

# Property Overview



Family Video-Anchored  
Retail for Lease

411 Henry Street  
Bay City, Michigan



Focus.

Strategy.

Results.

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# Family Video, Bay City, Michigan

## Property Summary



**Property:** 411 Henry Street, Bay City, MI 48706

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

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

**NNN:** \$TBD

**Population:** 54,905 (3 miles)

**Med HH Inc.:** \$42,036 (3 miles)

**Traffic Count:** TBD

**Comments:** Join Family Video on Henry Street between East Jenny and East Thomas Streets in the heart of Bay City. This 4,488 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**

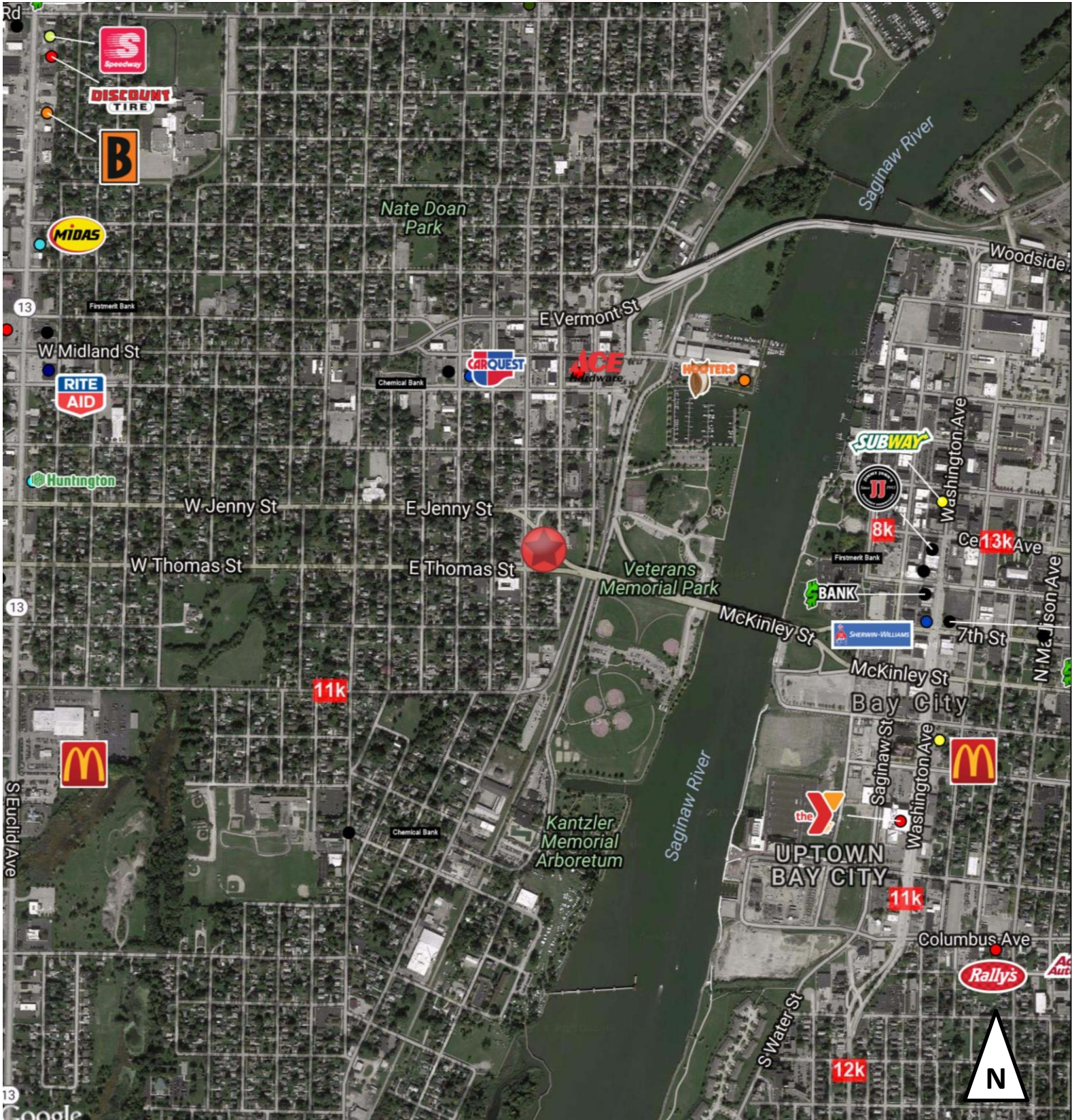
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Trade Area Aerial

