



# 821 N. Pine Road Center

821 N. Pine Road  
Essexville MI 48732

OFFERING MEMORANDUM



COMMERCIAL & INDUSTRIAL  
REAL ESTATE  
SINCE 1964

# 821 N. Pine Road Center

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*Exclusively Marketed by:*

**Larry Miller**

President

989-790-2611

License # 6502138034

[larrymiller@themillergroup.com](mailto:larrymiller@themillergroup.com)



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01 Executive Summary

Offering Summary

Location Summary

**OFFERING SUMMARY**

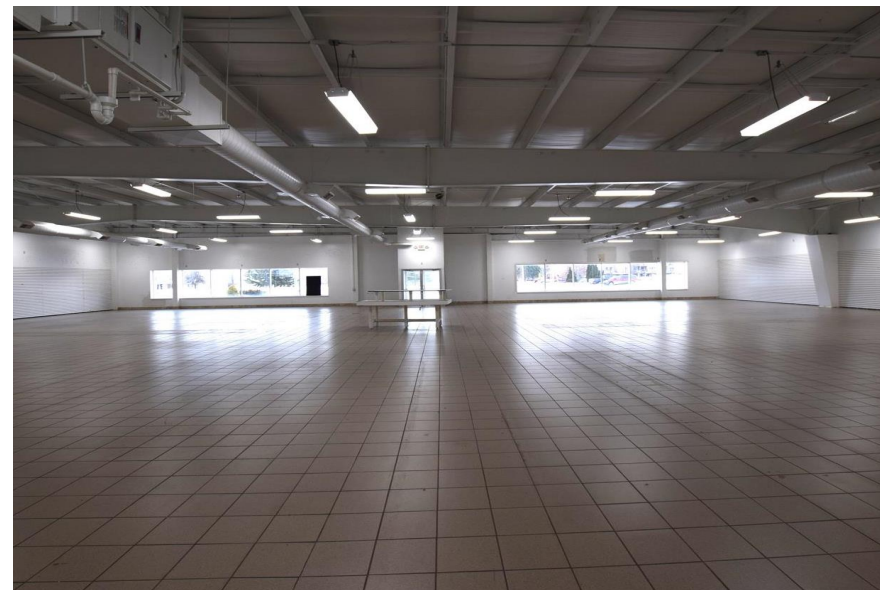
ADDRESS	821 N. Pine Road Essexville MI 48732
COUNTY	Bay
MARKET	Bay City
SUBMARKET	Essexville
GLA (SF)	11,183
LAND SF	61,250 SF
YEAR BUILT	2002
YEAR RENOVATED	Build to Suit
APN	07002620009001
MAJOR TENANT/S	
OWNERSHIP TYPE	Fee Simple

**FINANCIAL SUMMARY**

OFFERING PRICE	\$425,000
PRICE PSF	\$38.00

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
2018 Population	3,939	32,436	61,377
2018 Median HH Income	\$36,490	\$40,774	\$42,043
2018 Average HH Income	\$49,819	\$55,588	\$56,772

