

411 S. HENRY ST.

411 S. HENRY ST., BAY CITY, MI 48706

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 411 S. HENRY ST. in Bay City, MI. This well-managed retail or office space has strong visibility on the corners of Henry Street & Thomas Street, with 25k+ VPD. The building is in a well-established area with superb on-site parking, over 40 spaces. The 3,440 SF building is located near the epicenter of the Bay City business district and is ready for its next generation of retail. This property is a well-known retail staple of the Bay City community for years and offers landmark recognition & engaging signage. Give our team of Bay County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business in beautiful Bay City, Michigan.

PROPERTY HIGHLIGHTS

- 25k+ Vehicles Per Day
- Versatile Floor Plan to Suit Your Needs
- National Retailers Nearby Include Starbucks, McDonalds and Taco Bell

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	1
Available SF:	1,500 - 3,440 SF
Building Size:	3,440 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,261	24,581	31,911
Total Population	9,943	51,258	67,236
Average HH Income	\$40,689	\$52,095	\$55,470

TRAFFIC COUNTS

25,901 Vehicles Per Day



Legacy Commercial Property

info@legacypro.com | 615.610.0885

209 Powell Place, Brentwood, TN 37027

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 3,440 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
411 S Henry St	Available	1,500 - 3,440 SF	NNN	Contact Broker for Pricing



Legacy Commercial Property

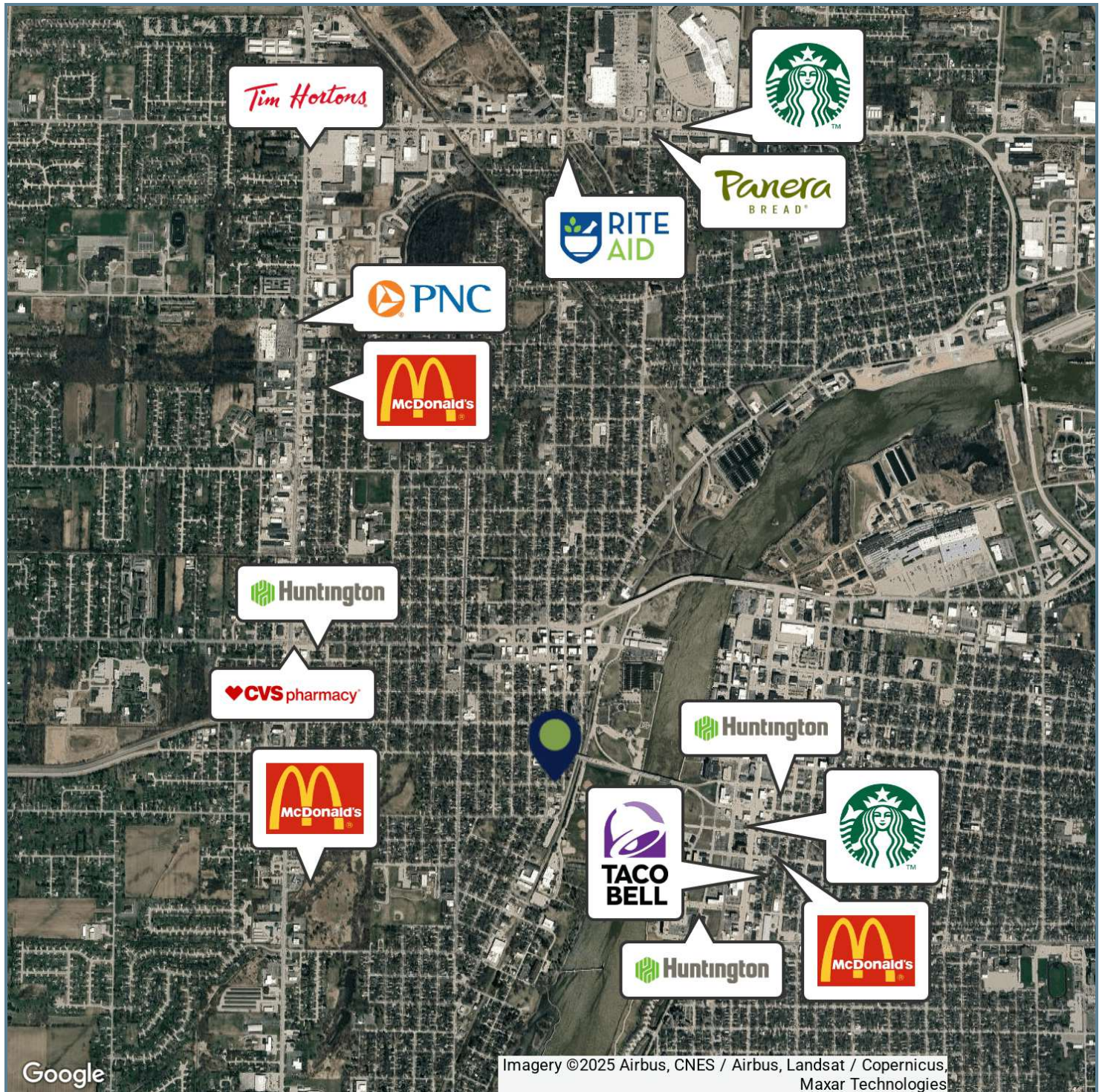
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RETAILER MAP



