



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Retail For Sale or Lease

Property Name:

Location: 4330 Wilder Road
City, State: Bay City, MI
Cross Streets: Bangor Street
County: Bay
Zoning: Commercial
Year Built: 1988 (Retrofit: 2019)

Total Building Sq. Ft.:	3,760	Property Type:	General Retail-Commercial
Available Sq. Ft.:	3,760	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	3,760	Total Acreage:	1.06
Max Cont. Sq. Ft.:	3,760	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	Ample
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Yes
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 25,842	Wilder Rd. E. of Bangor St. 2-Way
1 Mile: 4,456	1 Mile: \$53,410	Yr: 2024	Count: 27,168		Wilder Rd. W. of Bangor St. 2-Way
3 Miles: 45,484	3 Miles: \$54,331	Yr: 2024	Count: 9,216		Bangor St. & Wilder Rd. 2-Way
5 Miles: 68,861	5 Miles: \$57,289	Yr:	Count:		
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$15.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$53,293.76 (2024)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	09-160-016-204-004-00
Sale Price:	Contact Broker	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Free-standing building. Signage on-site. Ample parking. Busy retail corridor. Building completely renovated in 2019.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Joe Plaskey, (248) 948-0110, jplaskey@signatureassociates.com

