

# Property Overview



Family Video-Anchored Retail  
for Lease

2610 Center Avenue  
Bay City, Michigan



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Strategy.

Results.

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# Family Video, Bay City, Michigan

## Property Summary



**Property:** 2610 Center Avenue, Bay City, MI 48708

**Offering:** +/- 1,500 SF End Cap

**Asking Rate:** \$Negotiable (NNN)

**NNN:** \$3.16 per square foot

**Population:** 46,555 (3 miles)

**Med HH Inc.:** \$41,380 (3 miles)

**Traffic Count:** 23,000 v. p. d. on Center Avenue

**Comments:** Join Family Video on Center Avenue (M-25), just west of North Scheurmann Road, Bay City's main retail corridor. This 4,805 SF Family Video will continue operating, but would demise down to allow for about 1,500 SF of available space on an end cap. This is perfect for any retail, food, office, or service user who would like locate next to a successful operating business and benefit from the built-in foot traffic supplied by Family Video. Family Video will work with you on your proposed layout.

\*We also have similar opportunities at other Michigan Family Video locations. Contact broker for details.

**Listing Agents:**

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The information contained herein was obtained from sources deemed reliable. While we trust these sources we cannot warrant or guarantee their accuracy.

### **Gerdom Realty & Investment**

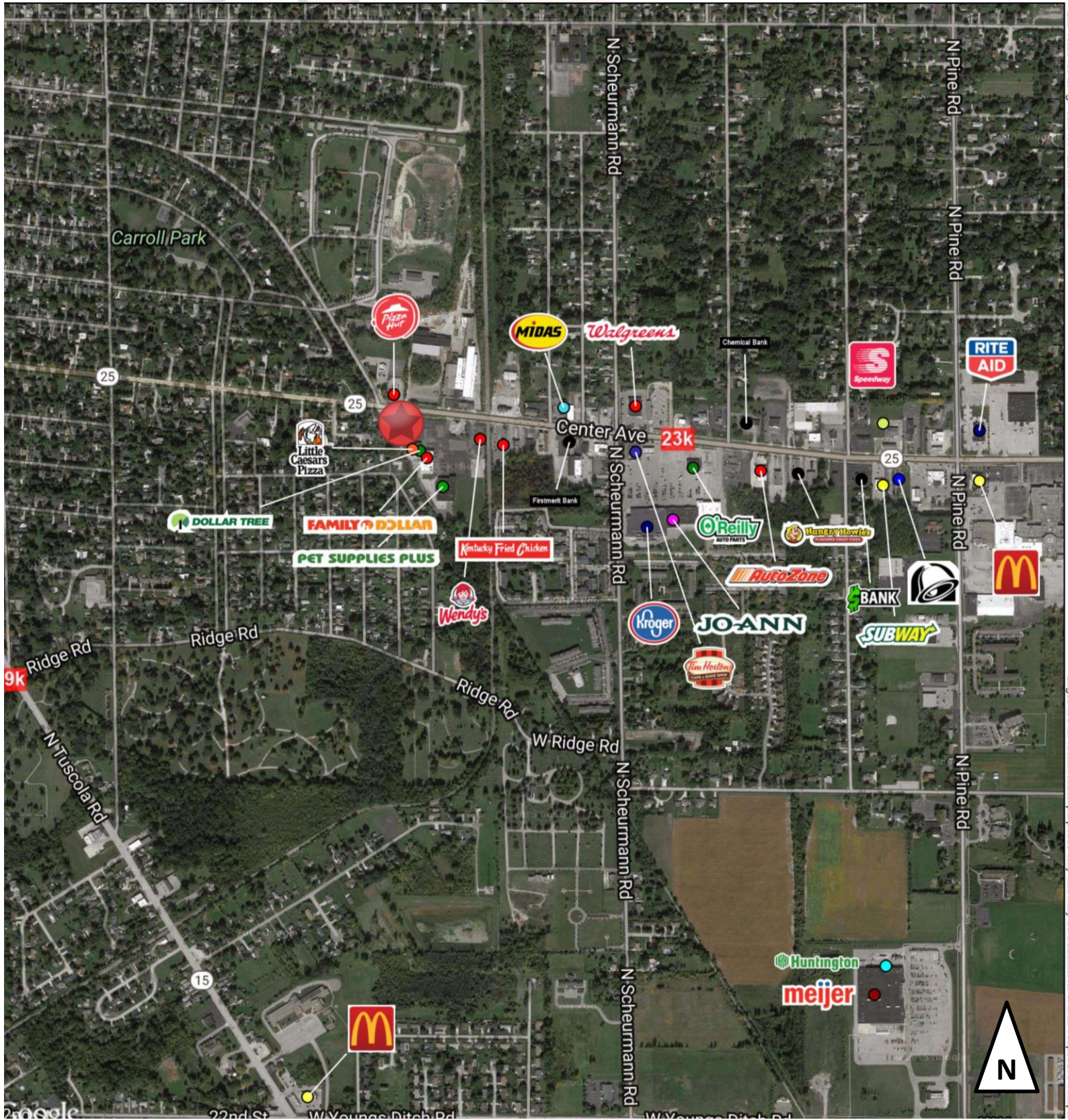
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## Trade Area Aerial

