

FOR LEASE/SALE OUTLOTS AT BAY CITY TOWN CENTER

4135 WILDER RD, BAY CITY, MI 48706



PROPERTY DETAILS

LOCATION: 4135 Wilder Rd, Bay City, MI 48706

PROPERTY TYPE: Vacant Land

DATE AVAILABLE: Est. Fall 2027

SALES PRICE: Negotiable

LOT SIZE: 0.5 – 2 AC

AVAILABLE SPACE: 1,500 – 5,000 SF

ZONING: C-2

TRAFFIC COUNT: Wilder Rd (17,746 CPD)
State St Rd (9,635 CPD)

EXCLUSIVELY LISTED BY:



**GORDON S.
HYDE**

Director
ghyde@landmarkcres.com
248 488 2620

TENANTS



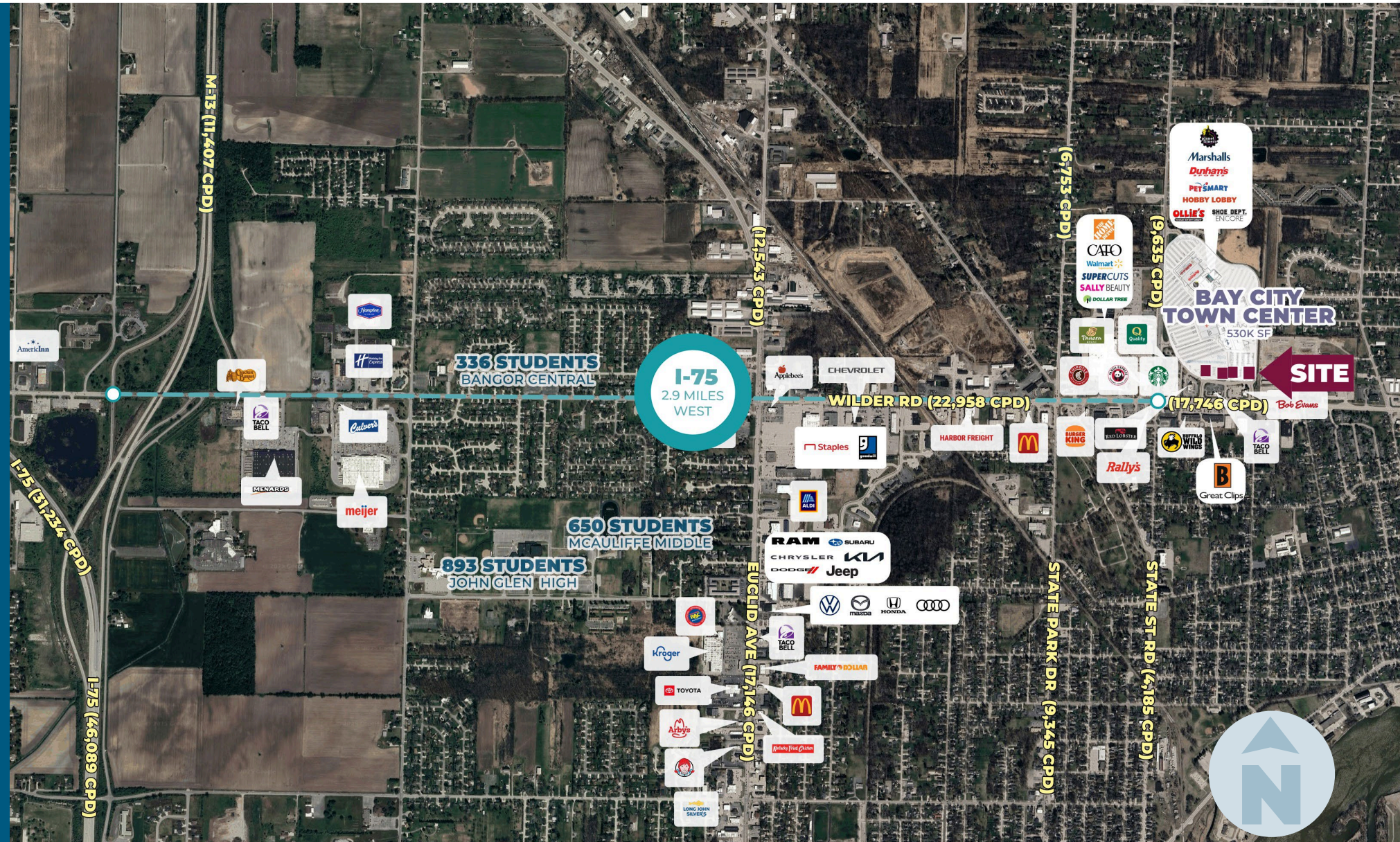
DESCRIPTION

Available Pad's for Sale or Lease, as well as New Construction Outparcel Space anchored by thriving Bay City Town Center, a hybrid interior mall/power center anchored by Marshalls, Planet Fitness, Dunham's, Ollies, and several others. Highly visible and accessible from State & Wilder. Great re-development opportunity. Interior photos and building plans available upon request.

