

# 1201 E. SALZBURG AVE.

1201 E. SALZBURG AVE., BAY CITY, MI 48706



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1201 SALZBURG AVE in Bay City, MI. This well-managed retail or office space has great visibility on the SW corner of Salzburg & Euclid Avenue. The building is in a well-established area with excellent on-site parking, over 40 spaces. The 4,061 SF building sits near the heart of the Bay City business district and is ready for its next generation of retail. This property is a well-known retail staple of the Bay City community for years and offers landmark recognition & captivating signage. Give our Bay County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity for a restaurant, fast food, health care center & more. This is the perfect opportunity to grow your business' footprint in Bay City, Michigan.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,061 SF
Building Size:	4,061 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,028	19,822	31,318
Total Population	4,563	41,866	66,193
Average HH Income	\$65,614	\$52,388	\$55,336

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

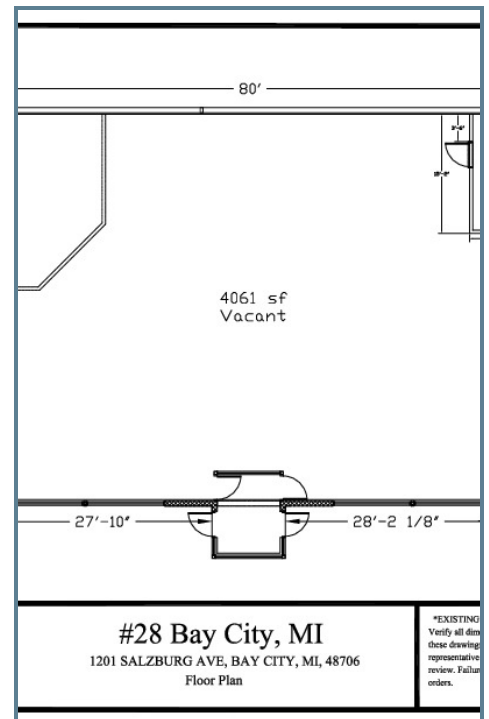


209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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ADDITIONAL PHOTOS



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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,061 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1201 Salzburg Ave	Available	4,061 SF	NNN	Negotiable	-

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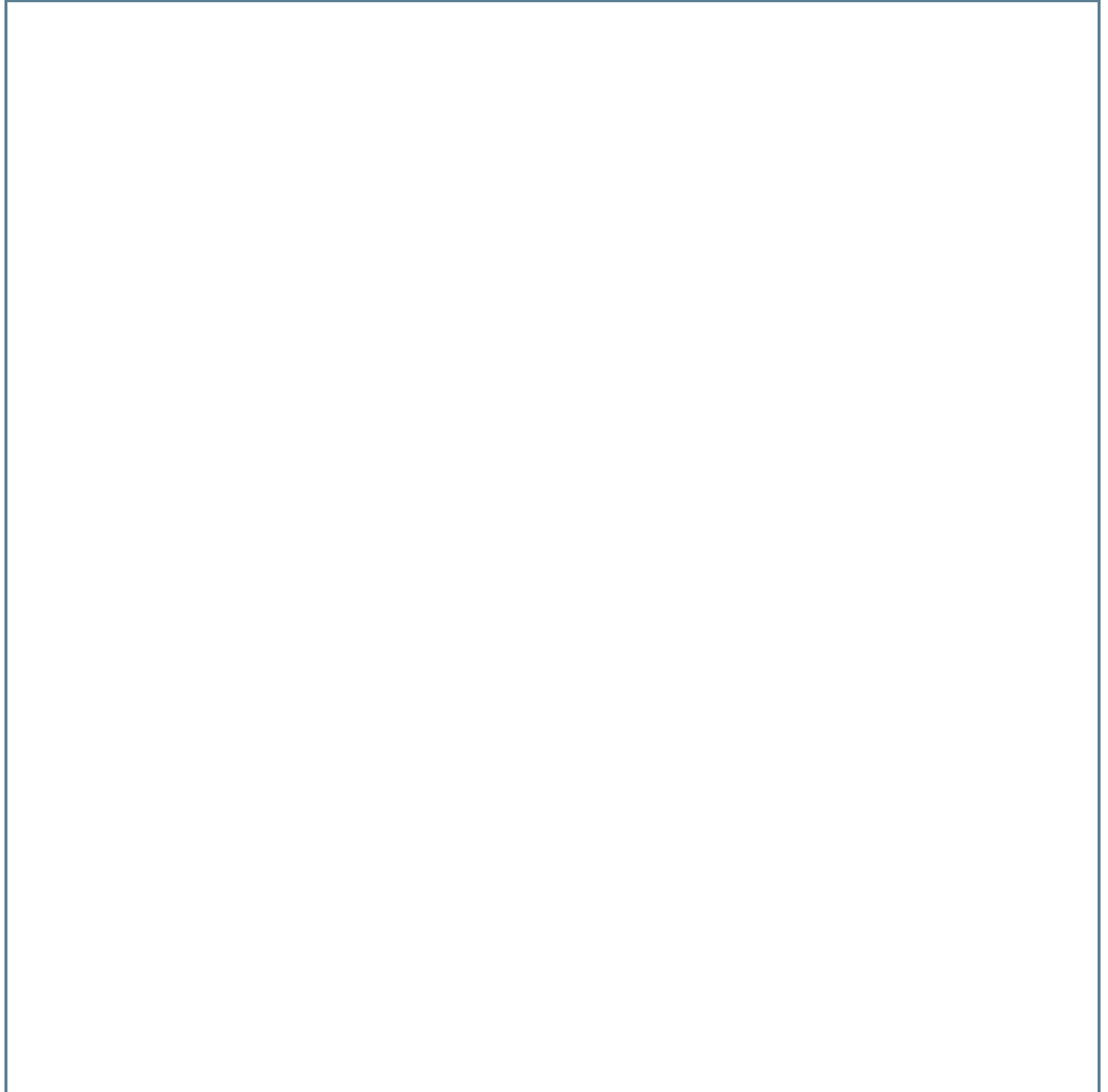
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RETAILER MAP



