

Property Overview



Family Video-Anchored Retail
for Lease

1201 Salzburg Avenue
Bay City, Michigan



Focus.

Strategy.

Results.

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Family Video, Bay City, Michigan

Property Summary



Property: 1201 Salzburg Avenue, Bay City, MI 48706

Offering: +/- 1,500 SF End Cap

Asking Rate: \$Negotiable (NNN)

NNN: \$3.16 per square foot

Population: 46,624 (3 miles)

Med HH Inc.: \$43,199 (3 miles)

Traffic Count: 22,000 v. p. d. on Salzburg Avenue

Comments: Join Family Video the southeast corner of Salzburg Avenue (M-84) and Euclid Avenue (M-13). This 4,200 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:

Michael Murphy
Extension 112

mmurphy@gerdorealty.com

Tjader Gerdom
Extension 101

tgerdom@gerdomrealty.com

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

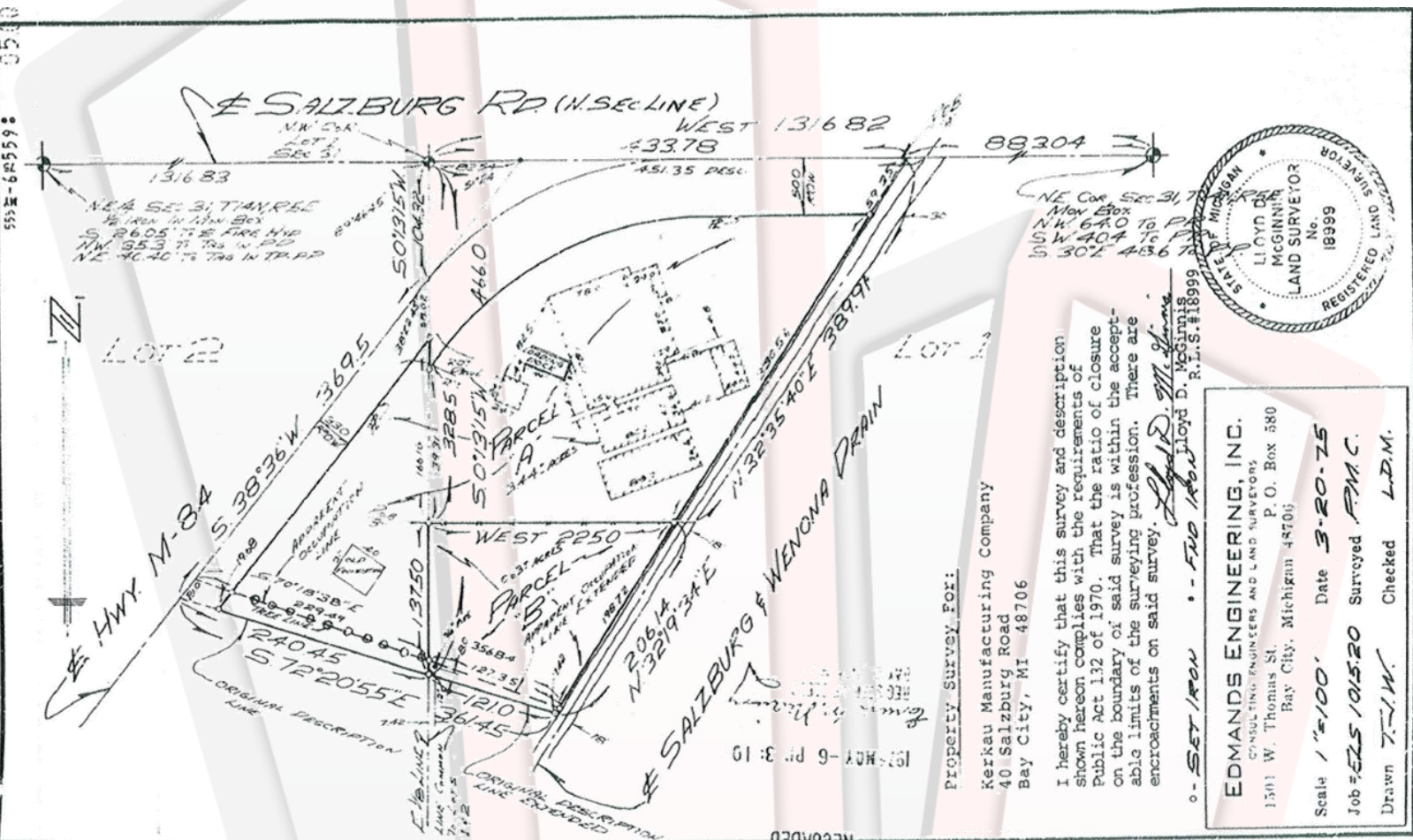
44725 Grand River Avenue, Suite #102, Novi, MI 48375

Phone: 248.242.6766 Fax: 866.301.9543

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Family Video, Bay City, Michigan

Site Plan



Property Survey For:
 Kerkeu Manufacturing Company
 40 Salzburg Road
 Bay City, MI 48706

I hereby certify that this survey and description shown hereon complies with the requirements of Public Act 132 of 1970. That the ratio of closure on the boundary of said survey is within the acceptable limits of the surveying profession. There are encroachments on said survey.

