

3.15 ACRES TRAUTNER DRIVE

3.15 ACRES TRAUTNER DRIVE | SAGINAW, MI 48604

Ground Lease / Build-to-Suit



PROPERTY HIGHLIGHTS

- 3.15 acres – ground lease / build-to-suit opportunity
- Zoned B-2 Commercial, allowing for a variety of uses
- Strategically located in Saginaw's main retail corridor with access to both Tittabawassee and Bay Roads
- Next to numerous hotels creating built-in traffic from hotel guests
- Convenient access to I-675 and I-75
- Surrounded by major retailers and businesses, including Lowe's, The Home Depot, Hobby Lobby, Meijer, Target, Fashion Square Mall, and more
- Over 189K residents within a 10-mile radius



PRESTON RABBAN 248.851.8900 prabban@kjcre.com
KEVIN JAPPAYA, CCIM 248.851.8900 kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



3.15 ACRES TRAUTNER DRIVE

3.15 ACRES TRAUTNER DRIVE | SAGINAW, MI 48604

Ground Lease / Build-to-Suit

OFFERING SUMMARY

Lease Rate:	Contact Broker
Parcel:	18-13-4-35-3005-034
Zoning:	B-2, Commercial (Community & Regional Retail)
Land Size:	3.15 Acres

PROPERTY DESCRIPTION

3.15 acres – ground lease / build-to-suit opportunity. Zoned B-2 Commercial, allowing for a variety of uses. Strategically located in Saginaw's main retail corridor with access to both Tittabawassee and Bay Roads. Next to numerous hotels creating built-in traffic from hotel guests. Convenient access to I-675 and I-75. Surrounded by major retailers and businesses, including Lowe's, The Home Depot, Hobby Lobby, Meijer, Target, Fashion Square Mall, and more. Over 189K residents within a 10-mile radius.

LOCATION DESCRIPTION

Located on the south side of Trautner Drive, just east of Cardinal Square Boulevard in Saginaw, MI.

SURROUNDING BUSINESSES

TownePlace, SpringHill Suites, Fairfield, Residence Inn, Home2, Comfort Suites, Hobby Lobby, Ashley Homestore, Magoo's Pet Outlet, Lowe's, Planet Fitness, Texas Roadhouse, Outback Steakhouse, Taco Bell, PNC, Gardner White, Buffalo Wild Wings, Panera, and more.

TRAFFIC (VEHICLES PER DAY)

Trautner Drive	7,012
Bay Road	24,327
Tittabawassee Road	25,677
(2WAY/ADT/CoStar 2026)	



30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

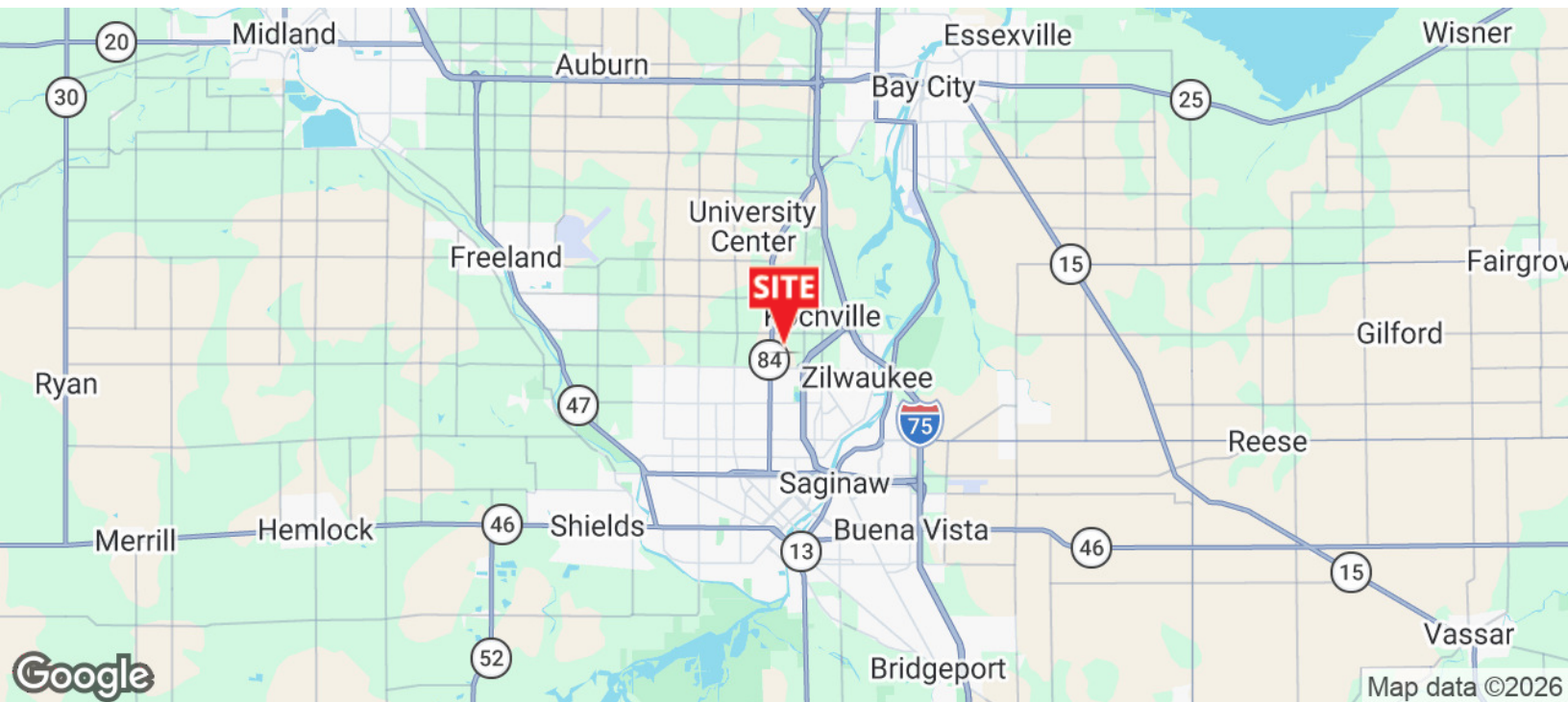
PRESTON RABBAN 248.851.8900 prabban@kjcre.com
KEVIN JAPPAYA, CCIM 248.851.8900 kjappaya@kjcre.com



