

WARD
REAL ESTATE, INC.
"Bay City's Oldest Real Estate Company"

**FOR
LEASE**

~~AVAILABLE~~

~~AVAILABLE~~

Erik Frankson
Associate Broker

Ward Real Estate, Inc
O-979-245-5522
C-979-244-6194
erik@wardre.com
wardrealestateinc.com



Walmart Shadow Center

4310 7th St., Bay City, Texas 77414

~~Suite 700 - 2,000 SF~~ Available

Suite 600 - 4,500 SF Available

Starting at \$17.00 psf/yr + NNN

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ANYTIME FITNESS



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54'x100'
ANYTIME FITNESS

25'x60'
AVAILABLE

20'x60'
AVAILABLE

20'x60'
SUN LOAN CO.

30'x60'
ROCKSTAR NAILS

TOTAL PARKING 109 SPACES + 5 ADA

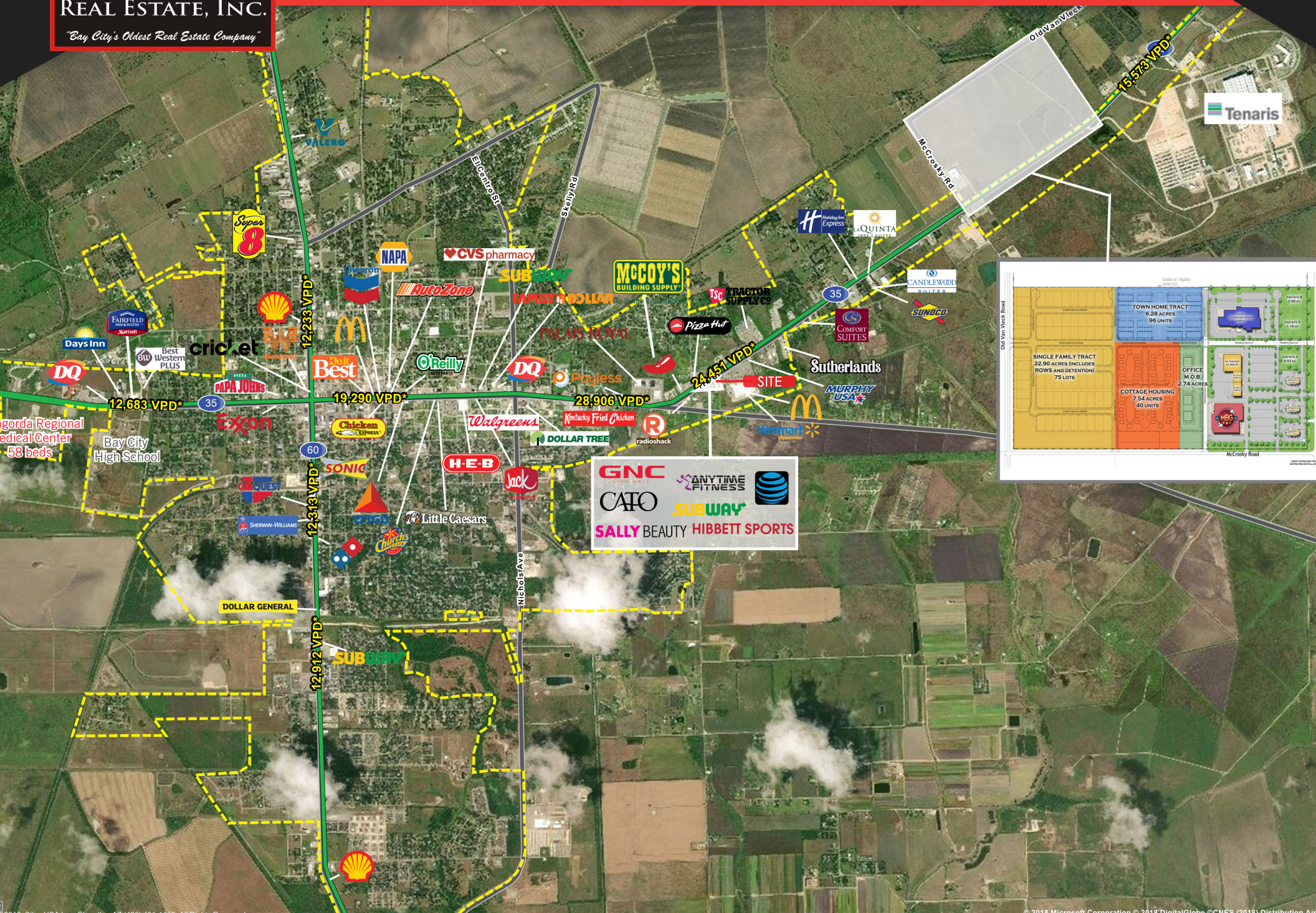
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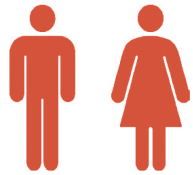
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DEMOGRAPHICS



Average Age
38

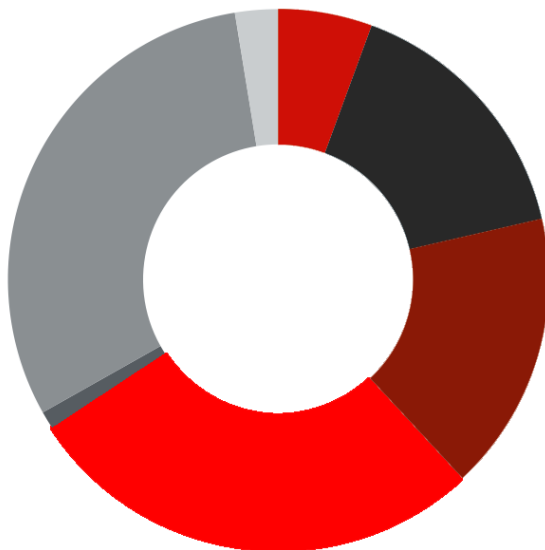


Median Household Income
\$45,209



Growth Rate
2.72%

DAYTIME POPULATION 49,489



■	Children at Home	2,810
■	Retired/Disable persons	8,254
■	Homemakers	8,443
■	Student Populations	13,327
■	Work at Home	574
■	Employed	14,791
■	Unemployed	1,290



DEMOGRAPHIC PROFILE

	3 Mile Radius	5 Mile Radius	10 Mile Radius
2018 Estimated Population	17,519	20,943	23,765
Daytime Population	15,765	18,712	20,165
Median HH Income	\$45,268	\$46,107	\$45,705
Number of Households	6,629	7,852	8,927

	5 Minute DT	10 Minute DT	15 Minute DT
2018 Estimated Population	3,324	18,553	21,700
Daytime Population	4,849	17,289	19,410
Median HH Income	\$50,632	\$45,209	\$46,087
Number of Households	1,205	7,035	8,140