Lloyd D. McGinnis
 R.L.S.#18999

EDMANDS ENGINEERING, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1501 W. Thomas St.
 Bay City, Michigan 48706

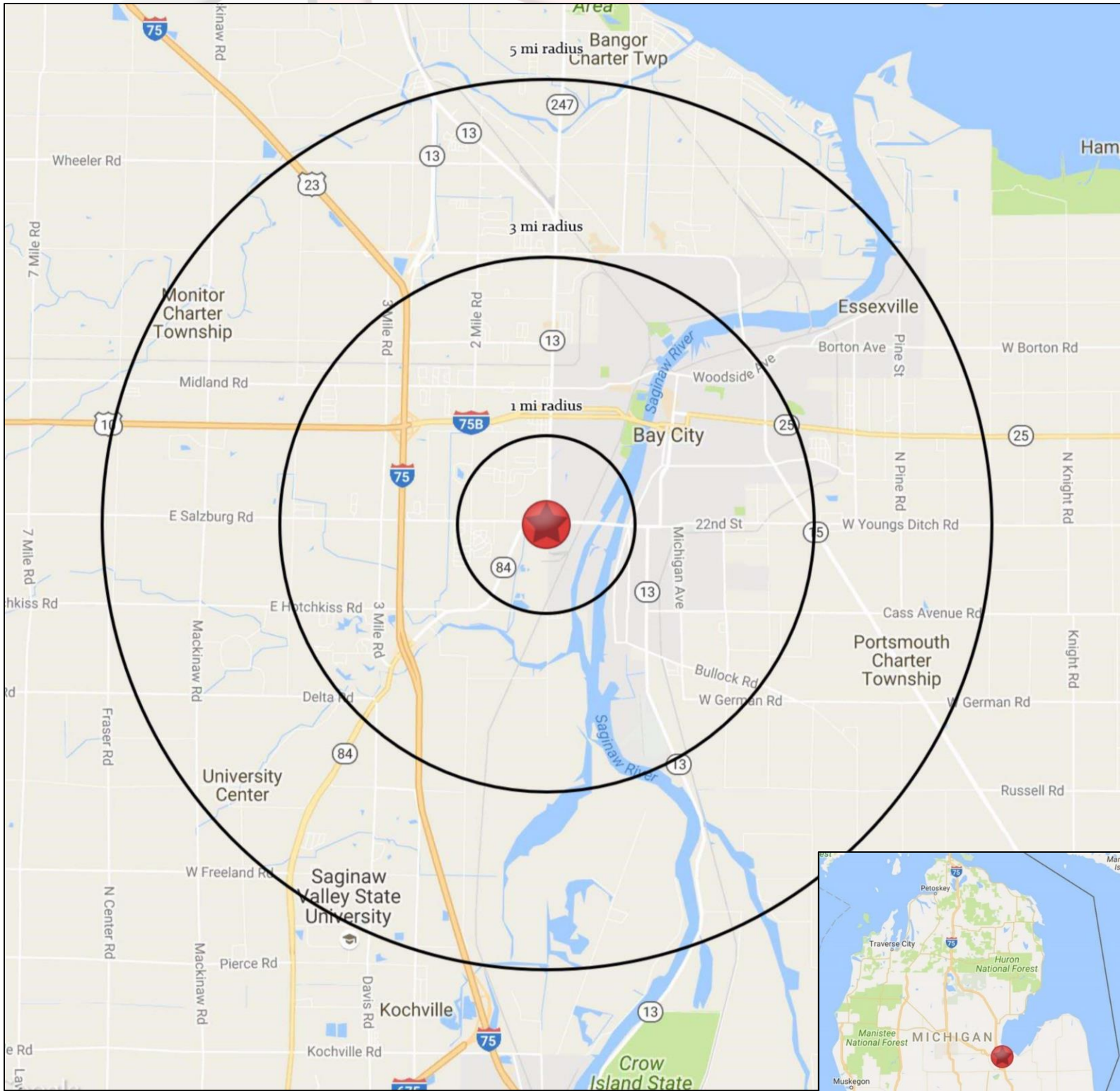
Scale 1"=100' Date 3-20-75
 Job #E5101520 Surveyed F.M.C.
 Drawn T.F.W. Checked L.D.M.

