

# **RETAIL - RESTAURANT**

# 3898 STATE STREET RD



### PROPERTY OVERVIEW

Restaurant for sale in Bay City

#### PROPERTY HIGHLIGHTS

- 4.856 SF Restaurant For Sale
- Liquor License available
- Location near heavy retail in Bay City
- Approved for Drive-thru
- · Space for outdoor seating

SALE PRICE	\$1,250,000
Lot Size:	1.51 Acres
Building Size:	4,856 SF





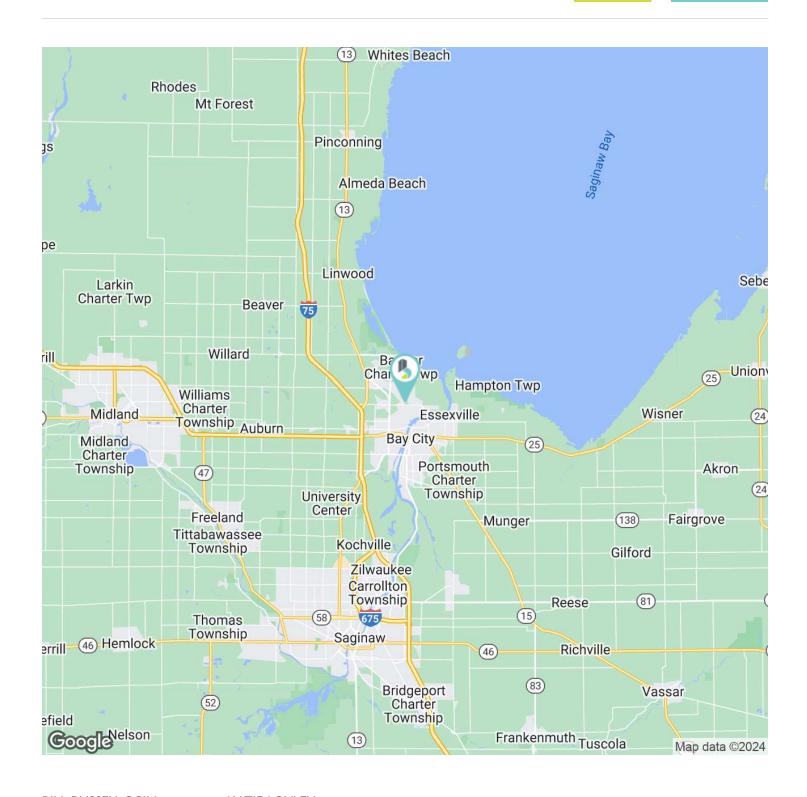








RETAIL



BILL BUSSEY, CCIM

Senior Associate Broker | Retail 616.254.0005

bbussey@bradleyco.com

KATIE LOVLEY

Advisor 616.254.0005 klovley@bradleyco.com

©2024 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



SALE

RETAIL



BILL BUSSEY, CCIM

Senior Associate Broker | Retail 616.254.0005 bbussey@bradleyco.com KATIE LOVLEY Advisor 616.254.0005 klovley@bradleyco.com



SALE

**RETAIL** 









BILL BUSSEY, CCIM Senior Associate Broker | Retail 616.254.0005 bbussey@bradleyco.com KATIE LOVLEY Advisor 616.254.0005 klovley@bradleyco.com

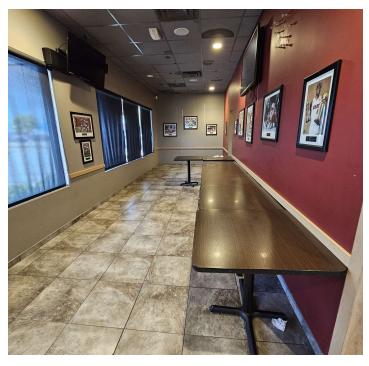




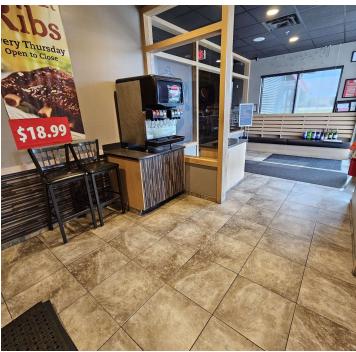
SALE

RETAIL









BILL BUSSEY, CCIM Senior Associate Broker | Retail 616.254.0005 bbussey@bradleyco.com

KATIE LOVLEY Advisor 616.254.0005 klovley@bradleyco.com

©2024 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.