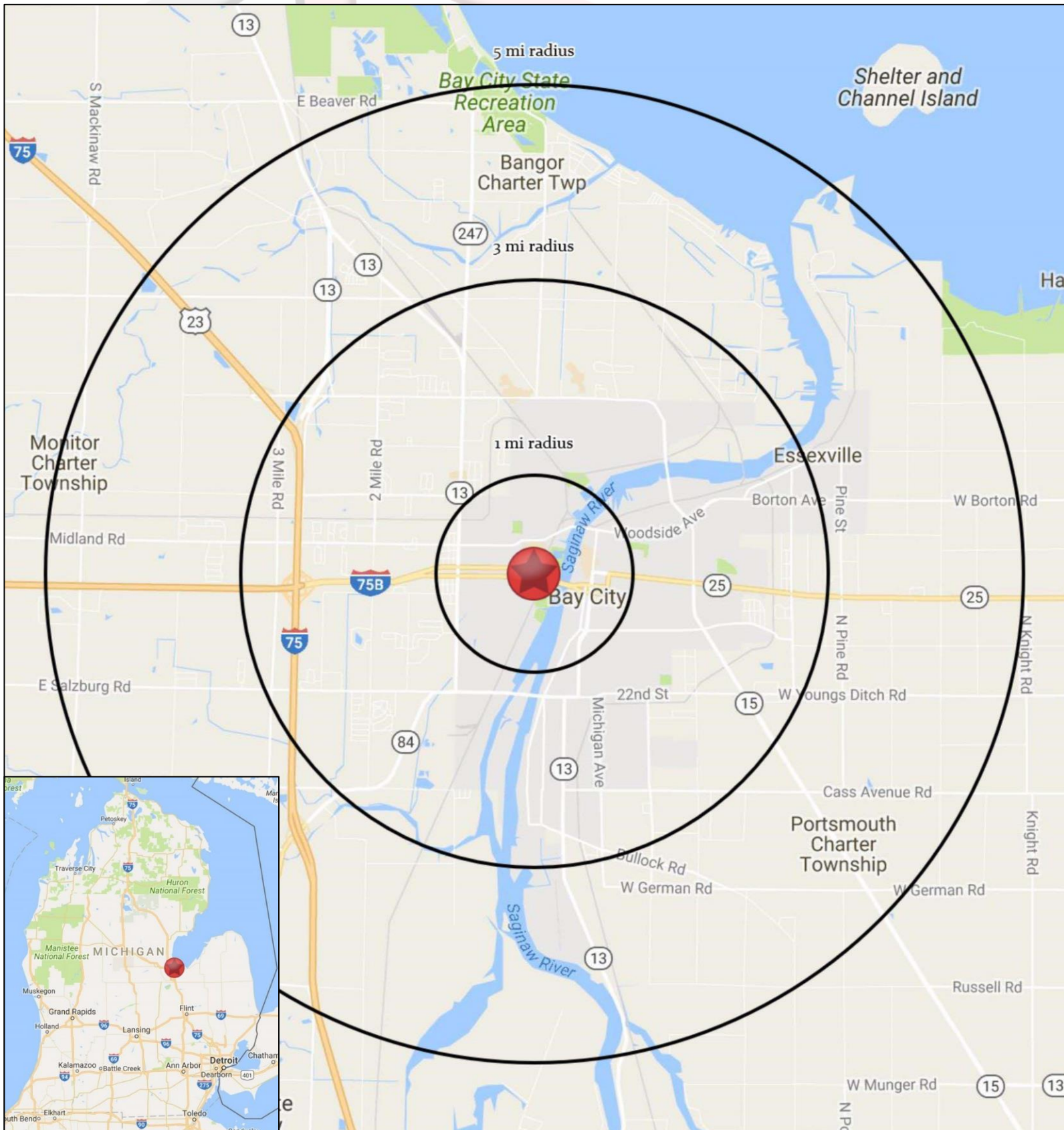


# Family Video, Bay City, Michigan

## 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: 43.5978/-83.8997

RF1

411 S Henry St

Bay City, MI 48706-4717

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2016 Estimated Population	11,691	54,905	72,796
	2021 Projected Population	11,771	54,974	72,851
	2010 Census Population	11,406	55,049	73,155
	2000 Census Population	11,678	56,780	75,194
	Projected Annual Growth 2016 to 2021	0.1%	-	-
	Historical Annual Growth 2000 to 2016	-	-0.2%	-0.2%
<b>HOUSEHOLDS</b>	2016 Estimated Households	5,072	23,834	31,535
	2021 Projected Households	5,206	24,340	32,194
	2010 Census Households	4,807	23,228	30,793
	2000 Census Households	5,006	23,480	30,834
	Projected Annual Growth 2016 to 2021	0.5%	0.4%	0.4%
	Historical Annual Growth 2000 to 2016	0.1%	0.1%	0.1%
<b>AGE</b>	2016 Est. Population Under 10 Years	13.0%	11.5%	11.0%
	2016 Est. Population 10 to 19 Years	12.5%	12.1%	11.9%
	2016 Est. Population 20 to 29 Years	16.5%	13.8%	13.0%
	2016 Est. Population 30 to 44 Years	19.6%	18.0%	17.4%
	2016 Est. Population 45 to 59 Years	18.6%	19.8%	20.4%
	2016 Est. Population 60 to 74 Years	13.1%	16.4%	17.4%
	2016 Est. Population 75 Years or Over	6.7%	8.4%	9.0%
	2016 Est. Median Age	35.0	39.8	41.5
<b>MARITAL STATUS &amp; GENDER</b>	2016 Est. Male Population	49.3%	48.6%	48.5%
	2016 Est. Female Population	50.7%	51.4%	51.5%
	2016 Est. Never Married	34.7%	30.6%	29.0%
	2016 Est. Now Married	39.4%	45.4%	47.2%
	2016 Est. Separated or Divorced	18.7%	15.9%	15.3%
	2016 Est. Widowed	7.2%	8.2%	8.4%
<b>INCOME</b>	2016 Est. HH Income \$200,000 or More	1.0%	1.5%	1.9%
	2016 Est. HH Income \$150,000 to \$199,999	1.0%	2.2%	2.8%
	2016 Est. HH Income \$100,000 to \$149,999	5.1%	8.3%	9.8%
	2016 Est. HH Income \$75,000 to \$99,999	8.2%	10.5%	11.3%
	2016 Est. HH Income \$50,000 to \$74,999	19.7%	18.8%	18.4%
	2016 Est. HH Income \$35,000 to \$49,999	13.7%	15.7%	15.0%
	2016 Est. HH Income \$25,000 to \$34,999	14.5%	13.2%	12.3%
	2016 Est. HH Income \$15,000 to \$24,999	12.5%	12.8%	12.6%
	2016 Est. HH Income Under \$15,000	24.2%	17.2%	15.9%
	2016 Est. Average Household Income	\$43,585	\$52,257	\$57,083
	2016 Est. Median Household Income	\$34,318	\$42,036	\$45,259
	2016 Est. Per Capita Income	\$19,273	\$22,838	\$24,880
	2016 Est. Total Businesses	875	2,768	3,386