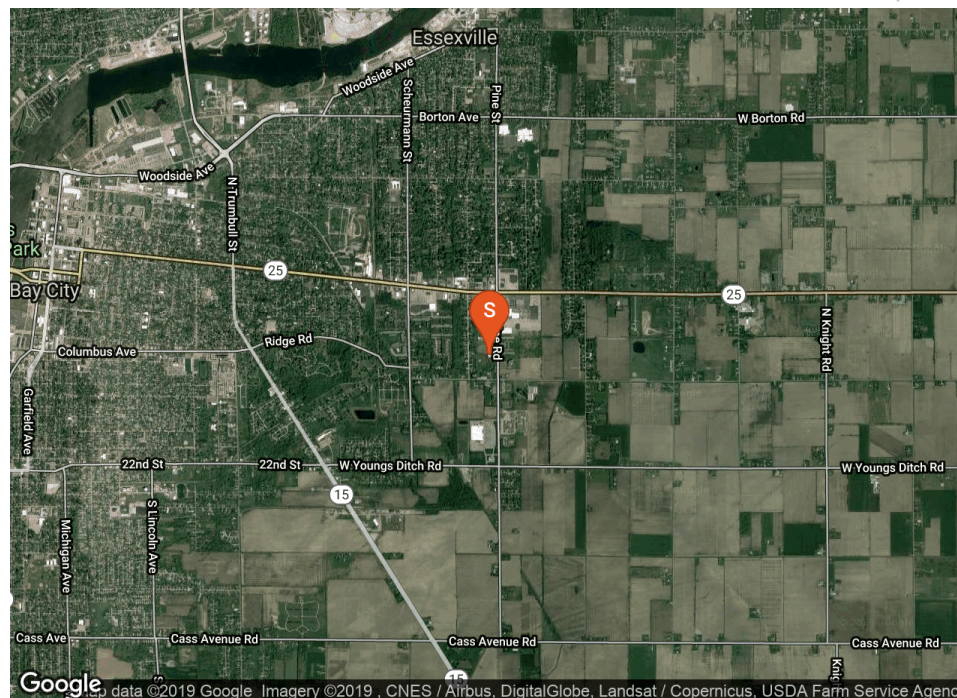


Retail Space located near Meijer Thrifty Acres and other fine retail stores; this Property provided not only location but easy access to the East Side of Bay Cities growing population.

Regional Map



Locator Map





## 02 Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Property Images

## Site Description

NUMBER OF TENANTS	1
GLA (SF)	11,183
LAND SF	61,250
LAND ACRES	1.32
YEAR BUILT	2002
YEAR RENOVATED	Build to Suit
# OF PARCELS	1
ZONING TYPE	Commercial
BUILDING CLASS	Retail