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: 43.5799/-83.9163

RF1

1201 Salzburg Ave Bay City, MI 48706		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	4,915	46,624	68,952
	2021 Projected Population	4,890	46,653	68,994
	2010 Census Population	4,941	46,443	69,266
	2000 Census Population	4,781	47,424	70,102
	Projected Annual Growth 2016 to 2021	-0.1%	-	-
	Historical Annual Growth 2000 to 2016	0.2%	-0.1%	-0.1%
HOUSEHOLDS	2016 Estimated Households	2,198	20,048	29,768
	2021 Projected Households	2,228	20,464	30,381
	2010 Census Households	2,145	19,408	29,063
	2000 Census Households	1,989	19,426	28,761
	Projected Annual Growth 2016 to 2021	0.3%	0.4%	0.4%
	Historical Annual Growth 2000 to 2016	0.7%	0.2%	0.2%
AGE	2016 Est. Population Under 10 Years	9.9%	11.7%	11.1%
	2016 Est. Population 10 to 19 Years	10.6%	12.0%	12.1%
	2016 Est. Population 20 to 29 Years	12.9%	13.9%	13.4%
	2016 Est. Population 30 to 44 Years	16.3%	18.2%	17.5%
	2016 Est. Population 45 to 59 Years	19.6%	19.6%	20.1%
	2016 Est. Population 60 to 74 Years	19.8%	16.1%	17.1%
	2016 Est. Population 75 Years or Over	10.9%	8.6%	8.8%
	2016 Est. Median Age	44.2	39.5	40.8
MARITAL STATUS & GENDER	2016 Est. Male Population	48.2%	48.7%	48.5%
	2016 Est. Female Population	51.8%	51.3%	51.5%
	2016 Est. Never Married	27.1%	30.8%	29.1%
	2016 Est. Now Married	52.6%	45.9%	47.6%
	2016 Est. Separated or Divorced	10.1%	15.3%	15.1%
	2016 Est. Widowed	10.2%	7.9%	8.2%
INCOME	2016 Est. HH Income \$200,000 or More	3.3%	1.7%	1.6%
	2016 Est. HH Income \$150,000 to \$199,999	3.0%	2.0%	2.7%
	2016 Est. HH Income \$100,000 to \$149,999	13.1%	8.8%	9.4%
	2016 Est. HH Income \$75,000 to \$99,999	10.3%	10.6%	11.4%
	2016 Est. HH Income \$50,000 to \$74,999	22.2%	19.1%	18.5%
	2016 Est. HH Income \$35,000 to \$49,999	14.2%	15.7%	15.4%
	2016 Est. HH Income \$25,000 to \$34,999	7.3%	13.0%	12.6%
	2016 Est. HH Income \$15,000 to \$24,999	14.9%	11.8%	12.2%
	2016 Est. HH Income Under \$15,000	11.8%	17.2%	16.1%
	2016 Est. Average Household Income	\$63,477	\$53,226	\$55,167
	2016 Est. Median Household Income	\$50,679	\$43,199	\$44,784
	2016 Est. Per Capita Income	\$28,411	\$23,042	\$23,995
	2016 Est. Total Businesses	223	2,258	3,307
2016 Est. Total Employees	1,851	23,620	35,526	