2016 Est. Total Employees	8,963	28,842	35,711	

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1 mi radius    3 mi radius    5 mi radius

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<b>RACE</b>	2016 Est. White	87.8%	90.8%	91.9%
	2016 Est. Black	4.5%	2.9%	2.4%
	2016 Est. Asian or Pacific Islander	0.8%	0.8%	0.8%
	2016 Est. American Indian or Alaska Native	0.7%	0.5%	0.5%
	2016 Est. Other Races	6.2%	5.0%	4.4%
<b>HISPANIC</b>	2016 Est. Hispanic Population	1,006	3,952	4,611
	2016 Est. Hispanic Population	8.6%	7.2%	6.3%
	2021 Proj. Hispanic Population	9.4%	7.9%	6.9%
	2010 Hispanic Population	8.0%	6.6%	5.8%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	7,764	38,193	51,454
	2016 Est. Elementary (Grade Level 0 to 8)	3.7%	3.0%	2.9%
	2016 Est. Some High School (Grade Level 9 to 11)	9.2%	8.5%	8.1%
	2016 Est. High School Graduate	37.4%	35.1%	34.3%
	2016 Est. Some College	25.4%	23.5%	23.6%
	2016 Est. Associate Degree Only	10.4%	11.2%	11.4%
	2016 Est. Bachelor Degree Only	9.6%	12.6%	13.1%
	2016 Est. Graduate Degree	4.2%	6.1%	6.6%
<b>HOUSING</b>	2016 Est. Total Housing Units	5,338	25,063	33,197
	2016 Est. Owner-Occupied	55.4%	67.4%	69.8%
	2016 Est. Renter-Occupied	39.6%	27.7%	25.2%
	2016 Est. Vacant Housing	5.0%	4.9%	5.0%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	1.7%	2.5%	2.8%
	2010 Homes Built 2000 to 2004	2.8%	3.7%	4.3%
	2010 Homes Built 1990 to 1999	5.7%	6.8%	7.7%
	2010 Homes Built 1980 to 1989	6.0%	6.1%	6.7%
	2010 Homes Built 1970 to 1979	11.8%	14.0%	15.0%
	2010 Homes Built 1960 to 1969	8.9%	12.6%	12.5%
	2010 Homes Built 1950 to 1959	13.7%	17.6%	17.9%
	2010 Homes Built Before 1949	49.4%	36.7%	33.0%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.1%	0.2%	0.3%
	2010 Home Value \$500,000 to \$999,999	0.6%	0.8%	0.9%
	2010 Home Value \$400,000 to \$499,999	0.7%	0.7%	0.7%
	2010 Home Value \$300,000 to \$399,999	1.5%	2.3%	2.5%
	2010 Home Value \$200,000 to \$299,999	5.0%	6.6%	7.9%
	2010 Home Value \$150,000 to \$199,999	6.4%	11.7%	13.1%
	2010 Home Value \$100,000 to \$149,999	17.5%	22.7%	23.1%
	2010 Home Value \$50,000 to \$99,999	53.3%	41.1%	37.3%
	2010 Home Value \$25,000 to \$49,999	11.1%	8.4%	7.7%
	2010 Home Value Under \$25,000	3.8%	5.6%	6.2%
	2010 Median Home Value	\$83,802	\$97,314	\$102,544
	2010 Median Rent	\$451	\$488	\$497

