

MAJESTIC SQUARE

2950-2992 CENTER AVENUE, ESSEXVILLE, MI 48732

1,432 – 64,957 SF AVAILABLE

FOR LEASE



PETER ABRO

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DEVON CAMPBELL

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Majestic Square
Property Type	Retail
Property Subtype	Street Retail

Anchored by a high-volume Kroger grocery store with pharmacy and fuel center, this center benefits from consistent daily traffic. The property features versatile suite sizes, including larger contiguous spaces perfect for junior anchors, discount retailers, fitness centers, or specialty concepts. Tenants enjoy prominent visibility and signage along Center Avenue, Essexville's primary retail corridor, as well as convenient access and abundant parking.

Located near established residential neighborhoods and just minutes from Bay City, this site offers an outstanding opportunity for retailers and service providers seeking to expand in the thriving Essexville/Bay County market.



- Anchored by Kroger
- 14,672 SF former Jo-Ann Fabrics space
- 32,481 SF end cap space- can be combined for 64,957 SF
- Multiple suites available for lease, suitable for retail, office, or service businesses.
- Convenient parking for tenants and customers.
- Pylon signage

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ADDITIONAL PHOTOS



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SITE PLAN



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TRADE AERIAL



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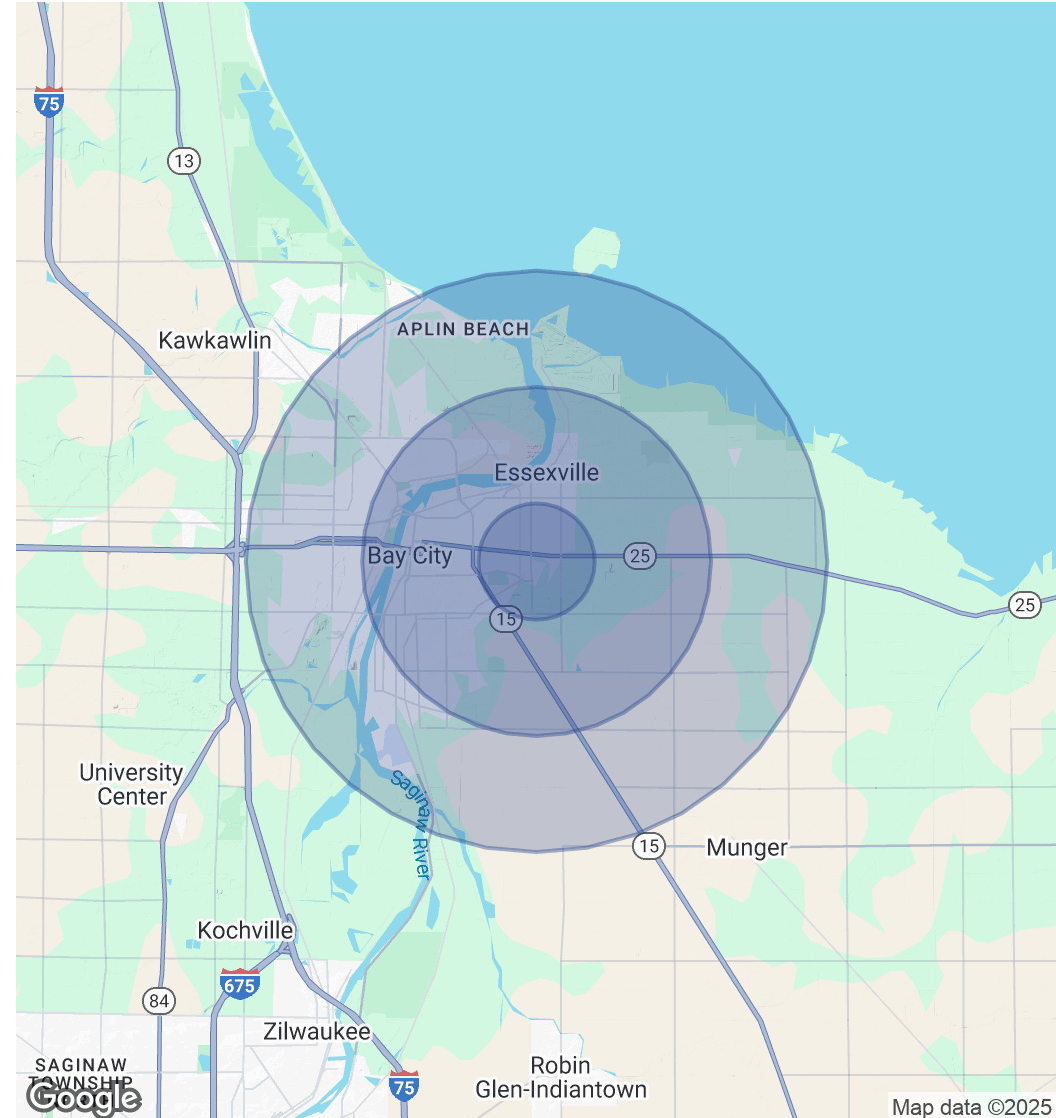
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,614	38,871	63,308
Average Age	46	42	43
Average Age (Male)	44	41	42
Average Age (Female)	48	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,744	17,390	28,348
# of Persons per HH	2	2.2	2.2
Average HH Income	\$70,043	\$67,306	\$70,376
Average House Value	\$189,218	\$143,556	\$157,832

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,041	33,110	55,045
Total Population - Black	114	1,227	1,641
Total Population - Asian	33	227	378
Total Population - Hawaiian	1	3	3
Total Population - American Indian	23	226	345
Total Population - Other	80	795	1,109

Demographics data derived from AlphaMap



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BROKERS



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