

821 WASHINGTON AVE  
BAY CITY, MI 48708



# DOWNTOWN BAY CITY

## PREMIER RETAIL LOCATION

SQUARE FEET: 5,600 SF ON MAIN LEVEL - 5,600 SF ON LOWER LEVEL

LOT DIMENSION: 56' x 100' - 0.129 ACRES

PARCEL: 09-160-021-339-010-00

ZONING: C-3 - ELIGIBLE FOR MMFLA MEDICAL PROVISIONING CENTER  
SECURE TRANSPORTER, SAFETY COMPLIANCE AND MRTMA  
RETAILER, MICROBUSINESS, SECURE TRANSPORTER, AND  
SAFETY COMPLIANCE

## MUNICIPALITY APPROVED

J. DAVID ELWOOD

248-568-5958

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ANNE SCHULTZ

810-444-9476

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COMMERCIAL

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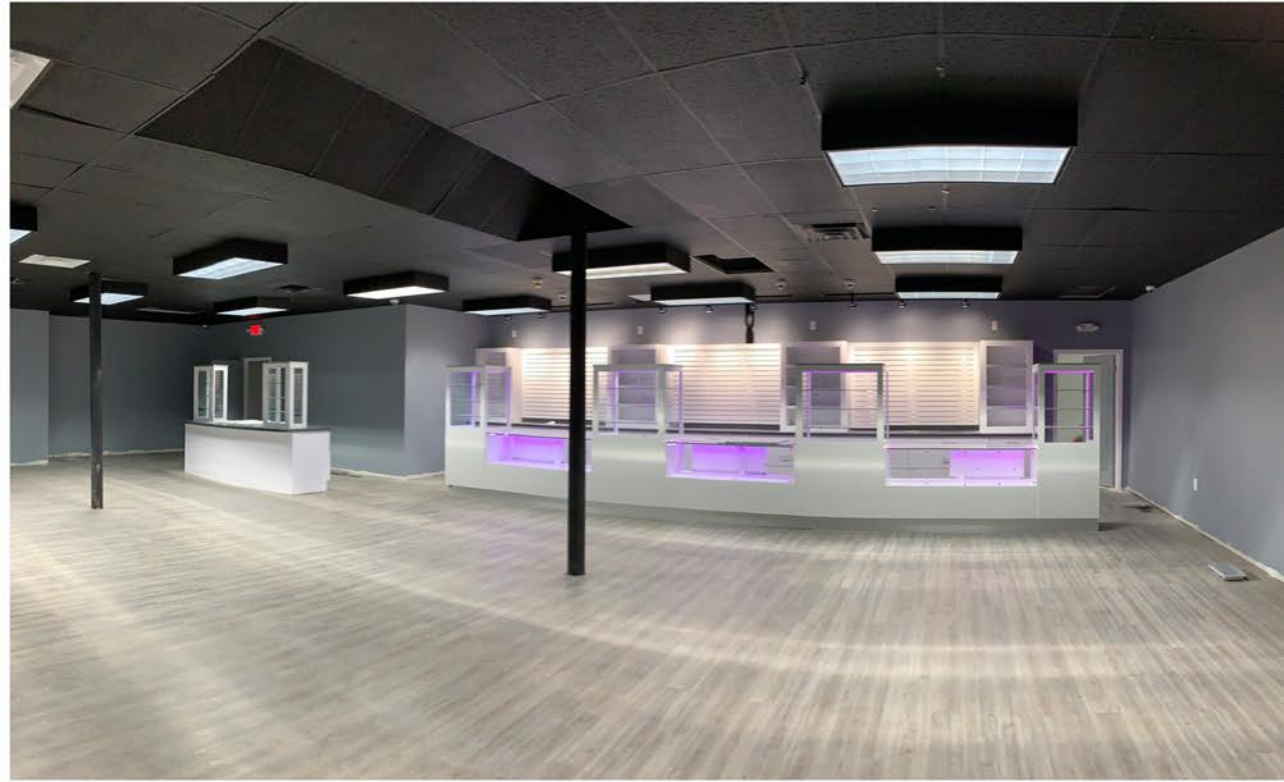