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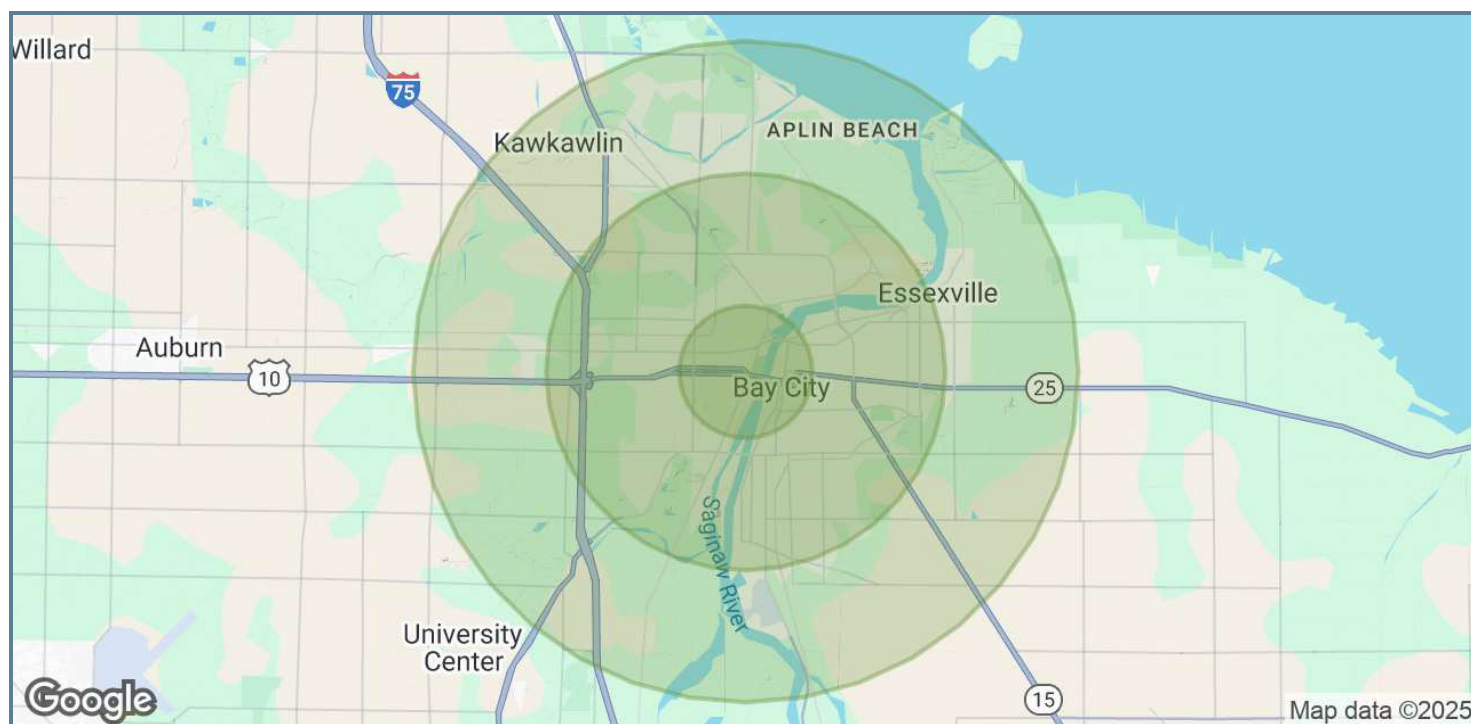
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,943	51,258	67,236
Average Age	38.8	41.7	42.9
Average Age (Male)	38.6	40.1	41.5
Average Age (Female)	43.5	44.6	45.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,261	24,581	31,911
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$40,689	\$52,095	\$55,470
Average House Value	\$67,714	\$91,949	\$103,398

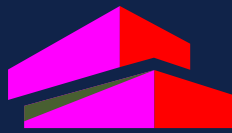
2020 American Community Survey (ACS)



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LEGACY
COMMERCIAL PROPERTY

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.

