

# Bay City Retail

4140-4142 Wilder Rd.  
Bay City, MI 48706  
Bay County



## key features

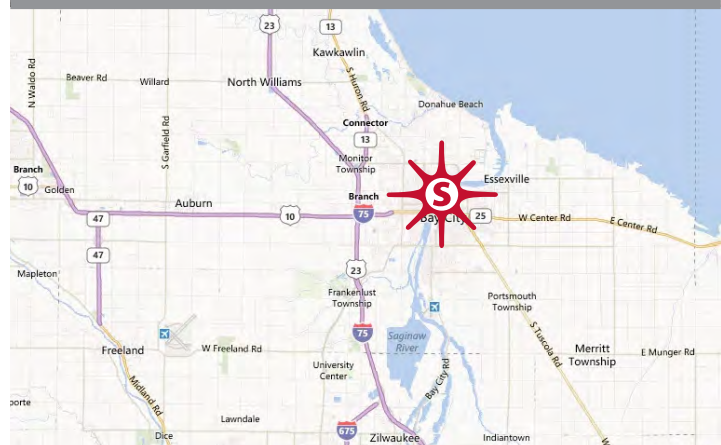
- share updated freestanding building with Mattress Firm
- along major retail corridor in Bay City
- across from Bay City Mall and near Walmart and Home Depot
- six miles from Delta College (8,300 students)
- daily traffic counts: 18,970 on Wilder Road

## demographics

	1 mile	3 miles	5 miles
population	5,788	45,743	69,119
households	2,584	20,608	30,942
avg. household income	\$68,841	\$74,443	\$77,645
daytime population	4,032	33,643	49,025

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

**retail space for lease 11,442 sf**



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UNIT	TENANT	DIMS.	S.F.
4140	AVAILABLE	55 x 213 IRR	11,442
4142	MATTRESS FIRM	69 x 185 IRR	12,058

