

# For Sale

2601 Center Avenue,  
Bay City, MI 48708

## Former Pizza Hut

- Zoned C-2-B, Highway Business
- Signalized corner with access to both Center Avenue and Livingston Street
- Contains approximately 55 parking spaces
- Working locally with Gretchen Witherspoon, Trademark Commercial Group, MI Licensee
- **Building Size:** ± 2,739 SF
- **Lot Size:** ± 30,928 SF

Price: \$320,000

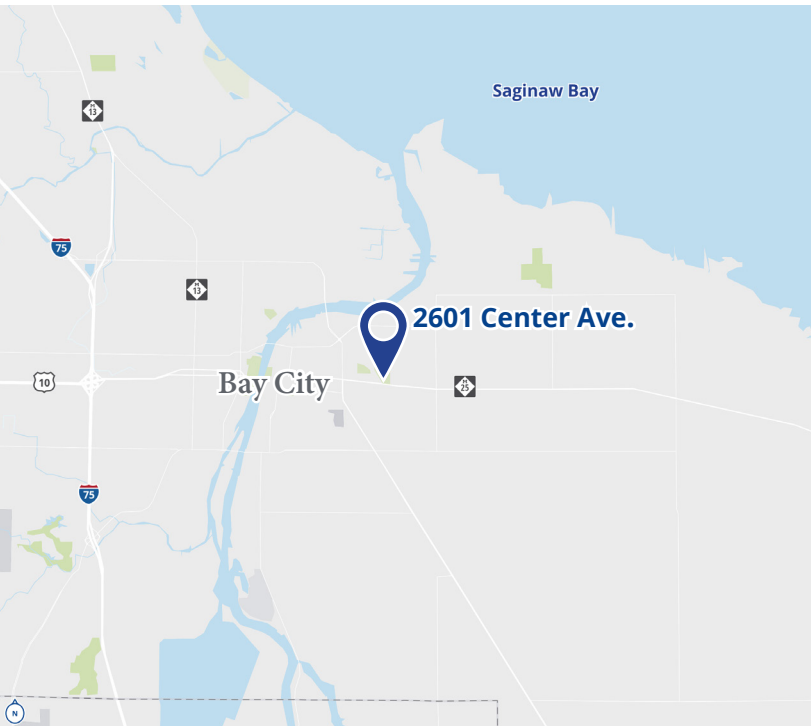
### Cody Persyn

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Accelerating success.