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	9,330	44,607	59,596
	2016 Est. Civilian Employed	56.0%	54.7%	55.1%
	2016 Est. Civilian Unemployed	3.7%	2.7%	2.6%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	40.3%	42.6%	42.3%
	2016 Labor Force Males	48.6%	47.9%	47.8%
	2016 Labor Force Females	51.4%	52.1%	52.2%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,554	22,565	30,539
	2010 Mgmt, Business, & Financial Operations	8.1%	9.8%	10.0%
	2010 Professional, Related	17.2%	18.5%	19.4%
	2010 Service	25.0%	22.6%	21.9%
	2010 Sales, Office	25.6%	27.5%	26.5%
	2010 Farming, Fishing, Forestry	0.3%	0.2%	0.4%
	2010 Construction, Extraction, Maintenance	8.2%	7.2%	7.2%
	2010 Production, Transport, Material Moving	15.6%	14.3%	14.6%
	2010 White Collar Workers	50.9%	55.7%	55.9%
	2010 Blue Collar Workers	49.1%	44.3%	44.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.2%	84.0%	84.1%
	2010 Drive to Work in Carpool	6.7%	7.9%	8.4%
	2010 Travel to Work by Public Transportation	2.4%	1.2%	1.0%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2010 Walk or Bicycle to Work	5.0%	3.5%	3.0%
	2010 Other Means	0.2%	0.2%	0.3%
	2010 Work at Home	2.5%	3.1%	3.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	42.2%	41.9%	39.5%
	2010 Travel to Work in 15 to 29 Minutes	39.8%	38.7%	40.0%
	2010 Travel to Work in 30 to 59 Minutes	14.2%	15.7%	16.6%
	2010 Travel to Work in 60 Minutes or More	3.8%	3.7%	3.9%
	2010 Average Travel Time to Work	16.6	16.5	17.0
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$203 M	\$1.07 B	\$1.50 B
	2016 Est. Apparel	\$7.00 M	\$36.9 M	\$51.8 M
	2016 Est. Contributions, Gifts	\$12.1 M	\$66.6 M	\$95.3 M
	2016 Est. Education, Reading	\$6.98 M	\$37.5 M	\$53.6 M
	2016 Est. Entertainment	\$11.1 M	\$59.2 M	\$83.3 M
	2016 Est. Food, Beverages, Tobacco	\$32.4 M	\$168 M	\$235 M
	2016 Est. Furnishings, Equipment	\$6.49 M	\$35.3 M	\$50.0 M
	2016 Est. Health Care, Insurance	\$18.8 M	\$97.9 M	\$136 M
	2016 Est. Household Operations, Shelter, Utilities	\$63.4 M	\$334 M	\$467 M
	2016 Est. Miscellaneous Expenses	\$3.11 M	\$16.2 M	\$22.6 M
	2016 Est. Personal Care	\$2.64 M	\$13.9 M	\$19.5 M
	2016 Est. Transportation	\$38.7 M	\$205 M	\$287 M

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## Traffic Count Map