SALE

**RETAIL** 









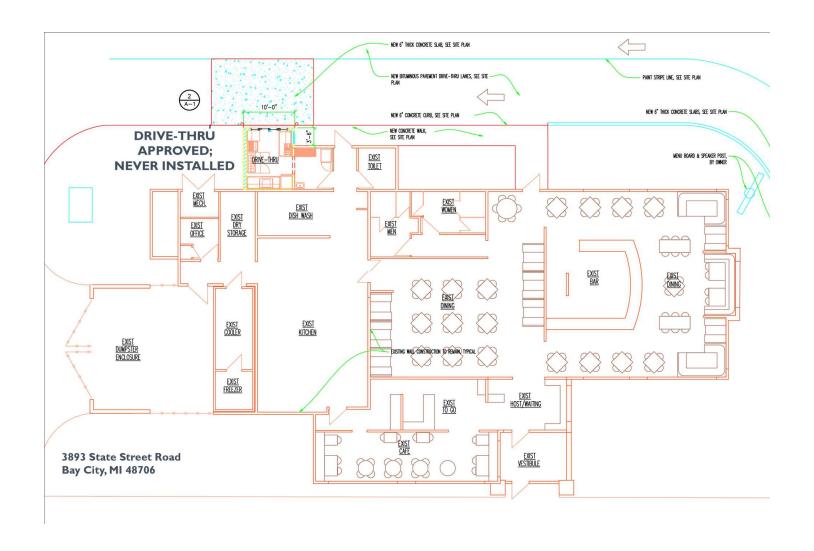
BILL BUSSEY, CCIM Senior Associate Broker | Retail 616.254.0005 bbussey@bradleyco.com

KATIE LOVLEY Advisor 616.254.0005 klovley@bradleyco.com



SALE

RETAIL



BILL BUSSEY, CCIM

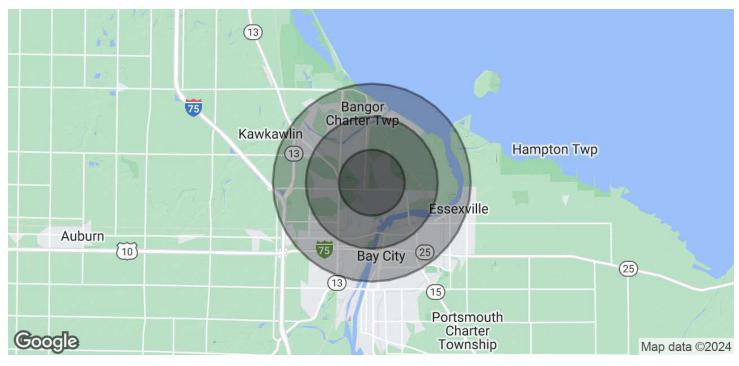
Senior Associate Broker | Retail 616.254.0005 bbussey@bradleyco.com KATIE LOVLEY

Advisor 616.254.0005 klovley@bradleyco.com



SALE

RETAIL



POPULATION	I MILE	2 MILES	3 MILES
Total Population	4,777	19,667	40,563
Average Age	40.7	40.2	41.4
Average Age (Male)	36.5	37.6	39.5
Average Age (Female)	43.3	44.7	44.6
HOUSEHOLDS & INCOME	I MILE	2 MILES	3 MILES
Total Households	2,179	9,628	19,857
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$52,196	\$49,336	\$52,334
Average House Value	\$85,698	\$94,217	\$96,480

2020 American Community Survey (ACS)

BILL BUSSEY, CCIM

Senior Associate Broker | Retail 616.254.0005 bbussey@bradleyco.com KATIE LOVLEY

Advisor 616.254.0005

klovley@bradleyco.com