

FOR SALE OR LEASE | RETAIL OPPORTUNITY

6270 State Street

Saginaw Township, Michigan 48603

High-visibility freestanding retail on Saginaw Township's State Street corridor

This 3,880-square-foot freestanding building offers 150 feet of frontage on State Street (M-58), existing monument signage and a drive-thru - the visibility and customer convenience that retail users value.

The single-story layout can accommodate a range of retail and customer-facing concepts, including specialty retail, showroom, coffee, quick-service restaurant, pharmacy or service uses, subject to zoning and governmental approvals.



Freestanding, one-story building with an existing drive-thru.

OFFERED FOR SALE

\$450,000

Currently vacant and available for occupancy.

OFFERED FOR LEASE

\$13.00/SF NNN

About \$50,440 per year in base rent, plus NNN expenses.

PROPERTY HIGHLIGHTS

3,880 SF

Freestanding, one-story building

150 feet

Frontage on State Street (M-58)

Existing drive-thru

Customer access and convenience

Monument sign

Existing roadside signage

20 spaces

On-site customer parking

B-1 zoning

General Business District

ADDED LAND

The contiguous vacant parcel provides added flexibility for expansion, outdoor display or future development.

Prospective users should verify that their intended use and site plans comply with zoning and all governmental approvals.