3.15 ACRES TRAUTNER DRIVE

3.15 ACRES TRAUTNER DRIVE | SAGINAW, MI 48604

Ground Lease / Build-to-Suit



PRESTON RABBAN
248.851.8900
prabban@kjcre.com

KEVIN JAPPAYA, CCIM
248.851.8900
kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

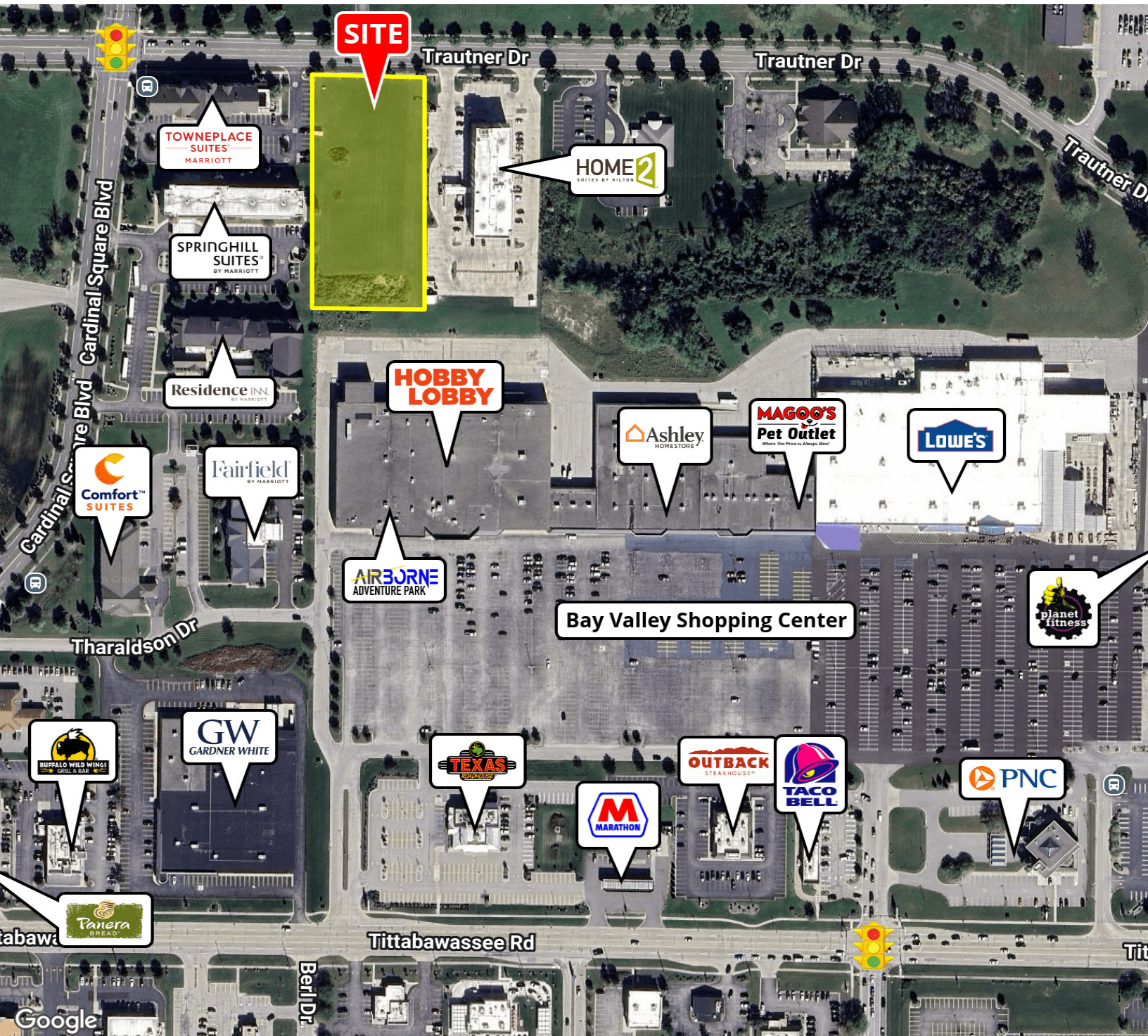
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



