

A large, modern building with a grey facade and red vertical accents. The entrance is a wide glass front. The sky is blue with scattered white clouds.

BAY CITY 10

GDX

**BAY CITY
TOWN CENTER**

4101 E WILDER RD, BAY CITY, MI 48706

A single-story building with a grey facade and large glass windows. The Planet Fitness logo is visible on the wall. The sky is blue with white clouds.

**pf planet
fitness**

A building with a red and white facade and a large arched entrance. The Dunham's Sports logo is visible on the wall. The sky is blue with white clouds.

**Dunham's
SPORTS**

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 **LORMAX STERN**

BAY CITY TOWN CENTER

4101 E Wilder Rd, Bay City, MI 48706



PROPERTY DESCRIPTION

Bay City Town Center is conveniently located off I-75 in the trade area's primary retail corridor of Wilder Road in Bay City, Michigan. This regional center has a strong mix of anchors and big box tenants including Planet Fitness, PetSmart, Bay City 10 Theaters, Marshalls, Dunham's Sports, & Encore Shoes. Other key tenants include Zales, Spencer's, Bath & Body Works and GameStop.

PROPERTY SUMMARY

Anchors:	Planet Fitness, PetSmart, Dunham's, Marshall's, Bay City 10 Theaters, & Ollie's Outlet
Available SF:	1,500 SF - 70,000 SF
GLA:	526,314 SF
Traffic Count:	31,508 VPD E. Wilder Rd 14,777 VPD State St

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,561	30,017	38,853
Total Population	41,521	67,714	90,206
Average HH Income	\$70,242	\$73,595	\$76,933

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