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Bay City, MI 48706

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2016 Est. White	93.9%	90.5%	91.6%
	2016 Est. Black	1.3%	3.0%	2.6%
	2016 Est. Asian or Pacific Islander	0.5%	0.8%	0.9%
	2016 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
	2016 Est. Other Races	4.0%	5.2%	4.5%
HISPANIC	2016 Est. Hispanic Population	255	3,499	4,445
	2016 Est. Hispanic Population	5.2%	7.5%	6.4%
	2021 Proj. Hispanic Population	5.6%	8.2%	7.1%
	2010 Hispanic Population	4.8%	6.9%	5.9%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	3,579	32,373	48,344
	2016 Est. Elementary (Grade Level 0 to 8)	3.6%	3.1%	2.8%
	2016 Est. Some High School (Grade Level 9 to 11)	8.8%	8.6%	8.0%
	2016 Est. High School Graduate	30.9%	35.1%	34.4%
	2016 Est. Some College	19.5%	23.2%	23.4%
	2016 Est. Associate Degree Only	13.7%	10.9%	11.5%
	2016 Est. Bachelor Degree Only	13.5%	12.9%	13.2%
	2016 Est. Graduate Degree	10.0%	6.2%	6.7%
HOUSING	2016 Est. Total Housing Units	2,295	21,077	31,290
	2016 Est. Owner-Occupied	79.3%	68.2%	69.5%
	2016 Est. Renter-Occupied	16.5%	26.9%	25.7%
	2016 Est. Vacant Housing	4.2%	4.9%	4.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	3.7%	2.7%	3.0%
	2010 Homes Built 2000 to 2004	10.4%	4.4%	4.5%
	2010 Homes Built 1990 to 1999	8.6%	6.7%	7.5%
	2010 Homes Built 1980 to 1989	6.0%	5.7%	6.5%
	2010 Homes Built 1970 to 1979	20.8%	12.6%	15.0%
	2010 Homes Built 1960 to 1969	10.1%	12.0%	12.6%
	2010 Homes Built 1950 to 1959	13.8%	17.5%	17.8%
	2010 Homes Built Before 1949	26.6%	38.5%	33.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.4%	0.2%	0.3%
	2010 Home Value \$500,000 to \$999,999	0.7%	0.8%	0.8%
	2010 Home Value \$400,000 to \$499,999	0.6%	0.7%	0.7%
	2010 Home Value \$300,000 to \$399,999	3.6%	2.4%	2.5%
	2010 Home Value \$200,000 to \$299,999	8.7%	6.7%	7.6%
	2010 Home Value \$150,000 to \$199,999	19.3%	12.0%	13.0%
	2010 Home Value \$100,000 to \$149,999	23.0%	21.9%	23.0%
	2010 Home Value \$50,000 to \$99,999	29.3%	41.0%	38.0%
	2010 Home Value \$25,000 to \$49,999	6.0%	8.9%	7.8%
	2010 Home Value Under \$25,000	8.3%	5.5%	6.2%
	2010 Median Home Value	\$113,518	\$97,600	\$101,678
	2010 Median Rent	\$535	\$495	\$498

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1 mi radius 3 mi radius 5 mi radius

Bay City, MI 48706

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	4,108	37,803	56,408
	2016 Est. Civilian Employed	55.2%	55.6%	55.2%
	2016 Est. Civilian Unemployed	1.6%	2.8%	2.6%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	43.2%	41.5%	42.1%
	2016 Labor Force Males	47.4%	48.1%	47.9%
	2016 Labor Force Females	52.6%	51.9%	52.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,812	18,931	28,990
	2010 Mgmt, Business, & Financial Operations	12.0%	9.7%	10.0%
	2010 Professional, Related	22.7%	18.3%	19.1%
	2010 Service	20.3%	23.0%	22.2%
	2010 Sales, Office	22.3%	26.6%	26.8%
	2010 Farming, Fishing, Forestry	0.6%	0.2%	0.5%
	2010 Construction, Extraction, Maintenance	8.5%	7.2%	6.9%
	2010 Production, Transport, Material Moving	13.7%	15.1%	14.6%
	2010 White Collar Workers	56.9%	54.5%	55.8%
	2010 Blue Collar Workers	43.1%	45.5%	44.2%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	89.3%	84.6%
2010 Drive to Work in Carpool		5.8%	7.4%	8.1%
2010 Travel to Work by Public Transportation		0.3%	1.1%	1.1%
2010 Drive to Work on Motorcycle		0.1%	0.2%	0.2%
2010 Walk or Bicycle to Work		2.1%	3.3%	3.1%
2010 Other Means		0.1%	0.3%	0.3%
2010 Work at Home		2.4%	3.1%	3.0%
TRAVEL TIME		2010 Travel to Work in 14 Minutes or Less	36.2%	40.6%
	2010 Travel to Work in 15 to 29 Minutes	52.3%	41.8%	40.2%
	2010 Travel to Work in 30 to 59 Minutes	10.2%	13.9%	15.8%
	2010 Travel to Work in 60 Minutes or More	1.3%	3.7%	4.0%
	2010 Average Travel Time to Work	17.0	16.5	16.9
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$113 M	\$912 M	\$1.39 B
	2016 Est. Apparel	\$3.90 M	\$31.4 M	\$47.8 M
	2016 Est. Contributions, Gifts	\$7.35 M	\$56.8 M	\$87.4 M
	2016 Est. Education, Reading	\$4.11 M	\$32.0 M	\$49.2 M
	2016 Est. Entertainment	\$6.29 M	\$50.4 M	\$76.8 M
	2016 Est. Food, Beverages, Tobacco	\$17.5 M	\$143 M	\$217 M
	2016 Est. Furnishings, Equipment	\$3.80 M	\$30.1 M	\$46.1 M
	2016 Est. Health Care, Insurance	\$10.2 M	\$83.2 M	\$126 M
	2016 Est. Household Operations, Shelter, Utilities	\$35.1 M	\$284 M	\$432 M
	2016 Est. Miscellaneous Expenses	\$1.70 M	\$13.8 M	\$20.9 M
	2016 Est. Personal Care	\$1.47 M	\$11.9 M	\$18.0 M
	2016 Est. Transportation	\$21.5 M	\$175 M	\$266 M

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Traffic Count Map

