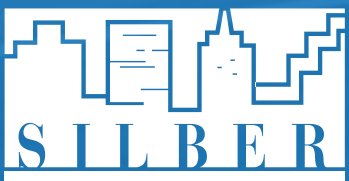




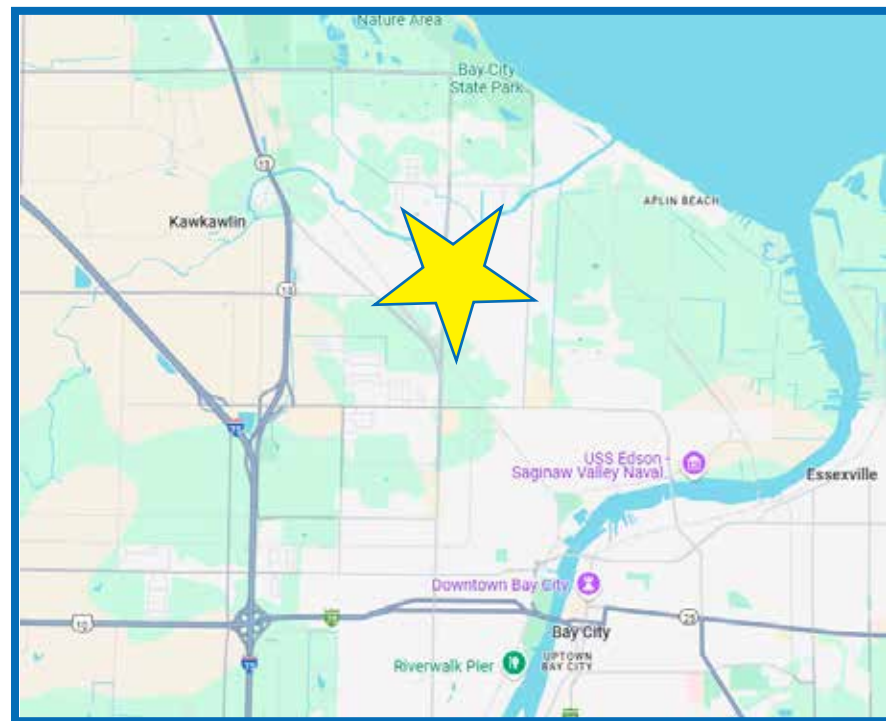
3543 Old Kawkawlin Rd | Bay City, MI 48706
\$820,000 | 6% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

