

Bay City Retail

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



key features

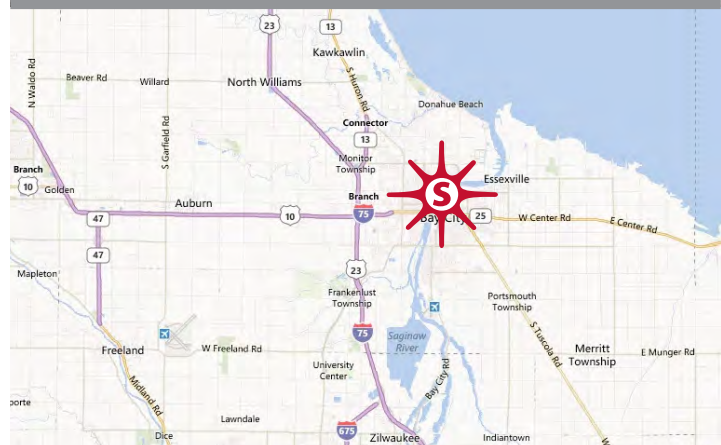
- share updated freestanding building with Mattress Firm
- along major retail corridor in Bay City
- across from Bay City Mall and near Walmart and Home Depot
- six miles from Delta College (10,000 students)
- daily traffic counts: 22,844 on Wilder Road

demographics

	1 mile	3 miles	5 miles
population	6,153	45,276	69,028
households	2,742	20,445	30,978
avg. household income	\$73,507	\$80,716	\$84,298
daytime population	4,125	34,340	49,515

2024 Estimates. Source: Applied Geographic Solutions 5/2024, 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