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	175 x 350
NUMBER OF PARKING SPACES	68
MIXED USE	Retail
NUMBER OF PADS	0
STREET FRONTAGE	175
CORNER LOCATION	No
NUMBER OF INGRESSES	1
NUMBER OF EGRESSSES	1

## NEIGHBORING PROPERTIES

NORTH	Dr. Office
SOUTH	Retail
EAST	Retail/Office
WEST	Residential

## MECHANICAL

HVAC	Gas Forced Air
FIRE SPRINKLERS	None
ELECTRICAL / POWER	Adequate
LIGHTING	LED

## CONSTRUCTION

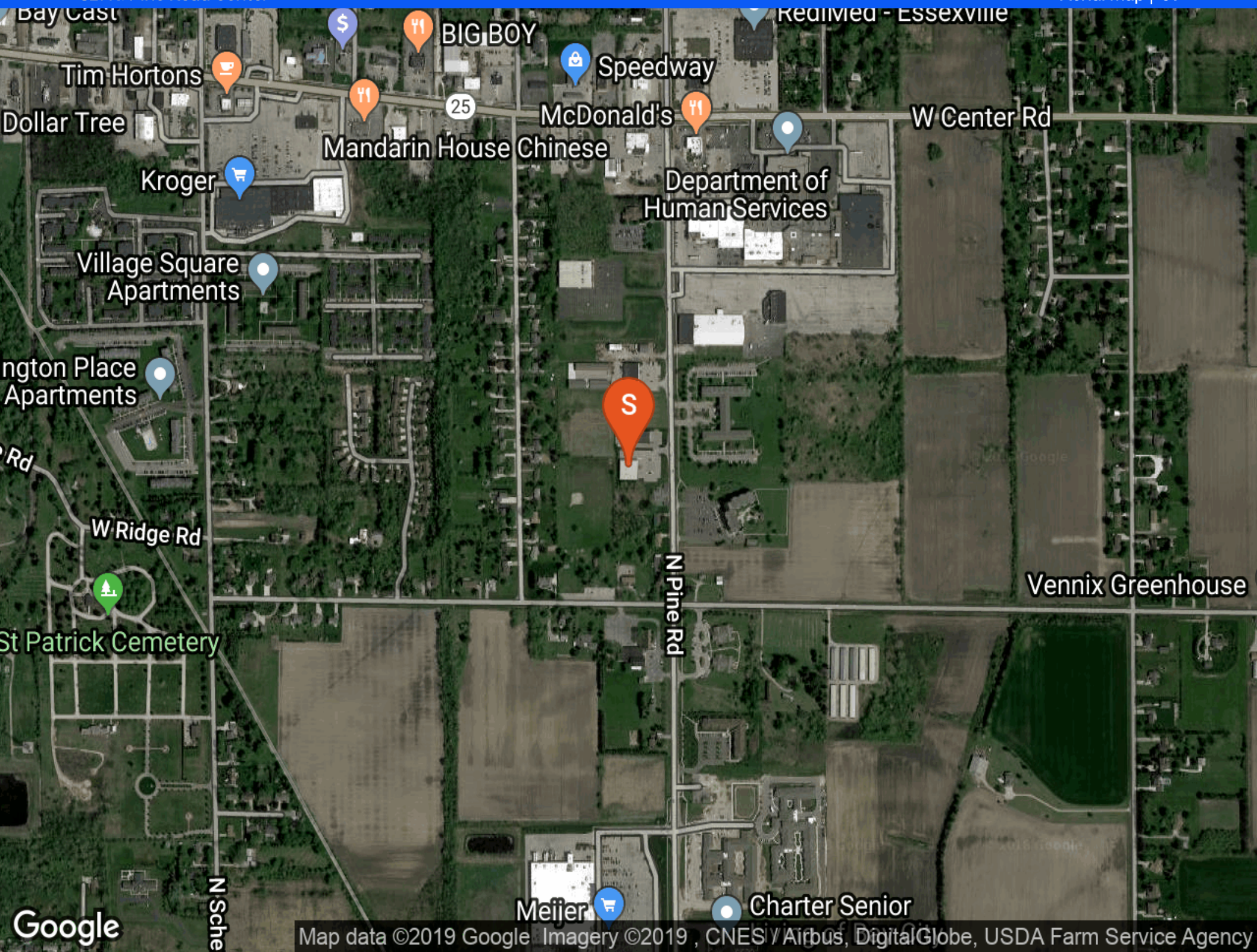
FOUNDATION	Slab
FRAMING	Block
EXTERIOR	Decorative Block
PARKING SURFACE	Asphalt
ROOF	Membrane
LANDSCAPING	Some