MICRO AERIAL



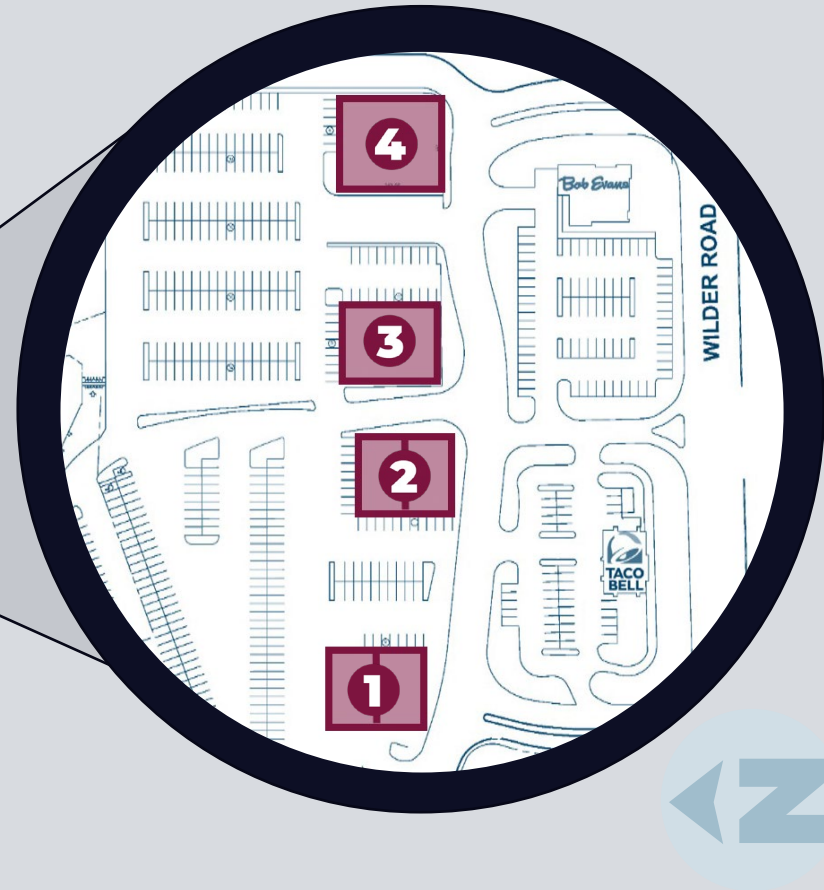
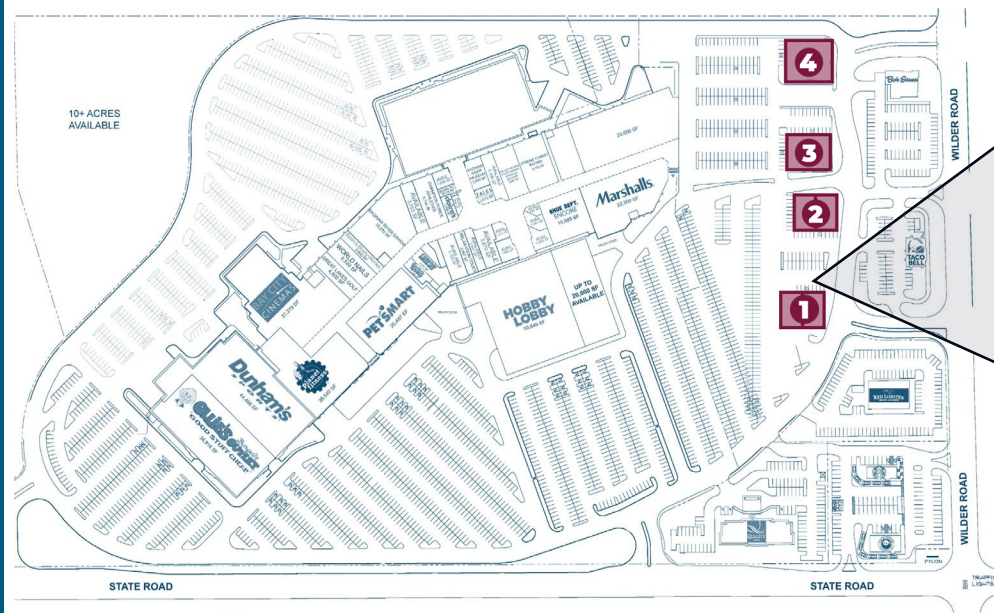
MACRO AERIAL