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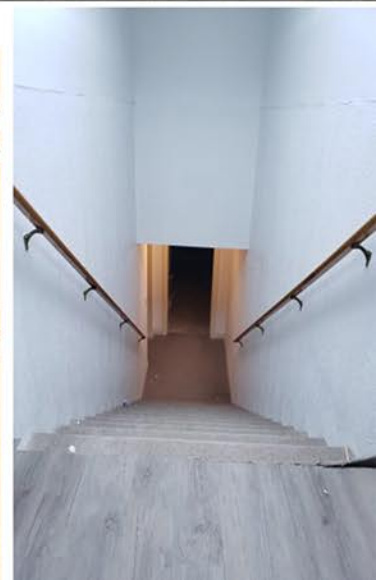
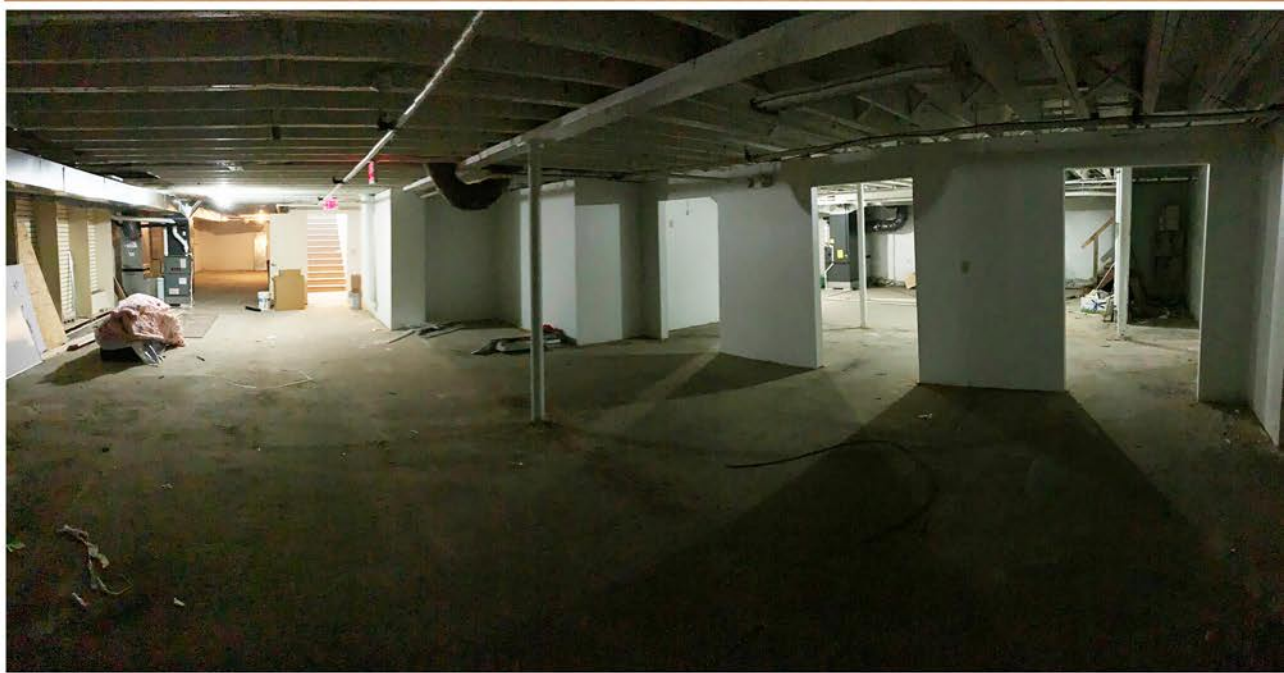
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Public Parking