## TENANT INFORMATION

MAJOR TENANT/S
SHADOW ANCHOR
LEASE TYPE







Bay Cast

Tim Hortons

Dollar Tree

Kroger

Village Square Apartments

ngton Place Apartments

Rd

W Ridge Rd

St Patrick Cemetery

N Sche

BIG BOY

Speedway

McDonald's

Mandarin House Chinese

Department of Human Services

W Center Rd

S

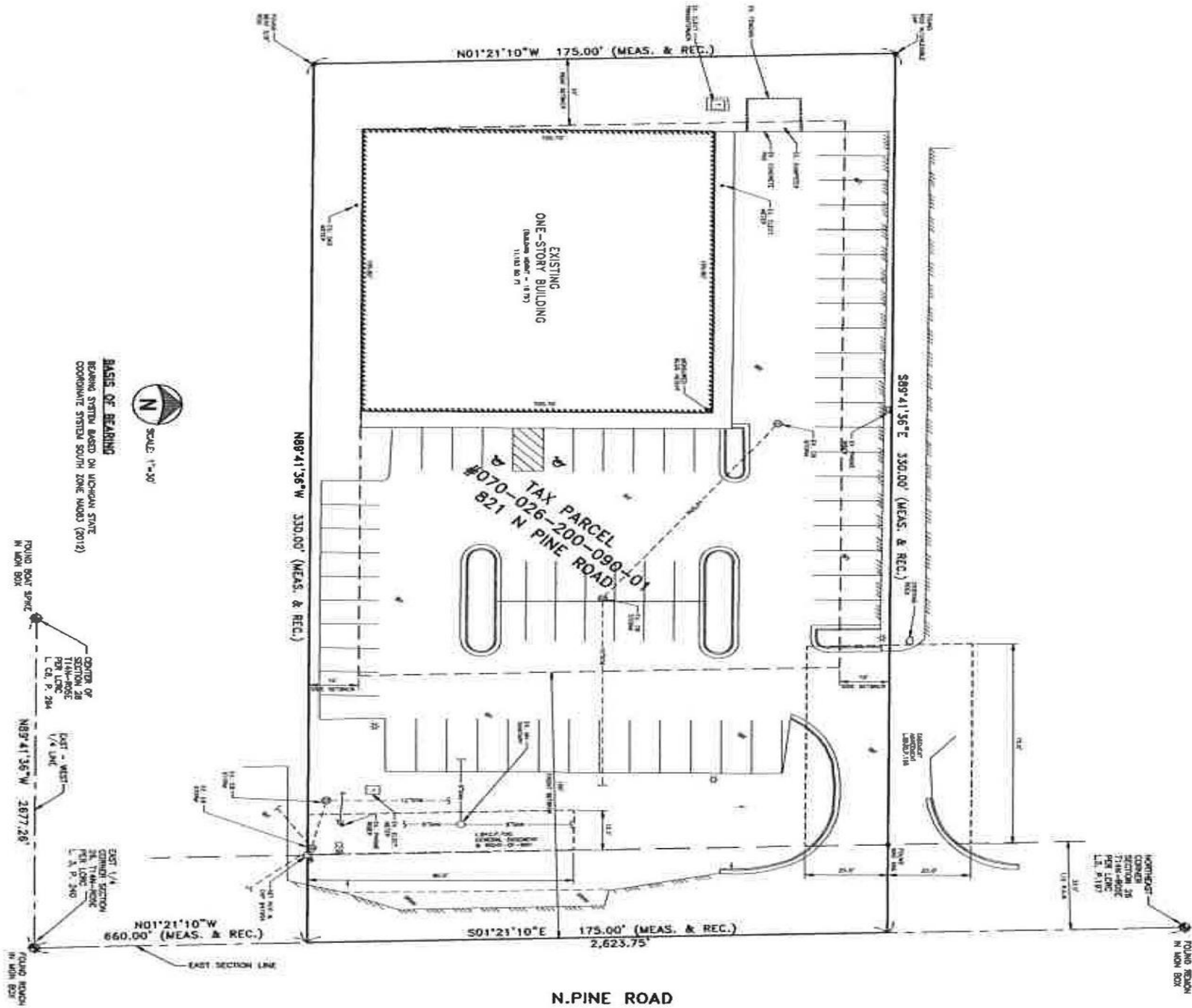
N Pine Rd

Vennix Greenhouse

Meijer

Charter Senior

Google



N.PINE ROAD



03

### Demographics

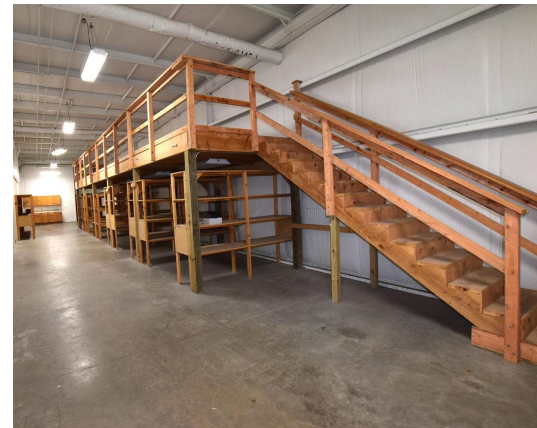
Demographic Details

Demographic Charts

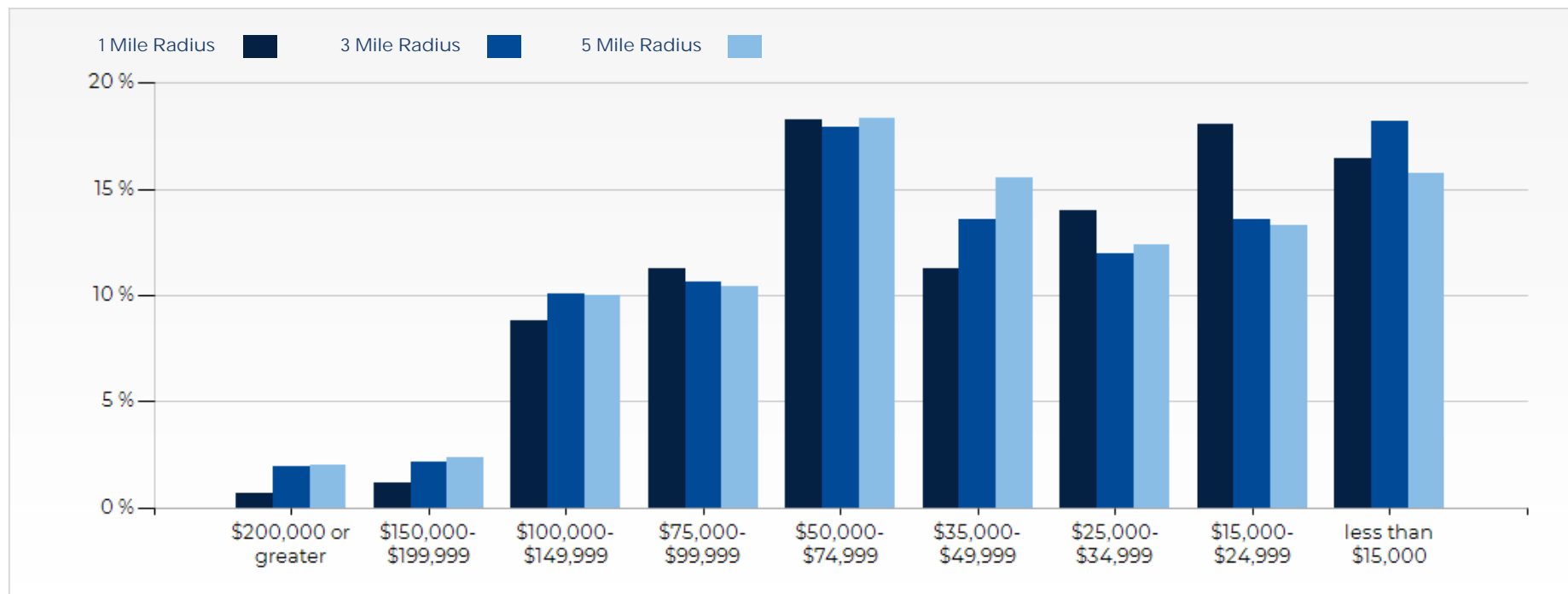
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,878	34,587	65,353
2010 Population	3,958	33,166	62,913
2018 Population	3,939	32,436	61,377
2023 Population	3,877	31,701	59,949
2018 African American	66	1,057	1,575
2018 American Indian	18	197	378
2018 Asian	37	224	464
2018 Hispanic	188	2,579	4,420
2018 White	3,668	29,197	55,827
2018 Other Race	46	569	945
2018 Multiracial	105	1,186	2,176
2018-2023: Population: Growth Rate	-1.60 %	-2.30 %	-2.35 %

2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	325	2,491	4,084
\$15,000-\$24,999	357	1,858	3,454
\$25,000-\$34,999	277	1,638	3,218
\$35,000-\$49,999	223	1,864	4,029
\$50,000-\$74,999	361	2,455	4,766
\$75,000-\$99,999	223	1,456	2,700
\$100,000-\$149,999	174	1,376	2,589
\$150,000-\$199,999	23	291	606
\$200,000 or greater	13	268	517
Median HH Income	\$36,490	\$40,774	\$42,043
Average HH Income	\$49,819	\$55,588	\$56,772

