

# 1201 E. SALZBURG AVE.

1201 E. SALZBURG AVE., BAY CITY, MI 48706

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover the vibrant charm of Bay City, MI, conveniently located near 1201 E. Salzburg Ave. This area is an ideal fit for Retail/Strip Center tenants, surrounded by an array of nearby points of interest. Explore the historic downtown district, with its unique boutiques, eateries, and cultural attractions, drawing both locals and visitors alike. Take advantage of the area's close proximity to Veterans Memorial Park, offering a picturesque setting for community events and outdoor leisure. The property is strategically situated amidst a mix of residential neighborhoods and thriving commercial areas, ensuring a steady flow of potential customers. Embrace the dynamic community spirit and position your retail business for success at 1201 E. Salzburg Ave., where the fusion of local attractions and commercial activity creates an ideal environment for retail success.

### PROPERTY HIGHLIGHTS

- Ample parking for customer convenience
- Versatile retail space suitable for various business types
- Well-maintained exterior

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	4,061 SF
Building Size:	4,061 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,028	19,822	31,318
Total Population	4,563	41,866	66,193
Average HH Income	\$65,614	\$52,388	\$55,336

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>



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PLANS



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,061 SF

Lease Term:	Negotiable
Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1201 Salzburg Ave	Available	4,061 SF	NNN	Contact Broker for Pricing	-

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## RETAILER MAP



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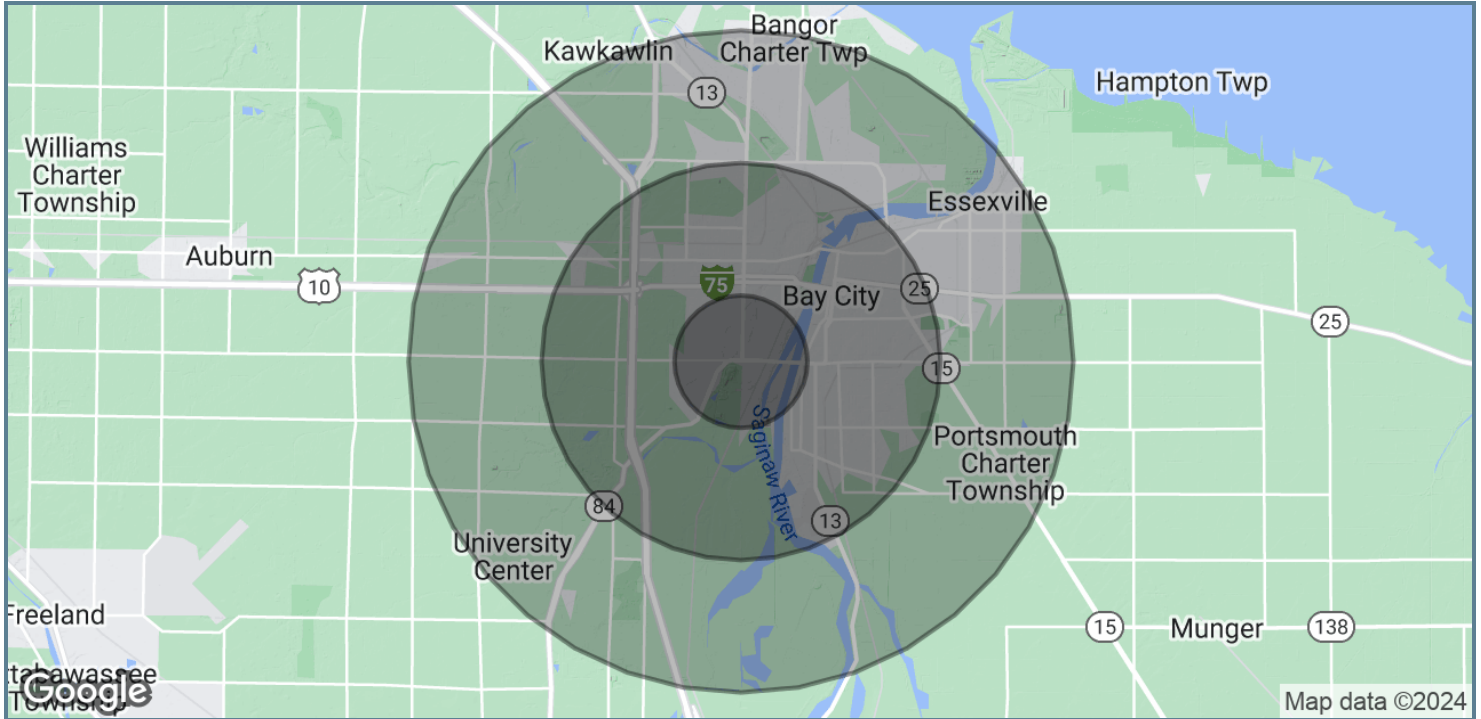
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,563	41,866	66,193
Average Age	44.2	41.8	42.3
Average Age (Male)	43.7	40.8	40.9
Average Age (Female)	46.1	44.8	44.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,028	19,822	31,318
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$65,614	\$52,388	\$55,336
Average House Value	\$106,497	\$91,309	\$102,312

2020 American Community Survey (ACS)

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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