SITE PLAN

OUTLOTS AT BAY CITY TOWN CENTER

4135 Wilder Rd, Bay City, MI 48706



1

AVAILABLE

1 AC PAD SITE
WITH DRIVE-THRU

2

AVAILABLE

2,500 SF
&
2,500 SF

3

AVAILABLE

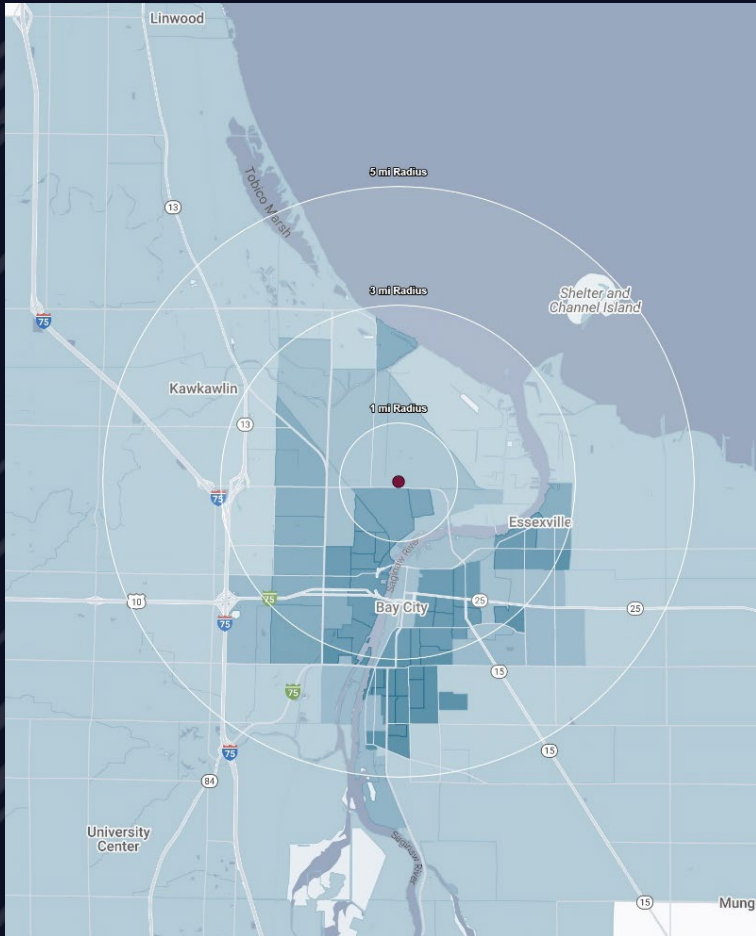
3,200 SF
&
3,200 SF

4

AVAILABLE

1 AC PAD SITE
WITH DRIVE-THRU

DEMOGRAPHICS



OUTLOTS AT BAY CITY TOWN CENTER

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	5,724	43,627	68,820
2030 Projected Population	5,568	42,840	67,474
2020 Census Population	5,733	43,591	69,178
2010 Census Population	6,037	45,963	72,375
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-0.3%	-0.3%	-0.3%

HOUSEHOLDS

2025 Estimated Households	2,555	19,633	30,821
2030 Projected Households	2,510	19,512	30,553
2020 Census Households	2,533	19,371	30,547
2010 Census Households	2,542	19,434	30,432
Projected Annual Growth 2025 to 2030	-0.4%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	-	-	-

RACE

2025 Est. White	90.8%	89.7%	90.3%
2025 Est. Black	2.2%	2.8%	2.6%
2025 Est. Asian or Pacific Islander	0.4%	0.8%	0.7%
2025 Est. American Indian or Alaska Native	0.5%	0.3%	0.3%
2025 Est. Other Races	6.1%	6.4%	6.1%

INCOME

2025 Est. Average Household Income	\$69,558	\$74,922	\$77,584
2025 Est. Median Household Income	\$58,609	\$55,922	\$57,958
2025 Est. Per Capita Income	\$31,212	\$33,830	\$34,912

BUSINESS

2025 Est. Total Businesses	199	1,569	2,150
2025 Est. Total Employees	1,780	16,497	22,613

CONTACT US



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