



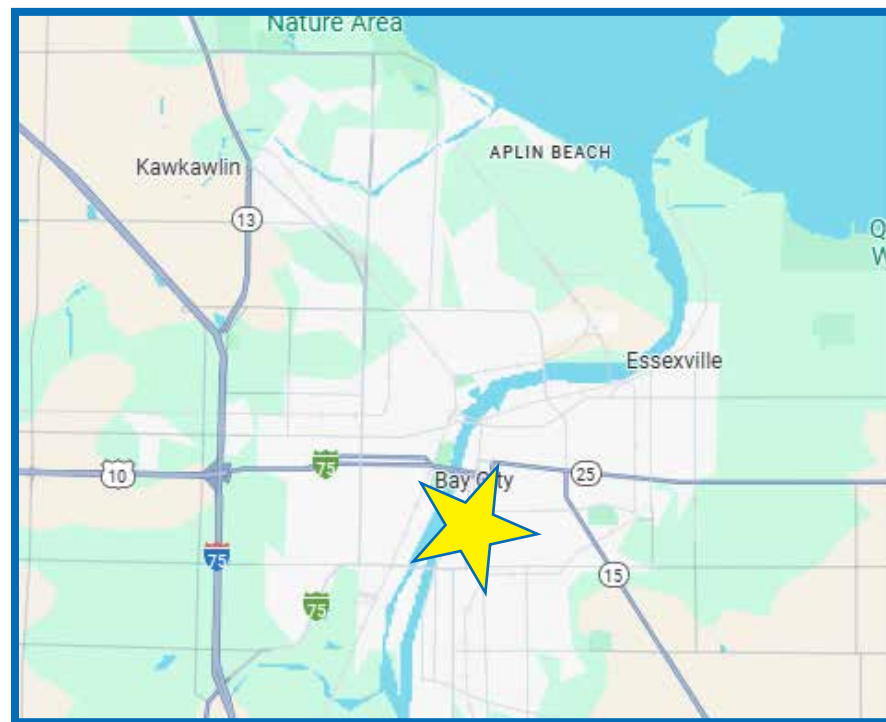
900 Cass Ave | Bay City, MI 48708
\$764,200 | 6% CAP



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

Financial Info

Lease Expiration:	December 31, 2029
Annual Rent:	\$45,852
Options:	One (1) @ Five (5) Years
Increases:	10% In Option Period
Building Size:	2,640 SF
Lot Size:	.23 Acre
Lease Type:	NNN
Guarantee:	Corporate
Price:	\$764,200 6% CAP

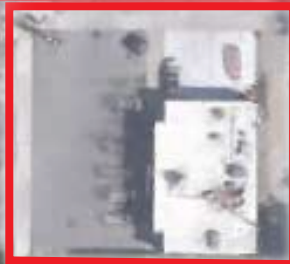


Highlights

- Located at traffic light regulated intersection
- Area retailers include, Save-a-lot, Subway, Family Dollar and more

Broadway St

Cass Ave - 7,518 VPD



Saginaw River

Broadway St - 10,100 VPD

Cass Ave - 7,518 VPD



MacGregor Elementary





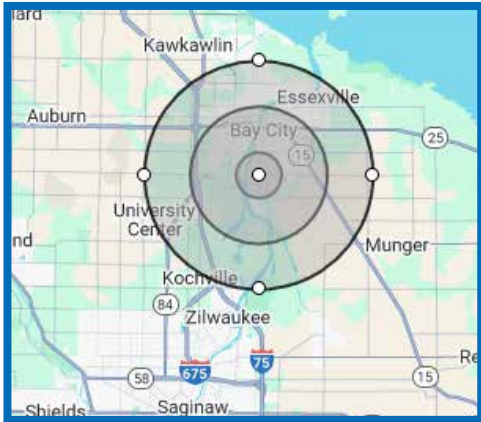
POPULATION:	1 MILE	3 MILE	5 MILE
2029 POPULATION PROJECTION	7,389	36,911	61,937
2024 POPULATION	7,436	37,153	62,558
2020 POPULATION	7,305	36,548	62,635
ANNUAL GROWTH 2020-2024	0.40%	0.40%	0%
ANNUAL GROWTH 2024-2029	-0.10%	-0.10%	-0.20%

2024 POPULATION BY RACE:

WHITE	6,229	31,684	54,701
BLACK	187	962	1,324
AMERICAN INDIAN/ALASKAN NATIVE	114	333	438
ASIAN	20	167	352
HAWAIIAN & PACIFIC ISLANDER	4	19	33
TWO OR MORE RACES	882	3,987	5,710
HISPANIC ORIGIN	770	3,351	4,772

HOUSEHOLDS:

2020 HOUSEHOLDS	3,101	16,182	27,694
2024 HOUSEHOLDS	3,143	16,443	27,672
2029 HOUSEHOLD PROJECTION	3,120	16,332	27,395
ANNUAL GROWTH 2020-2024	0.90%	0.60%	0.30%
ANNUAL GROWTH 2024-2029	-0.10%	-0.10%	-0.20%
OWNER OCCUPIED HOUSEHOLDS	2,432	10,896	19,042
RENTER OCCUPIED HOUSEHOLDS	688	5,436	8,353
AVG HOUSEHOLD INCOME	\$58,657	\$61,774	\$66,482
MEDIAN HOUSEHOLD INCOME	\$47,309	\$47,313	\$51,687



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





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

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.



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

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.



900 Cass Ave | Bay City, MI 48708
\$764,200 | 6% CAP

FOR MORE INFORMATION

125 Newtown Rd, Suite 300

Plainview, NY 11803

Main | (516) 864.8000

www.SilberProperties.com