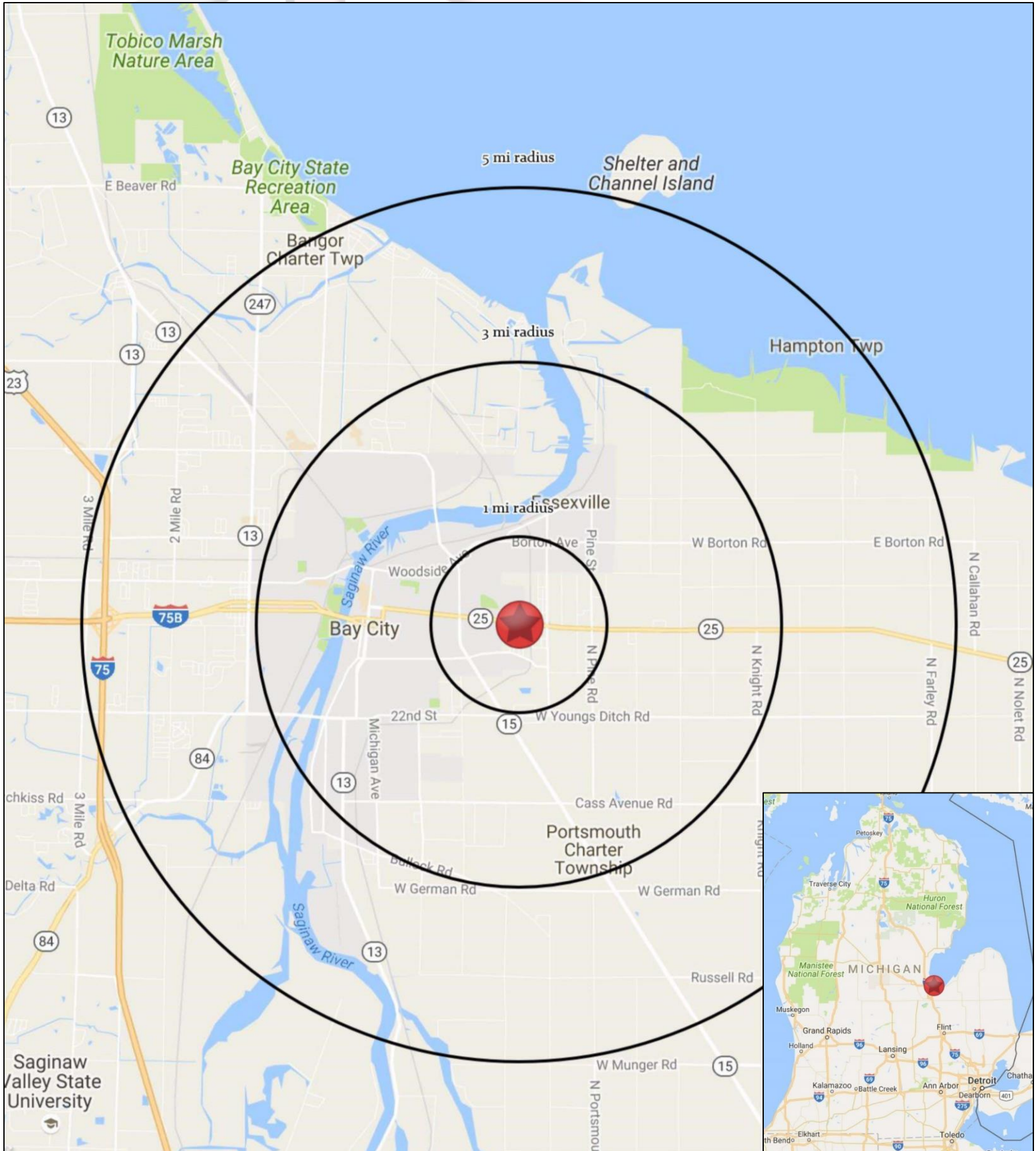


# Family Video, Bay City, Michigan

## Photographs



# Family Video, Bay City, Michigan



# Family Video, Bay City, Michigan

## FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.5950/-83.8537

RF1

2610 Center Ave		1 mi radius	3 mi radius	5 mi radius
Bay City, MI 48708				
POPULATION	2016 Estimated Population	8,290	46,555	68,939
	2021 Projected Population	8,260	46,729	69,017
	2010 Census Population	8,443	46,485	69,160
	2000 Census Population	8,819	48,439	72,018
	Projected Annual Growth 2016 to 2021	-0.1%	0.1%	-
	Historical Annual Growth 2000 to 2016	-0.4%	-0.2%	-0.3%
HOUSEHOLDS	2016 Estimated Households	3,682	20,077	29,906
	2021 Projected Households	3,740	20,554	30,538
	2010 Census Households	3,639	19,478	29,159
	2000 Census Households	3,669	20,040	29,581
	Projected Annual Growth 2016 to 2021	0.3%	0.5%	0.4%
	Historical Annual Growth 2000 to 2016	-	-	0.1%
AGE	2016 Est. Population Under 10 Years	10.3%	11.8%	11.1%
	2016 Est. Population 10 to 19 Years	11.9%	12.5%	12.1%
	2016 Est. Population 20 to 29 Years	12.6%	14.1%	13.2%
	2016 Est. Population 30 to 44 Years	17.6%	18.4%	17.5%
	2016 Est. Population 45 to 59 Years	21.2%	19.8%	20.3%
	2016 Est. Population 60 to 74 Years	17.7%	15.4%	17.1%
	2016 Est. Population 75 Years or Over	8.6%	8.0%	8.6%
	2016 Est. Median Age	42.0	38.6	40.9
MARITAL STATUS & GENDER	2016 Est. Male Population	48.7%	48.7%	48.6%
	2016 Est. Female Population	51.3%	51.3%	51.4%
	2016 Est. Never Married	29.2%	31.4%	29.9%
	2016 Est. Now Married	49.8%	44.1%	46.1%
	2016 Est. Separated or Divorced	14.3%	16.4%	15.5%
	2016 Est. Widowed	6.7%	8.2%	8.5%
INCOME	2016 Est. HH Income \$200,000 or More	2.4%	1.2%	1.8%
	2016 Est. HH Income \$150,000 to \$199,999	3.9%	1.9%	2.6%
	2016 Est. HH Income \$100,000 to \$149,999	12.9%	8.5%	9.5%
	2016 Est. HH Income \$75,000 to \$99,999	12.4%	10.6%	11.2%
	2016 Est. HH Income \$50,000 to \$74,999	18.6%	18.6%	18.4%
	2016 Est. HH Income \$35,000 to \$49,999	14.4%	15.2%	15.0%
	2016 Est. HH Income \$25,000 to \$34,999	11.1%	13.2%	12.3%
	2016 Est. HH Income \$15,000 to \$24,999	13.0%	13.0%	12.9%
	2016 Est. HH Income Under \$15,000	11.3%	17.8%	16.4%
	2016 Est. Average Household Income	\$63,209	\$52,407	\$55,867
	2016 Est. Median Household Income	\$51,741	\$41,380	\$44,308
	2016 Est. Per Capita Income	\$28,233	\$22,782	\$24,383
