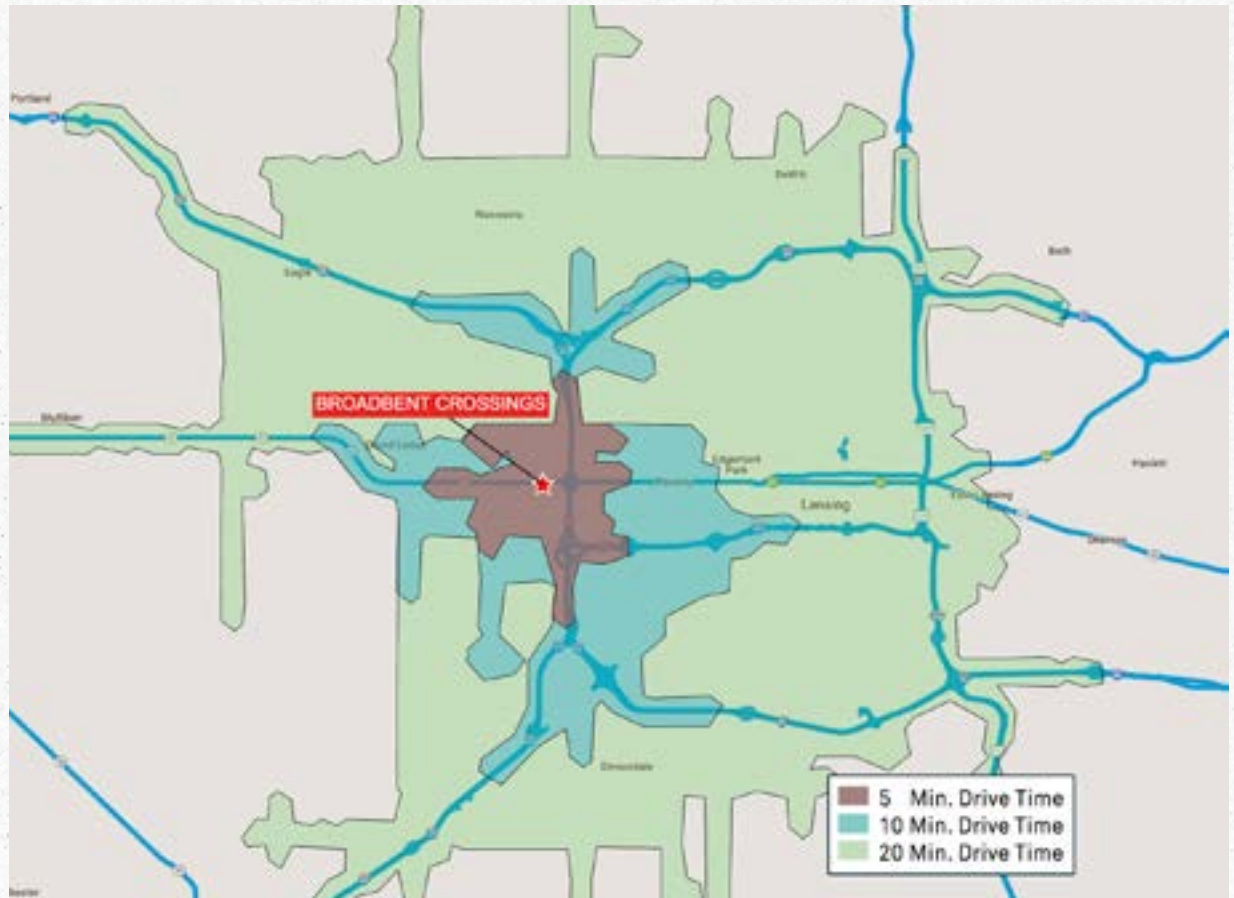
to I-496

8.5 Miles

to Downtown Lansing

Convenient

to growing population,
shopping, entertainment and
restaurants



DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	4,427	25,770	58,484
Households	2,115	11,940	26,451
Household Income	\$98,484	\$105,778	\$98,201

TRAFFIC COUNTS

Broadbent Rd.	7,452 VPD
Saginaw Hwy	33,925 VPD
I-96	58,306 VPD