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[info@legacypro.com](mailto:info@legacypro.com)



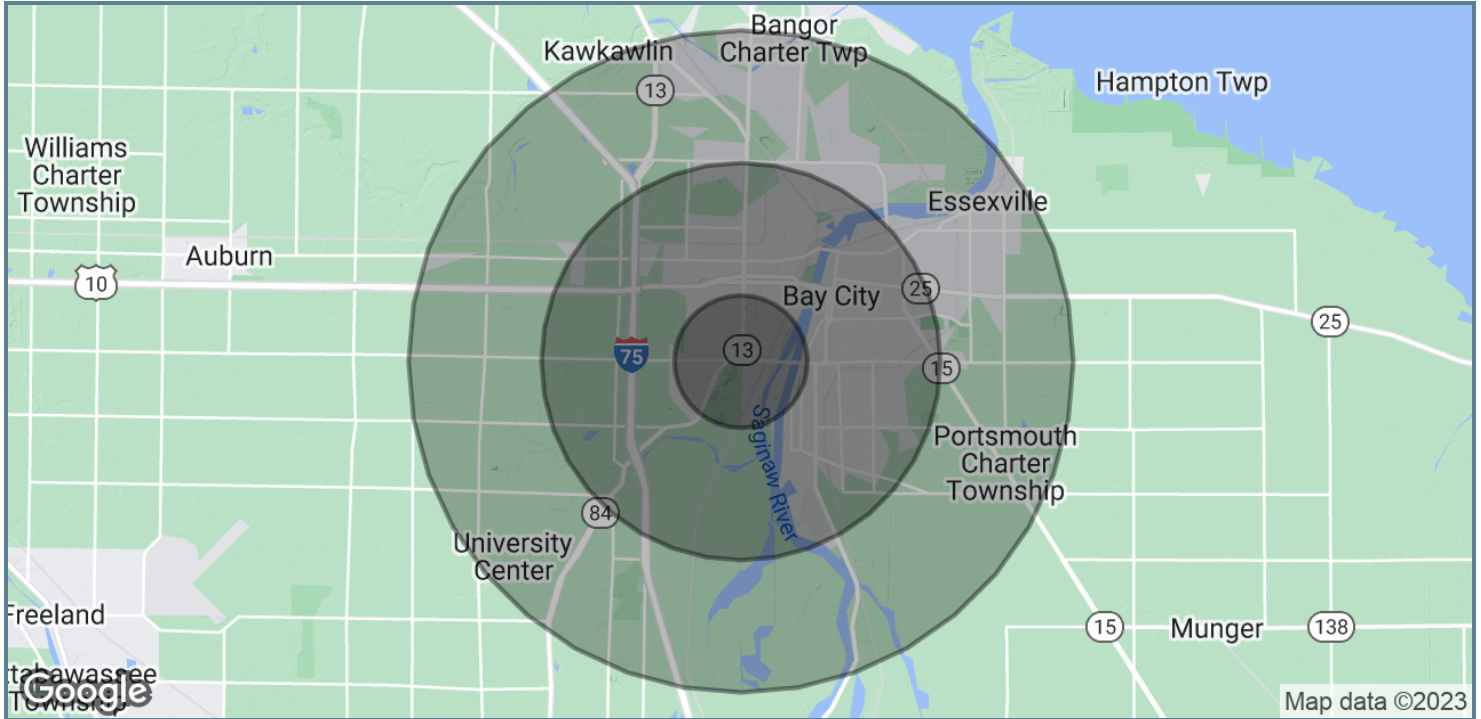
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,563	41,866	66,193
Average Age	44.2	41.8	42.3
Average Age (Male)	43.7	40.8	40.9
Average Age (Female)	46.1	44.8	44.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,028	19,822	31,318
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$65,614	\$52,388	\$55,336
Average House Value	\$106,497	\$91,309	\$102,312

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

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