	2016 Est. Total Businesses	448	2,215	3,209
2016 Est. Total Employees	6,383	23,676	33,109	

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2610 Center Ave

1 mi radius    3 mi radius    5 mi radius

Bay City, MI 48708

		1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>	2016 Est. White	93.0%	90.3%	91.7%
	2016 Est. Black	2.2%	3.2%	2.5%
	2016 Est. Asian or Pacific Islander	0.9%	0.7%	0.8%
	2016 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
	2016 Est. Other Races	3.5%	5.2%	4.5%
<b>HISPANIC</b>	2016 Est. Hispanic Population	460	3,588	4,501
	2016 Est. Hispanic Population	5.5%	7.7%	6.5%
	2021 Proj. Hispanic Population	6.1%	8.4%	7.1%
	2010 Hispanic Population	5.1%	7.1%	6.0%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	5,920	32,015	48,430
	2016 Est. Elementary (Grade Level 0 to 8)	1.6%	3.2%	3.1%
	2016 Est. Some High School (Grade Level 9 to 11)	6.8%	8.8%	8.3%
	2016 Est. High School Graduate	27.2%	34.3%	34.6%
	2016 Est. Some College	24.1%	23.5%	23.7%
	2016 Est. Associate Degree Only	11.7%	11.5%	11.4%
	2016 Est. Bachelor Degree Only	15.7%	12.3%	12.8%
	2016 Est. Graduate Degree	12.9%	6.4%	6.2%
<b>HOUSING</b>	2016 Est. Total Housing Units	3,882	21,159	31,465
	2016 Est. Owner-Occupied	67.1%	64.9%	68.8%
	2016 Est. Renter-Occupied	27.8%	30.0%	26.2%
	2016 Est. Vacant Housing	5.1%	5.1%	5.0%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	2.2%	1.9%	2.5%
	2010 Homes Built 2000 to 2004	2.8%	3.1%	3.9%
	2010 Homes Built 1990 to 1999	5.1%	6.3%	7.5%
	2010 Homes Built 1980 to 1989	6.0%	6.4%	6.5%
	2010 Homes Built 1970 to 1979	17.2%	13.7%	15.5%
	2010 Homes Built 1960 to 1969	13.1%	10.6%	12.2%
	2010 Homes Built 1950 to 1959	15.7%	17.2%	18.1%
	2010 Homes Built Before 1949	38.0%	40.7%	33.6%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.2%	0.3%	0.4%
	2010 Home Value \$500,000 to \$999,999	1.0%	0.7%	0.9%
	2010 Home Value \$400,000 to \$499,999	0.7%	0.7%	0.7%
	2010 Home Value \$300,000 to \$399,999	2.9%	2.0%	2.4%
	2010 Home Value \$200,000 to \$299,999	8.7%	6.3%	7.3%
	2010 Home Value \$150,000 to \$199,999	16.2%	10.1%	12.6%
	2010 Home Value \$100,000 to \$149,999	23.2%	20.9%	23.2%
	2010 Home Value \$50,000 to \$99,999	38.1%	45.3%	38.1%
	2010 Home Value \$25,000 to \$49,999	5.5%	9.3%	7.9%
	2010 Home Value Under \$25,000	3.4%	4.6%	6.4%
	2010 Median Home Value	\$107,887	\$93,633	\$100,437
	2010 Median Rent	\$532	\$488	\$496