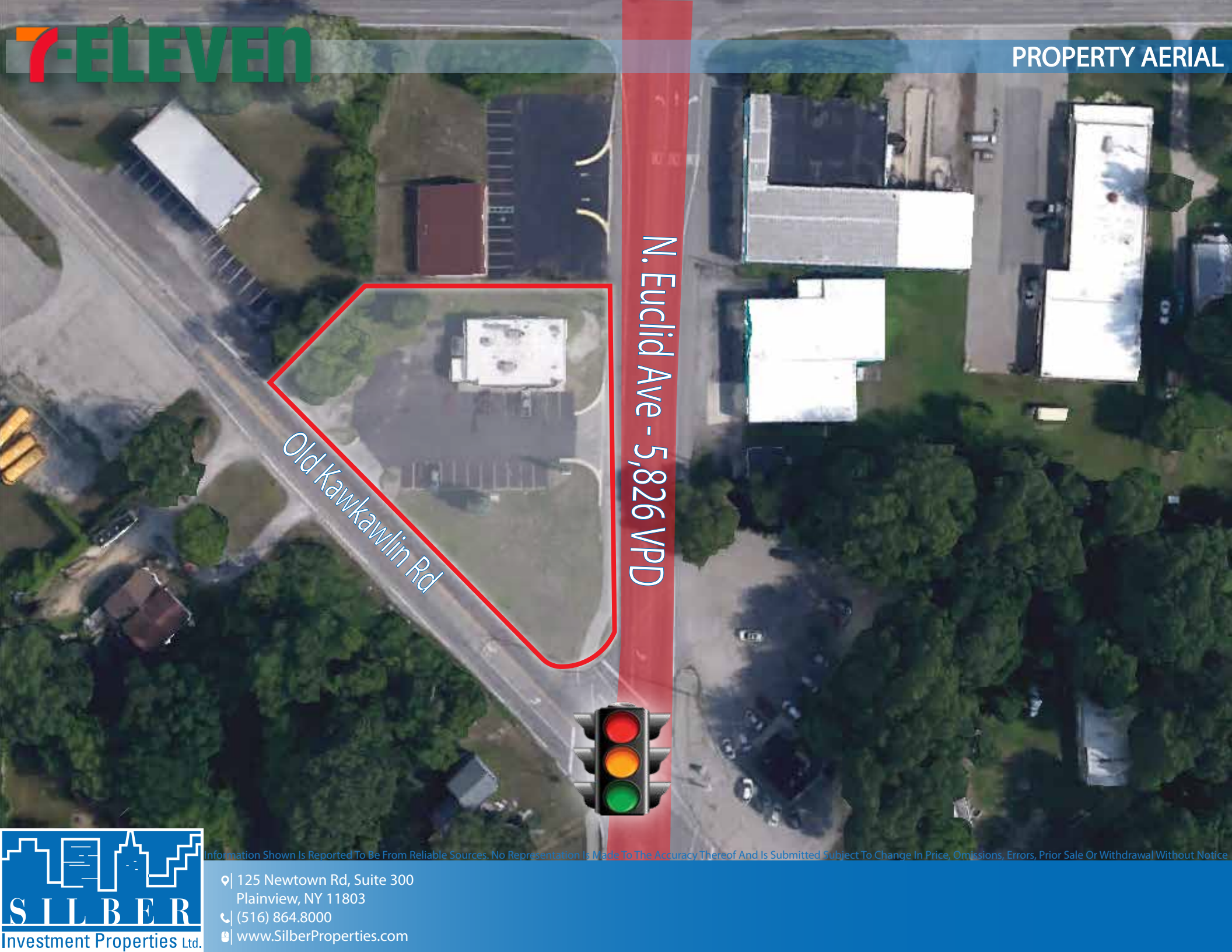
Financial Info

Lease Expiration:	January 31, 2031
Annual Rent:	\$49,200
Options:	Three (3) @ Five (5) Years
Increases:	10% In Option Period
Building Size:	2,780 SF
Lot Size:	1.26 Acres
Lease Type:	NNN
Guarantee:	Corporate
Price:	\$820,000 6% CAP



Highlights

- Located 2 Miles from Bay City Town Center Mall
- Area retailers include Aspen Dental, Walmart, Home Depot, Planet Fitness, Panera Bread, Chipotle and more.



N. Euclid Ave - 5,826 VPD

Old Kawkawlin Rd





N. Euclid Ave - 5,826 VPD



Wilder Rd - 28,349 VPD



Information Shown is Reported To Be From Reliable Sources. No Representation is Made to The Accuracy Thereof And is Submitted Subject to Change in Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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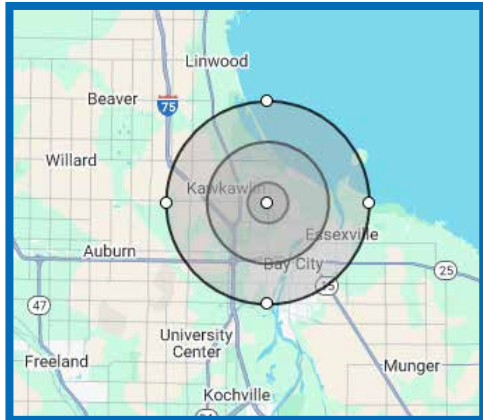
POPULATION:	1 MILE	3 MILE	5 MILE
2029 POPULATION PROJECTION	3,910	26,190	62,474
2024 POPULATION	3,966	26,456	63,026
2020 POPULATION	4,059	26,514	62,735
ANNUAL GROWTH 2020-2024	-0.60%	-0.10%	0.10%
ANNUAL GROWTH 2024-2029	-0.30%	-0.20%	-0.20%

2024 POPULATION BY RACE:

WHITE	3,609	23,752	55,359
BLACK	49	350	1,214
AMERICAN INDIAN/ALASKAN NATIVE	12	163	381
ASIAN	9	143	314
HAWAIIAN & PACIFIC ISLANDER	2	14	35
TWO OR MORE RACES	285	2,034	5,723
HISPANIC ORIGIN	220	1,617	4,667

HOUSEHOLDS:

2020 HOUSEHOLDS	1,728	11,778	27,600
2024 HOUSEHOLDS	1,685	11,713	27,710
2029 HOUSEHOLD PROJECTION	1,660	11,584	27,457
ANNUAL GROWTH 2020-2024	0.20%	0.30%	0.40%
ANNUAL GROWTH 2024-2029	-0.30%	-0.20%	-0.20%
OWNER OCCUPIED HOUSEHOLDS	1,286	8,562	19,649
RENTER OCCUPIED HOUSEHOLDS	374	3,022	7,808
AVG HOUSEHOLD INCOME	\$57,467	\$64,238	\$66,300
MEDIAN HOUSEHOLD INCOME	\$39,779	\$50,404	\$51,468



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7-Eleven, Inc. (often abbreviated as SEI) is an American convenience store chain, headquartered in Irving, Texas and owned by Japanese Seven & I Holdings through Seven-Eleven Japan Co., Ltd. The chain was founded in 1927 as an ice house storefront in Dallas. It was named Tote'm Stores between 1928 and 1946. After Ito-Yokado, a Japanese supermarket chain and the parent company of Seven-Eleven Japan, acquired a 70% stake in the company in 1991, the company became a wholly-owned subsidiary of Seven-Eleven Japan in November, 2005.

7-Eleven operates, franchises, and licenses 78,029 stores in 19 countries and territories as of November 2021. While operating under its namesake brand globally, within the United States it operates as 7-Eleven nationally, as Speedway nationally but mostly in the Midwest & East Coast, and as Stripes Convenience Stores within the South Central United States; both Speedway and Stripes operate alongside 7-Eleven's namesake stores in several markets. 7-Eleven also operates A-Plus locations with the name licensed from owner and fellow Metroplex-based Energy Transfer Partners, though most of these stores have since been rebranded as standard 7-Eleven stores.



TENANT INFORMATION



Credit Rating
A A-1 (S&P)

Locations
78,029+

Revenue
\$86.83 Billion

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Bay City, MI

Bay City is a city in and the county seat of Bay County, Michigan, United States. The population was 32,661 as of the 2020 census.

The city is located just upriver from the Saginaw Bay on the Saginaw River. It is the principal city of the Bay City metropolitan area, which is coterminous with Bay County as part of the larger Greater Tri-Cities region of Central Michigan.

Several historic bridges cross the Saginaw River in Bay City, including Liberty Bridge, Veterans Memorial Bridge, Independence Bridge, and Lafayette Avenue Bridge.



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FOR MORE INFORMATION

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