



## Retail For Lease

**Property Name:** Bancroft Building  
**Location:** 107 S. Washington Avenue  
**City, State:** Saginaw, MI  
**Cross Streets:** E. Genesee Avenue  
**County:** Saginaw  
**Zoning:** RMU  
**Year Built:** 1926 (Retrofit: 2017)

<b>Total Building Sq. Ft.:</b>	12,360	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	3,935	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	1,200	<b>Total Acreage:</b>	1.00
<b>Max Cont. Sq. Ft.:</b>	2,735	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	Ample
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	Yes
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	N/A
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	0	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2025	<b>Count:</b> 11,051	Washington Ave. S. of Genesee Ave. 2-Way
<b>1 Mile:</b> 4,882	<b>1 Mile:</b> \$39,908		<b>Yr:</b> 2025	<b>Count:</b> 9,909	Washington Ave. N. of Genesee Ave. 2-Way
<b>3 Miles:</b> 55,446	<b>3 Miles:</b> \$44,250		<b>Yr:</b> 2025	<b>Count:</b> 8,779	Genesee Ave. W. of Washington Ave. 2-Way
<b>5 Miles:</b> 95,993	<b>5 Miles:</b> \$54,400		<b>Yr:</b> 2025	<b>Count:</b> 4,091	Genesee Ave. E. of Washington Ave. 2-Way

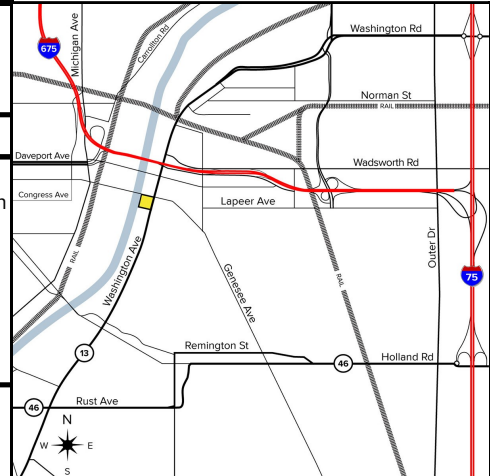
**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	\$16.00	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	\$4,528.99 (2025)
<b>Lease Term:</b>	5 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	03-0098-00000	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b>	Yes
<b>Sanitary Sewer:</b>	<b>Gas:</b>	Yes
<b>Storm Sewer:</b>	<b>Water:</b>	Yes

**Tenant Responsibilities:** N/A

**Comments:** Recently remodeled building including apartments, office, and retail spaces. Great visibility at the intersection of two main roads in downtown Saginaw. Turn-key bar with small kitchen available. Renovated general retail space perfect for a variety of users including professional services.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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