

Bay City Retail

4140-4142 Wilder Rd.
Bay City, MI 48706
Bay County



key features

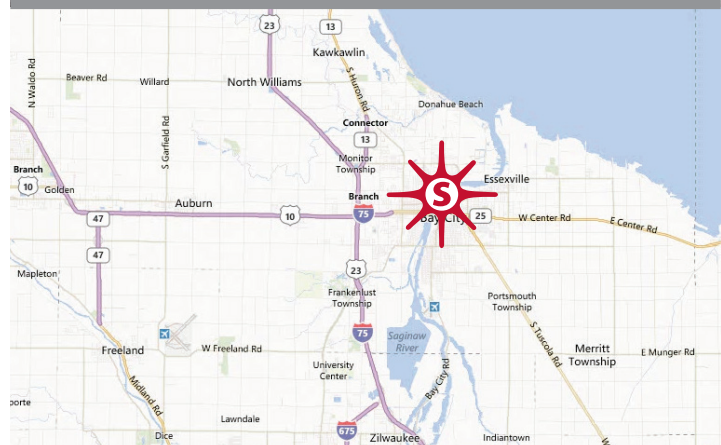
- share updated freestanding building with Mattress Firm
- along major retail corridor in Bay City
- across from Bay City Mall and near Walmart and Home Depot
- six miles from Delta College (10,000 students)
- daily traffic counts: 22,352 on Wilder Road

demographics

	1 mile	3 miles	5 miles
population	6,092	44,633	68,314
households	2,706	20,108	30,528
avg. household income	\$65,662	\$74,043	\$76,534
daytime population	4,183	33,788	49,343

2023 Estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography

retail space for lease 11,442 sf



Jay D. Stein 480.570.1411 jdstein@sandordev.com

5725 N. Scottsdale Rd., Suite C-195, Scottsdale, AZ 85250

www.sandordev.com
sandor

UNIT	TENANT	DIMS.	S.F.
4140	AVAILABLE	55 x 213 IRR	11,442
4142	MATTRESS FIRM	69 x 185 IRR	12,058