Street Parking

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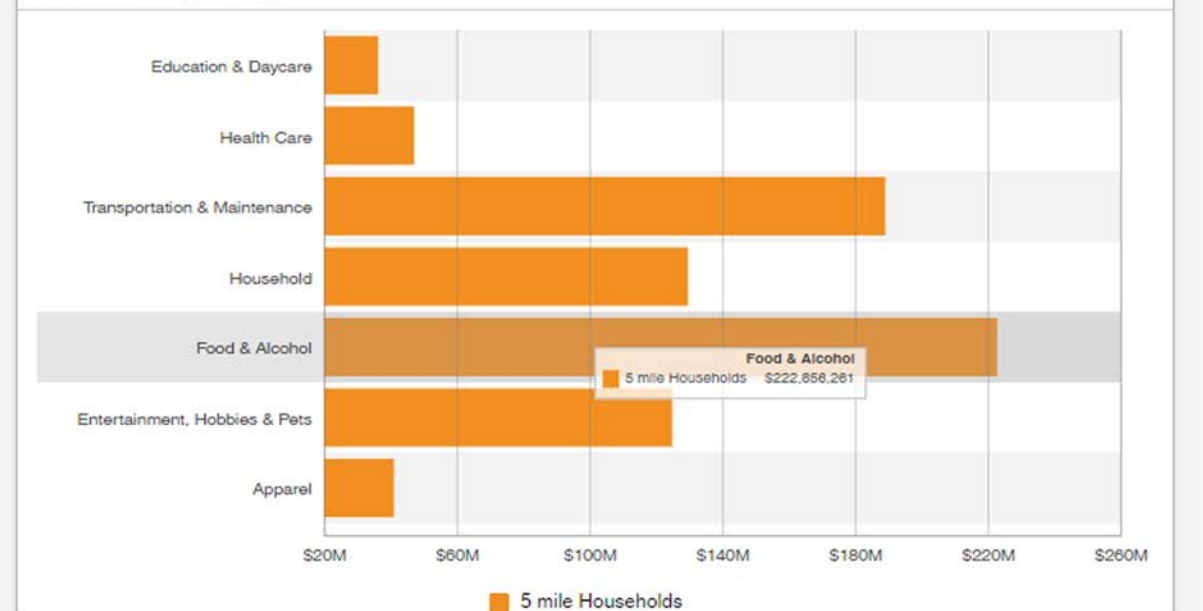
### Population

	2 mile	5 mile	10 mile
2010 Population	37,861	73,747	99,820
2021 Population	35,599	70,672	94,889
2026 Population Projection	35,092	69,947	93,799
Annual Growth 2010-2021	-0.5%	-0.4%	-0.4%
Annual Growth 2021-2026	-0.3%	-0.2%	-0.2%
Median Age	39.9	42.9	42.1
Bachelor's Degree or Higher	17%	18%	19%
U.S. Armed Forces	3	14	14

