

FOR LEASE

3915 WILDER ROAD | BAY CITY, MICHIGAN



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PROPERTY INFORMATION

Property Address	3915 Wilder Road
City/Township	Bay City
Property Size	.70 Acres
Space Available	6,679 SF
Ground Lease/Build to Suit	Contact Broker
Taxes (2024)	\$14,586

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 68,883 PEOPLE	 MEDIAN AGE 43.4 YEARS OLD
 HOUSEHOLDS 30,311	 CONSUMER SPENDING \$791.9 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$65,980/ANNUALLY	 DAYTIME EMPLOYEES 31,800 EMPLOYEES

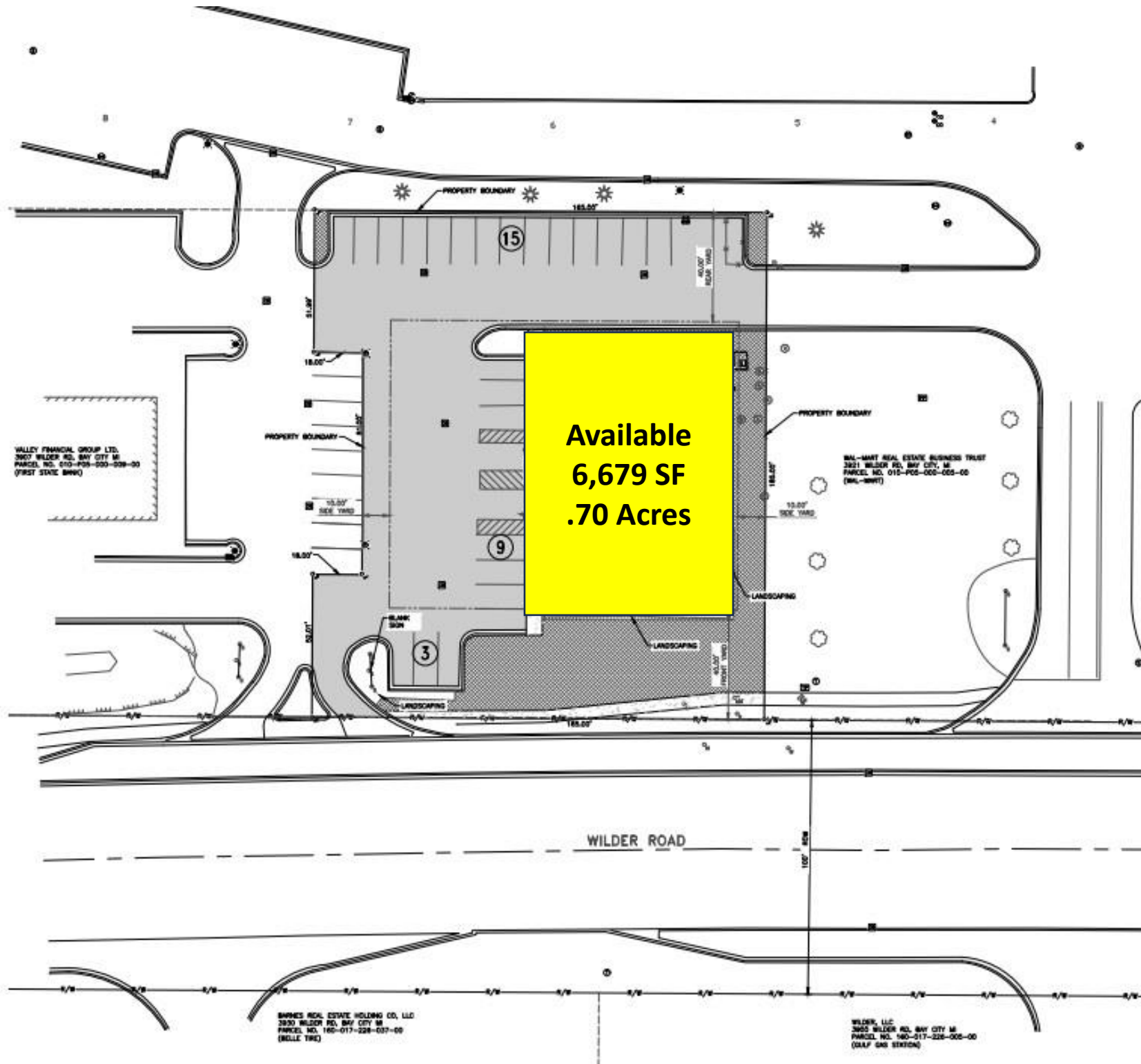
AREA TENANTS



PROPERTY HIGHLIGHTS

- Freestanding building available for lease or build-to-suit, situated in Bay City's primary retail corridor, offering high visibility and prime location.
- Shadow-anchored by Walmart, this property benefits from high visibility and traffic, situated along Wilder Road, which sees over 27,000 vehicles daily.
- Strategically located in Bay City's premier retail corridor, this property is surrounded by major retailers including Walmart, The Home Depot, Chipotle, Panera Bread, Starbucks, and more, offering excellent traffic and visibility.
- Outstanding visibility and accessibility with multiple curb cuts, along with prominent building and pylon signage to maximize exposure.
- C-2 Zoning offers versatile use options, making the property suitable for a wide range of commercial activities.









POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	5,873	43,597	68,675
2024 Population	5,833	43,853	68,883
2029 Population Projection	5,768	43,479	68,257
Annual Growth 2020-2024	-0.20%	0.10%	0.10%
Annual Growth 2024-2029	-0.20%	-0.20%	-0.20%
Median Age	42	42.6	43.4
Bachelor's Degree or Higher	15%	19%	18%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,577	19,266	30,213
2024 Households	2,551	19,332	30,311
2029 Household Projection	2,521	19,153	30,030
Owner Occupied Households	1,883	13,377	21,449
Renter Occupied Households	638	5,777	8,581
Avg Household Income	\$59,046	\$64,848	\$65,980
Median Household Income	\$54,197	\$49,595	\$51,015

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,176	38,284	60,568
Black	87	917	1,322
American Indian/Alaskan Native	51	268	446
Asian	21	244	341
Hawaiian & Pacific Islander	2	23	38
Two or More Races	496	4,117	6,167
Hispanic Origin	434	3,351	5,049

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	803	5,255	8,049
\$50,000 - 75,000	710	3,833	6,174
\$75,000 - 100,000	402	2,191	3,399
\$100,000 - 125,000	150	1,393	2,268
\$125,000 - 150,000	54	699	1,058
\$150,000 - 200,000	50	1,044	1,828
\$200,000+	12	446	676

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	3,757	425	9	20,454	2,433	8	27,194	3,288	8
Trade Transportation & Utilities	1,399	101	14	4,185	344	12	5,681	490	12
Information	47	7	7	218	24	9	263	32	8
Financial Activities	207	44	5	1,409	269	5	1,791	357	5
Professional & Business Services	263	39	7	1,451	251	6	1,897	307	6
Education & Health Services	656	146	4	6,282	901	7	8,530	1,261	7
Leisure & Hospitality	729	35	21	3,047	196	16	3,851	261	15
Other Services	165	46	4	1,610	299	5	2,562	410	6
Public Administration	291	7	42	2,252	149	15	2,619	170	15
Goods-Producing Industries	249	31	8	3,675	160	23	4,606	240	19
Natural Resources & Mining	0	0	-	19	3	6	34	8	4
Construction	101	18	6	415	80	5	631	126	5
Manufacturing	148	13	11	3,241	77	42	3,941	106	37
Total	4,006	456	9	24,129	2,593	9	31,800	3,528	9

EXCLUSIVELY LISTED BY:

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