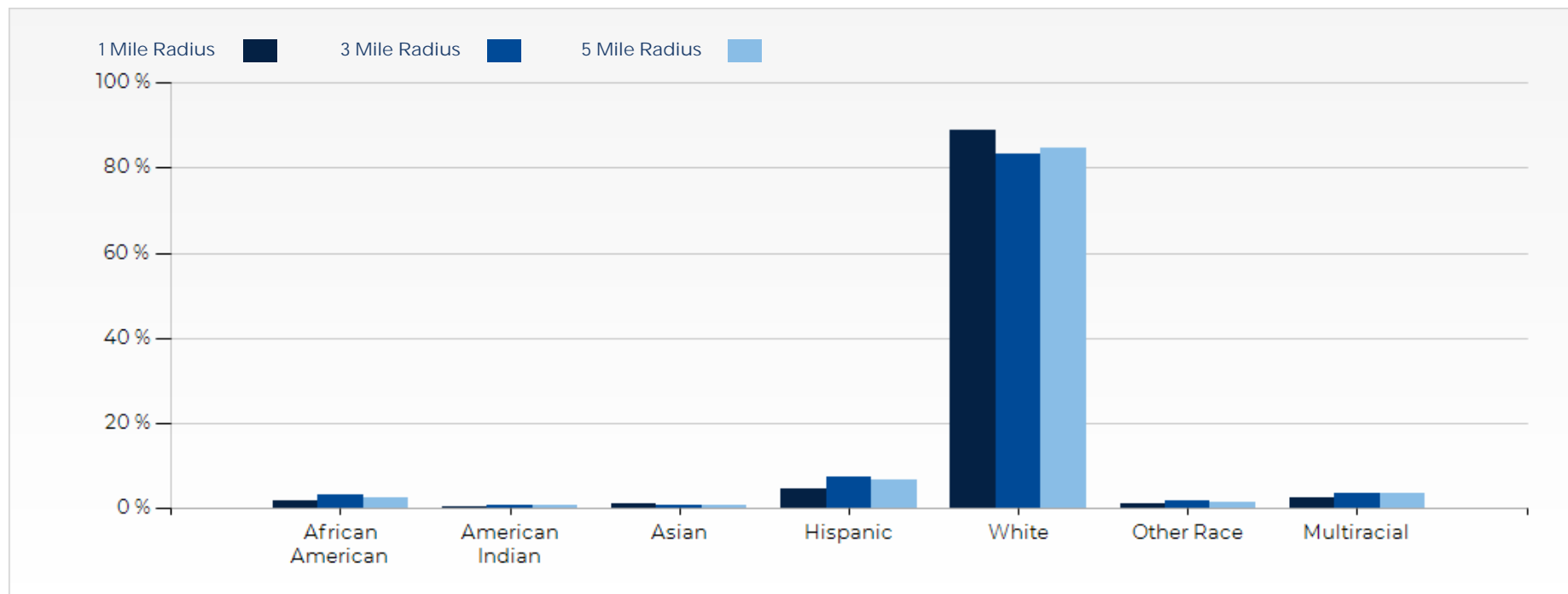
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,983	15,160	28,443
2010 Total Households	1,979	13,948	26,537
2018 Total Households	1,975	13,697	25,964
2023 Total Households	1,949	13,410	25,391
2018 Average Household Size	1.97	2.31	2.32
2000 Owner Occupied Housing	1,097	9,851	19,594
2000 Renter Occupied Housing	796	4,435	7,300
2018 Owner Occupied Housing	1,093	9,875	19,609
2018 Renter Occupied Housing	883	3,822	6,355
2018 Vacant Housing	123	1,626	2,826
2018 Total Housing	2,098	15,323	28,790
2023 Owner Occupied Housing	1,091	9,762	19,369
2023 Renter Occupied Housing	858	3,648	6,022
2023 Vacant Housing	157	1,984	3,523
2023 Total Housing	2,106	15,394	28,914
2018-2023: Households: Growth Rate	-1.30 %	-2.10 %	-2.25 %