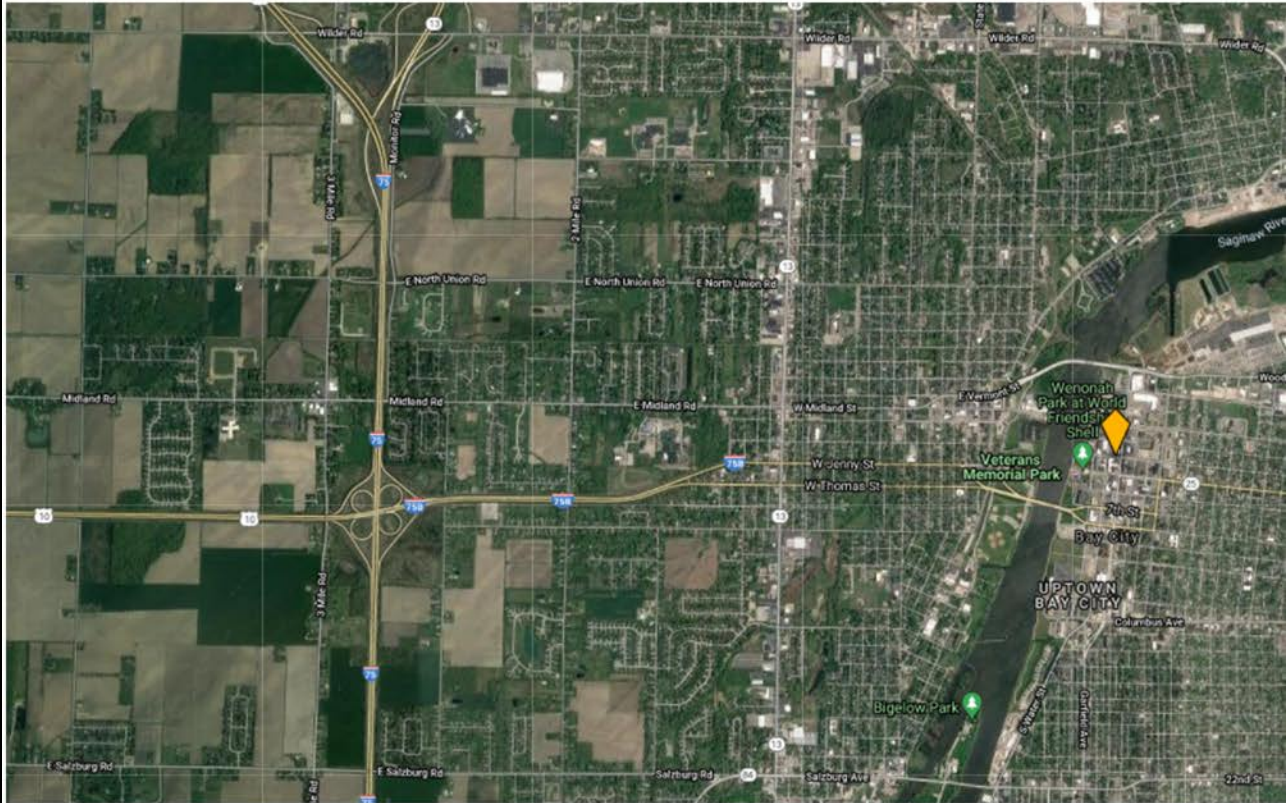
### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$57,812	\$65,193	\$67,252
Median Household Income	\$43,768	\$46,891	\$48,126
< \$25,000	3,845	6,661	8,226
\$25,000 - 50,000	4,952	9,448	12,082
\$50,000 - 75,000	2,417	4,592	6,037
\$75,000 - 100,000	1,550	3,599	4,904
\$100,000 - 125,000	1,048	2,258	3,002
\$125,000 - 150,000	361	1,000	1,501
\$150,000 - 200,000	365	1,175	1,831
\$200,000+	357	967	1,249

### Consumer Spending



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## TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
5th St	Washington Ave E	675	2018	0.01 mi
5th St	Washington Ave E	686	2015	0.01 mi
Saginaw St	5th St N	1,007	2015	0.04 mi
Saginaw St	5th St N	1,195	2018	0.04 mi
5th Street	Washington Ave W	624	2020	0.05 mi
5th St	Saginaw St E	466	2018	0.06 mi
5th St	Saginaw St E	586	2014	0.06 mi
Center Ave	Saginaw St W	1,222	2018	0.06 mi
Center Ave	Washington Ave W	4,055	2020	0.07 mi
N Water St	5th St N	1,273	2018	0.09 mi

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## CITY OF BAY CITY

### NEARBY COLLEGES & UNIVERSITIES



## CITY OF BAY CITY

### BUSINESSES & AREA ATTRACTIONS



### MEDICAL MARIHUANA ORDINANCE

<https://www.baycitymi.org/DocumentCenter/View/3388/Medical-Marijuana-Ordinance---July-2019->

### ADULT-USE MARIHUANA

<https://www.baycitymi.org/DocumentCenter/View/3451/Medical-Marijuana-and-Adult-Use-Ordinance>