3.15 ACRES TRAUTNER DRIVE

3.15 ACRES TRAUTNER DRIVE | SAGINAW, MI 48604

Ground Lease / Build-to-Suit



PRESTON RABBAN 248.851.8900 prabban@kjcre.com
KEVIN JAPPAYA, CCIM 248.851.8900 kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



3.15 ACRES TRAUTNER DRIVE

3.15 ACRES TRAUTNER DRIVE | SAGINAW, MI 48604

Ground Lease / Build-to-Suit



PRESTON RABBAN 248.851.8900 prabban@kjcre.com
KEVIN JAPPAYA, CCIM 248.851.8900 kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

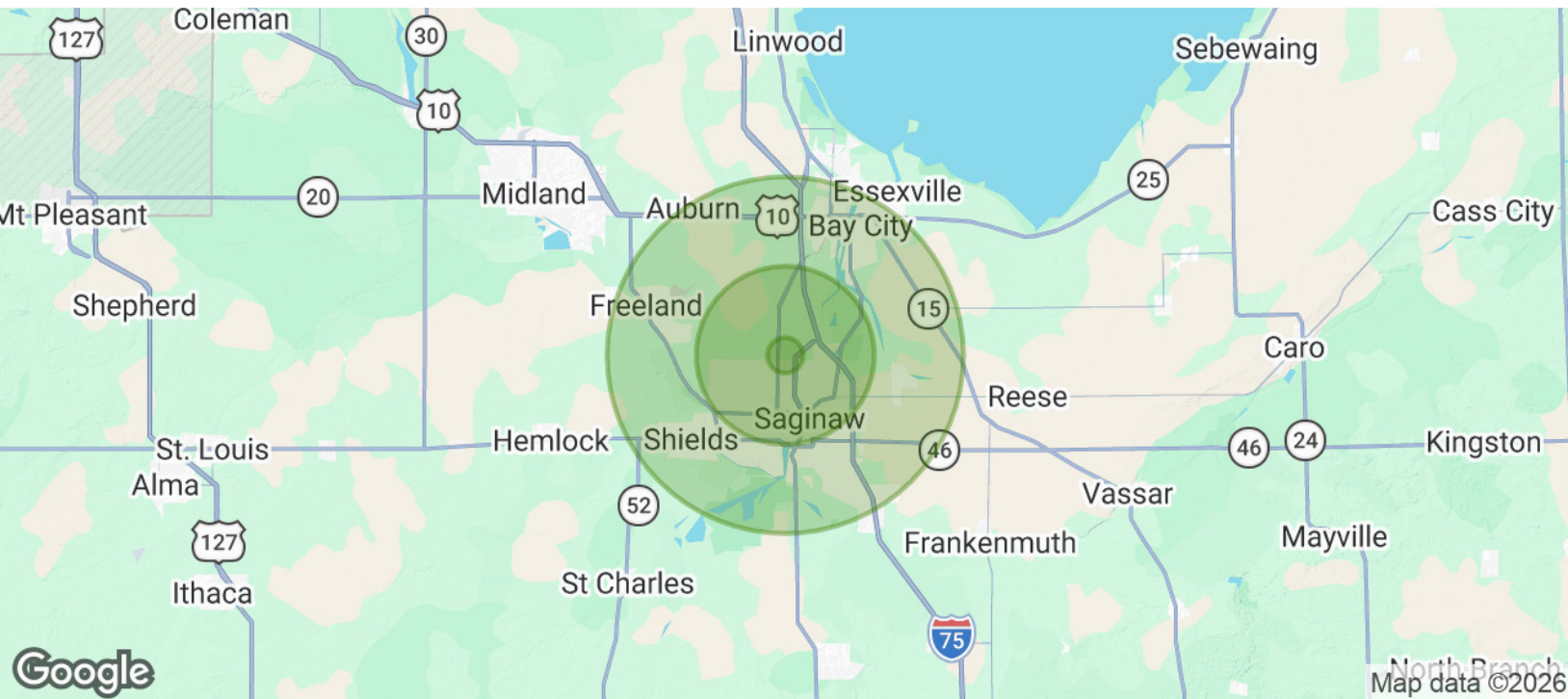
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



3.15 ACRES TRAUTNER DRIVE

3.15 ACRES TRAUTNER DRIVE | SAGINAW, MI 48604

Ground Lease / Build-to-Suit



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,448	76,166	189,078
Average Age	29.0	39.3	40.8
Average Age (Male)	28.2	37.4	39.3
Average Age (Female)	30.0	40.8	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	625	31,367	79,447
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$62,691	\$78,373	\$75,661
Average House Value	\$144,779	\$135,043	\$139,317

2023 American Community Survey (ACS)



PRESTON RABBAN 248.851.8900 prabban@kjcre.com
KEVIN JAPPAYA, CCIM 248.851.8900 kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

