Majestic Square Boxes

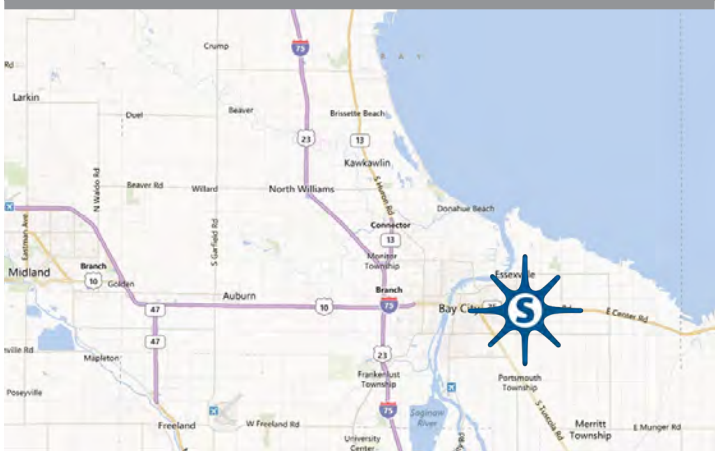
2950–2992 Center Ave.
Essexville, MI 48732
Bay County



key features

- anchored by Kroger (NAP)
- junior anchors available from 8,189 to 32,481 sf
- located along major retail and entertainment corridor for the surrounding area in the Bay City MSA
- excellent owner/user opportunity
- adjacent development land available





demographics	1 mile	3 miles	5 miles
population	5,585	38,595	63,707
households	2,799	17,591	29,028
avg. household income	$65,222	$72,132	$76,964
daytime population	3,936	28,879	46,428

2026 Estimates. Source: Applied Geographic Solutions 5/2026, TIGER Geography

vacant boxes for sale

www.sandcapital.net

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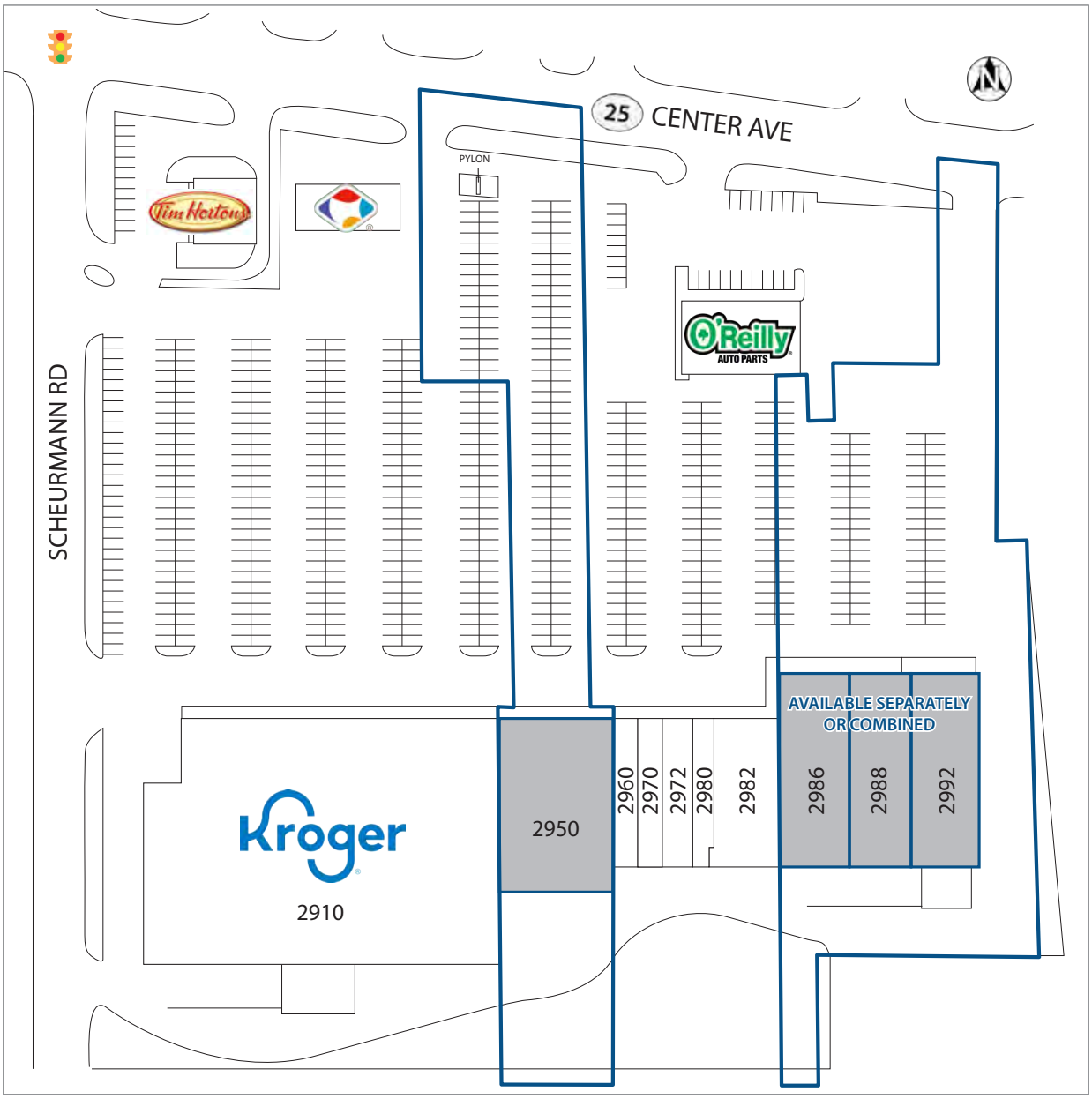
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UNIT	TENANT	DIMS.	S.F.
2910	KROGER - *OWNED BY OTHERS*	315 x 210 IRR	64,562
2950	AVAILABLE	101 x 145	14,672
2960	AVAILABLE	20 x 120	2,400
2970	AVAILABLE	20 x 120	2,400
2972	AVAILABLE	41 x 120	4,920
2980	AVAILABLE	12 x 120 IRR	1,432
2982	AVAILABLE	55 x 120 IRR	6,652
2986	AVAILABLE - *CAN BE COMBINED*	72.5 x 175	12,687
2988	AVAILABLE - *CAN BE COMBINED*	66.3 x 175	11,605
2992	AVAILABLE - *CAN BE COMBINED*	39 x 210 IRR	8,189



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