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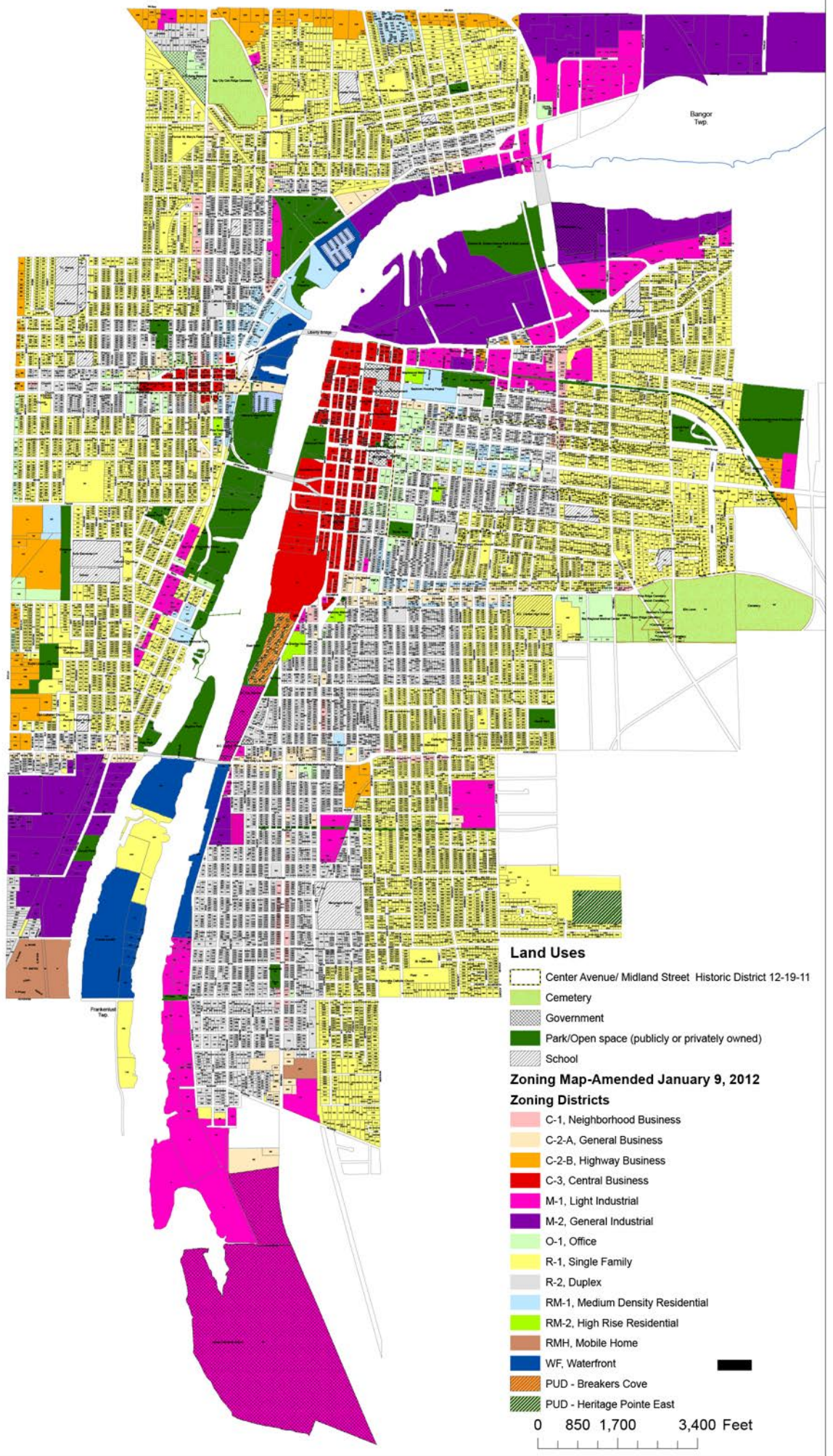
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## COMMERCIAL REAL ESTATE

Elwood|Schultz is dedicated to the success and actualization of your real estate goals. We look forward to getting to know you and your business needs while providing professional, expert guidance and representation through all stages in the commercial real estate process. With detailed market knowledge, enhanced technology systems, and a commitment to integrity and transparency, we are focused on achieving the results you want.

From private equity and tenant services to buying, selling, and leasing across all asset types and specialties, we are here to help you get more out of your investment opportunities

## COMMERCIAL CANNABIS REAL ESTATE MICHIGAN | UNITED STATES | INTERNATIONAL

Buying and selling qualified, compliant cannabis properties can be challenging. That is why it is important to work with professionals who understand Michigan laws, local municipality ordinances, and zoning.

Elwood|Schultz can help you with your real estate transactions no matter what state you are in. And, we are able to collaborate with our other satellite locations to assist you with your international real estates needs.

We work alongside your hired team of professionals to ensure your real estate transactions are compliant and as stress-free as possible. Additionally, we can connect you to cannabis industry resources and professionals that you can assist you throughout your business venture from start to finish.

Visit [www.elwoodschultz.com](http://www.elwoodschultz.com)