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1 mi radius 3 mi radius 5 mi radius

Bay City, MI 48708

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	6,823	37,509	56,277
	2016 Est. Civilian Employed	59.6%	56.4%	54.7%
	2016 Est. Civilian Unemployed	1.9%	3.0%	2.7%
	2016 Est. in Armed Forces	-	0.1%	-
	2016 Est. not in Labor Force	38.5%	40.5%	42.6%
	2016 Labor Force Males	48.1%	48.0%	47.9%
	2016 Labor Force Females	51.9%	52.0%	52.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,888	19,134	28,515
	2010 Mgmt, Business, & Financial Operations	13.8%	9.1%	9.6%
	2010 Professional, Related	21.9%	18.7%	19.2%
	2010 Service	20.4%	23.3%	22.4%
	2010 Sales, Office	26.7%	26.9%	26.5%
	2010 Farming, Fishing, Forestry	0.1%	0.3%	0.4%
	2010 Construction, Extraction, Maintenance	5.1%	7.3%	7.3%
	2010 Production, Transport, Material Moving	12.0%	14.4%	14.6%
	2010 White Collar Workers	62.4%	54.7%	55.3%
	2010 Blue Collar Workers	37.6%	45.3%	44.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	84.3%	83.6%	84.0%
	2010 Drive to Work in Carpool	9.1%	8.1%	8.4%
	2010 Travel to Work by Public Transportation	0.8%	1.2%	1.1%
	2010 Drive to Work on Motorcycle	-	0.1%	0.2%
	2010 Walk or Bicycle to Work	3.6%	3.9%	3.2%
	2010 Other Means	0.2%	0.2%	0.2%
	2010 Work at Home	2.0%	3.0%	3.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	47.3%	40.1%	40.0%
	2010 Travel to Work in 15 to 29 Minutes	31.0%	37.5%	39.0%
	2010 Travel to Work in 30 to 59 Minutes	18.6%	18.4%	17.2%
	2010 Travel to Work in 60 Minutes or More	3.1%	4.0%	3.9%
	2010 Average Travel Time to Work	16.1	17.2	17.0
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$188 M	\$902 M	\$1.40 B
	2016 Est. Apparel	\$6.49 M	\$31.1 M	\$48.4 M
	2016 Est. Contributions, Gifts	\$12.2 M	\$55.7 M	\$88.4 M
	2016 Est. Education, Reading	\$6.89 M	\$31.5 M	\$49.9 M
	2016 Est. Entertainment	\$10.5 M	\$49.8 M	\$77.8 M
	2016 Est. Food, Beverages, Tobacco	\$29.1 M	\$142 M	\$220 M
	2016 Est. Furnishings, Equipment	\$6.37 M	\$29.7 M	\$46.6 M
	2016 Est. Health Care, Insurance	\$16.9 M	\$82.4 M	\$128 M
	2016 Est. Household Operations, Shelter, Utilities	\$58.4 M	\$281 M	\$437 M
	2016 Est. Miscellaneous Expenses	\$2.82 M	\$13.7 M	\$21.1 M
	2016 Est. Personal Care	\$2.44 M	\$11.7 M	\$18.3 M
	2016 Est. Transportation	\$36.0 M	\$173 M	\$269 M

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## Traffic Count Map