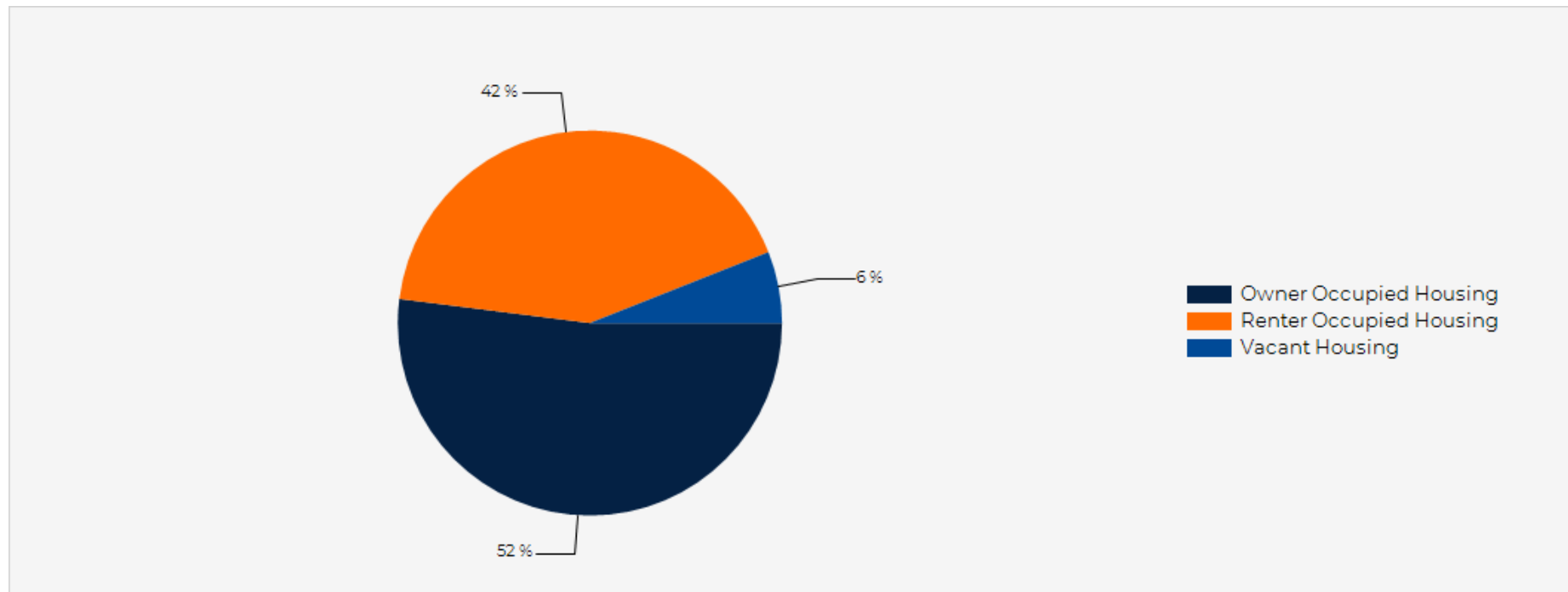
2018 Household Income



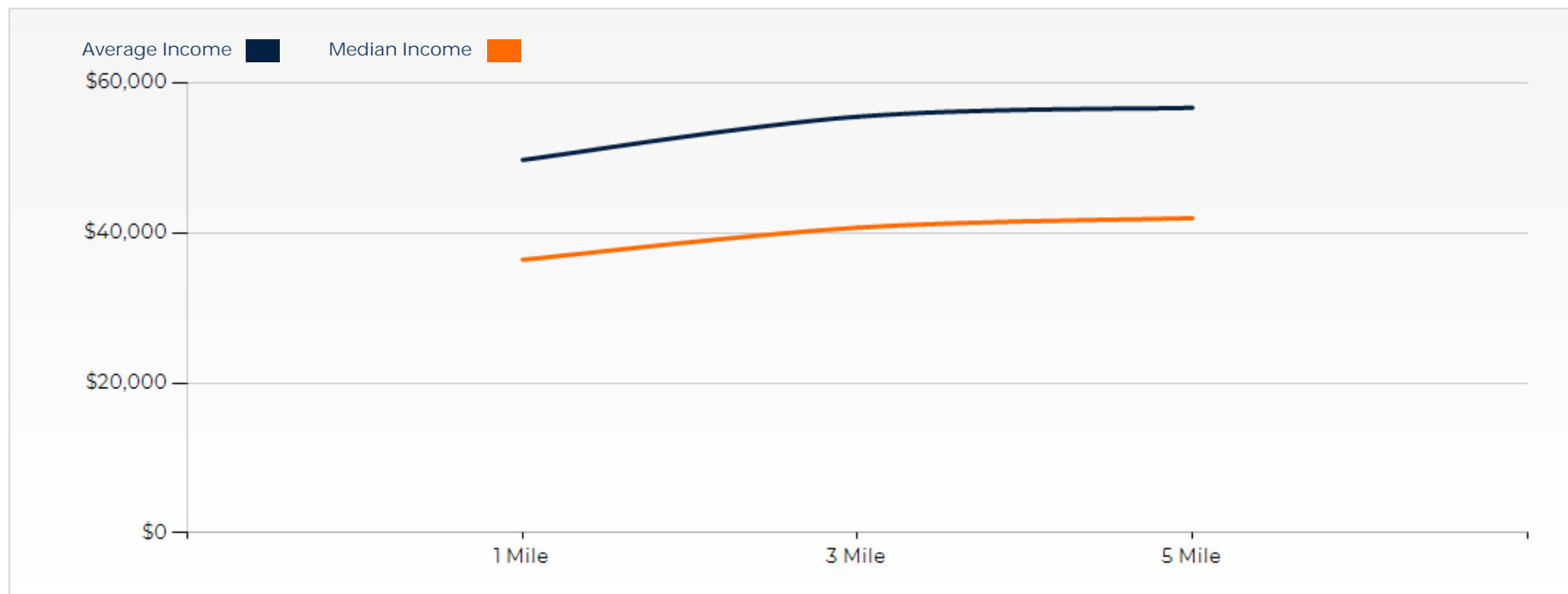
2018 Population by Race



2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median





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