



# For Lease

4002 W Saginaw Highway  
Lansing, MI 48917

West Saginaw Plaza

Highly visible retail space fronting West Saginaw Highway, Join Aaron's Ross, Snipes, Little Caesars, Jenny's Nails, and many others in this high trafficked shopping center.



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**Colliers**

# Lease Information

Suite 3928	7,238 SF (Available November 1st, 2024)
Suite 3934	2,449 SF
Suite 4000	6,540 SF
Estimated NNN Expenses	\$2.54/SF
Traffic Counts	W Saginaw Highway: 30,744 AADT Clark Road: 9,114 AADT Waverly Road: 17,178 AADT
Total Building SF	64,223 SF

# Demographics

## Population



5 miles:  
**134,233**  
10 miles:  
**314,925**  
15 miles:  
**376,224**

## Average HH Income



5 miles:  
**\$73,407**  
10 miles:  
**\$84,662**  
15 miles:  
**\$89,498**

## Workforce



5 miles:  
**121,044**  
10 miles:  
**213,016**  
15 miles:  
**230,800**



**Lease Rate: \$14/SF, NNN**

**Estimated NNN's: \$2.54/SF**

## Area Highlights

- > Well established center with great tenant mix
- > Convenient location, just west of Waverly Road
- > Highly visible pylon signage
- > Generous parking



Delta Township District Library

St. Gerard Catholic School

West Saginaw Plaza

17,178 AADT

Clark Rd

W Saginaw Hwy

30,744 AADT

N Dibble Ave

N Waverly Rd

9,114 AADT

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