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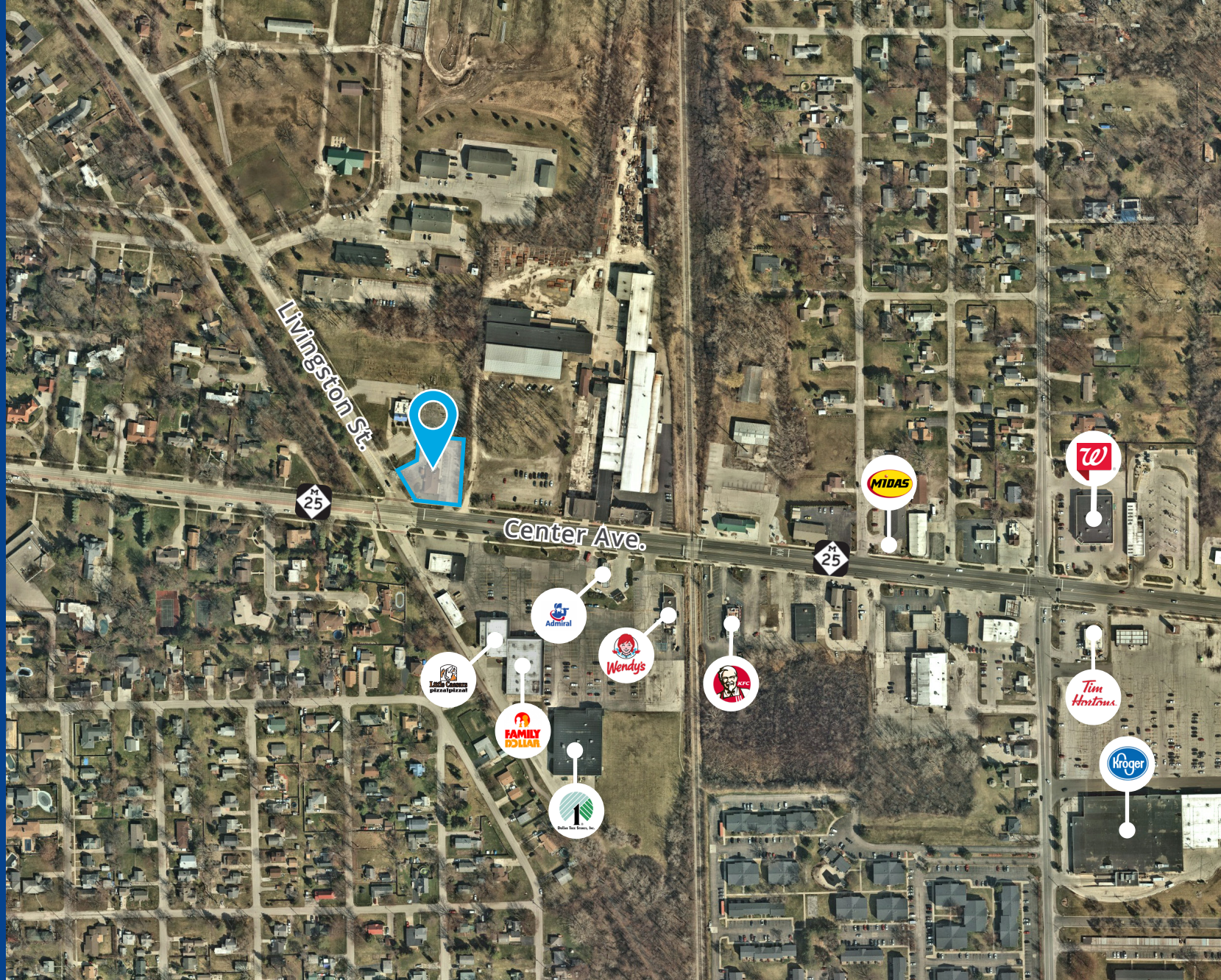
	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	9,236	48,811	72,551
2010 Total Population	8,800	46,792	69,655
2021 Total Population	8,560	45,802	67,872
2021 Group Quarters	135	777	1,080
2026 Total Population	8,394	44,934	66,520
2021-2026 Annual Rate (CAGR)	-0.39%	-0.38%	-0.40%
2000 to 2010 Population Change	-4.7%	-4.1%	-4.0%
2000 to 2021 Population Change	-7.3%	-6.2%	-6.4%
2010 to 2026 Population Change	-4.6%	-4.0%	-4.5%
2021 to 2026 Population Change	-1.9%	-1.9%	-2.0%
2021 Total Daytime Population	8,795	43,775	66,293
Workers	3,886	17,088	26,404
Residents	4,909	26,687	39,889
2021 Workers % of Daytime Population	44.2%	39.0%	39.8%
2021 Residents % of Daytime Population	55.8%	61.0%	60.2%
<b>Household Summary</b>			
2000 Households	3,933	20,308	29,765
2010 Households	3,853	19,725	29,345
2021 Households	3,821	19,527	28,981
2021 Average Household Size	2.20	2.31	2.30
2026 Households	3,768	19,224	28,514
2021-2026 Annual Rate	-0.28%	-0.31%	-0.32%
2000 to 2010 Household Change	-2.0%	-2.9%	-1.4%
2000 to 2021 Household Change	-2.8%	-3.8%	-2.6%
2010 to 2026 Household Change	-2.2%	-2.5%	-2.8%
2021 to 2026 Household Change	-1.4%	-1.6%	-1.6%
2010 Families	2,326	11,827	18,227
2021 Families	2,229	11,365	17,506
2026 Families	2,177	11,095	17,089
2021-2026 Annual Rate	-0.47%	-0.48%	-0.48%
<b>Housing Unit Summary</b>			
2021 Housing Units	4,138	21,423	31,627
Owner Occupied Housing Units	65.1%	64.7%	69.0%
Renter Occupied Housing Units	34.9%	35.3%	31.0%
Vacant Housing Units	7.7%	8.9%	8.4%
<b>Owner Occupied Median Home Value</b>			
2021 Median Home Value	\$127,568	\$85,477	\$99,204
2026 Median Home Value	\$177,760	\$98,440	\$134,256
<b>Income</b>			
2021 Per Capita Income	\$32,349	\$25,540	\$27,077
2021 Median Household Income	\$50,073	\$42,214	\$44,448
2021 Average Household Income	\$73,855	\$60,104	\$63,355
Household Income Base	3,821	19,527	28,981
<\$15,000	13.3%	14.4%	12.9%
\$15,000 - \$24,999	9.3%	11.0%	10.3%
\$25,000 - \$34,999	9.6%	14.0%	13.6%
\$35,000 - \$49,999	17.7%	18.6%	18.8%
\$50,000 - \$74,999	15.2%	16.3%	15.9%
\$75,000 - \$99,999	13.2%	11.1%	12.1%
\$100,000 - \$149,999	12.0%	8.9%	10.3%
\$150,000 - \$199,999	4.5%	3.1%	3.4%
\$200,000+	5.2%	2.7%	2.9%

Source: Esri, U.S. Census



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