

# 1211 EAST SALZBURG ROAD

1211 EAST SALZBURG ROAD, BAY CITY, MI 48706

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Explore the vibrant Bay City area, where you'll find a mix of great dining options like American Kitchen and Real Seafood Co. Plus, the property is close to Wenonah Park, perfect for relaxing walks by the water. If you're into art and history, the Bay County Historical Museum is nearby and offers a fascinating look into the area's past. Bay City has everything you need for an inspiring office location, blending convenience and local charm.

### PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	0.4 Acres
Lot Size:	0.4 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,074	18,428	29,408
Total Population	4,632	41,377	66,008
Average HH Income	\$95,156	\$72,114	\$73,660

Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

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

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ADDITIONAL PHOTOS



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RETAILER MAP



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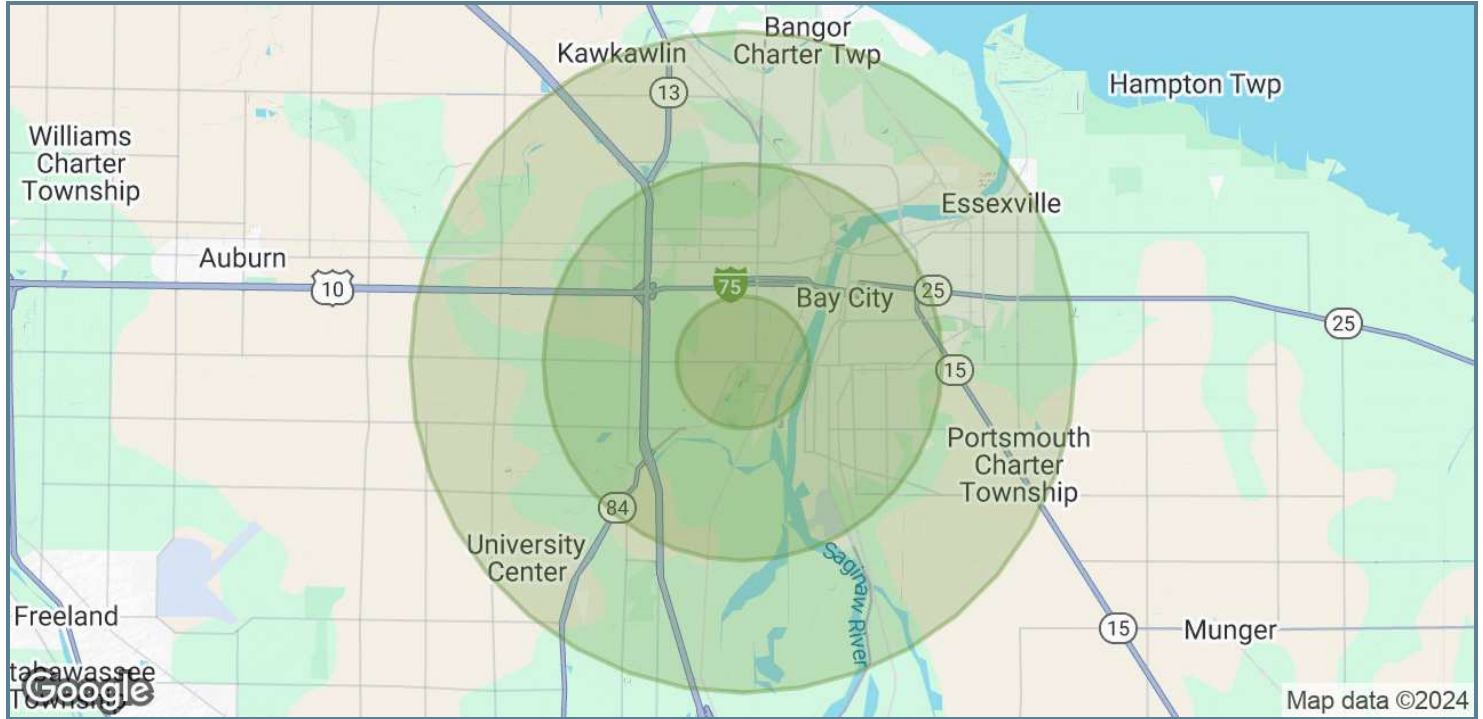
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,632	41,377	66,008
Average Age	47	43	43
Average Age (Male)	45	41	42
Average Age (Female)	48	44	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,074	18,428	29,408
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$95,156	\$72,114	\$73,660
Average House Value	\$188,850	\$149,830	\$161,984

Demographics data derived from AlphaMap

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