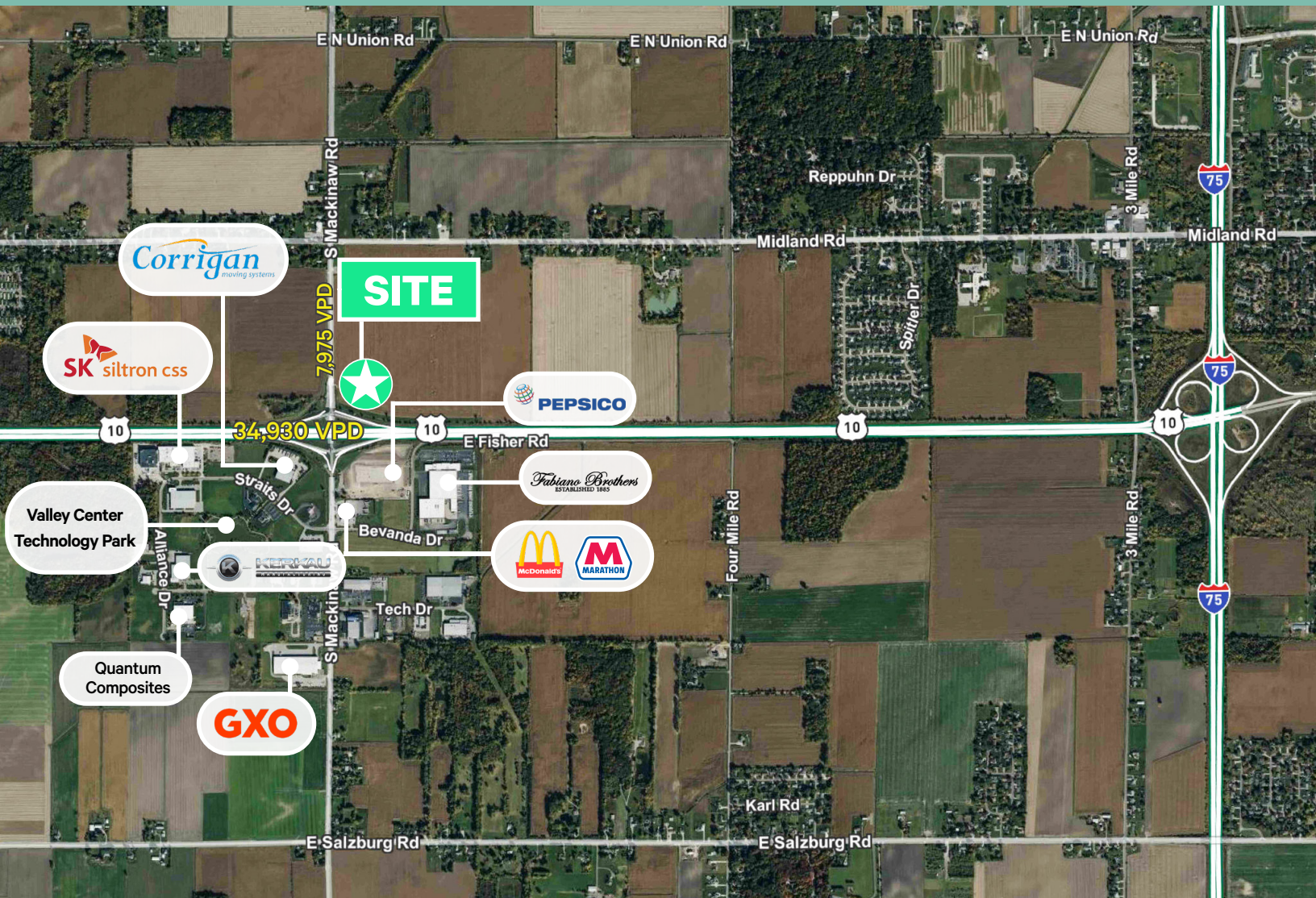


10.27 Acres

NE Corner of US Hwy 10 & S Mackinaw Rd
Bay City, MI 48706

Frontage on US Hwy 10 with convenient access to I-75



Commercial Land

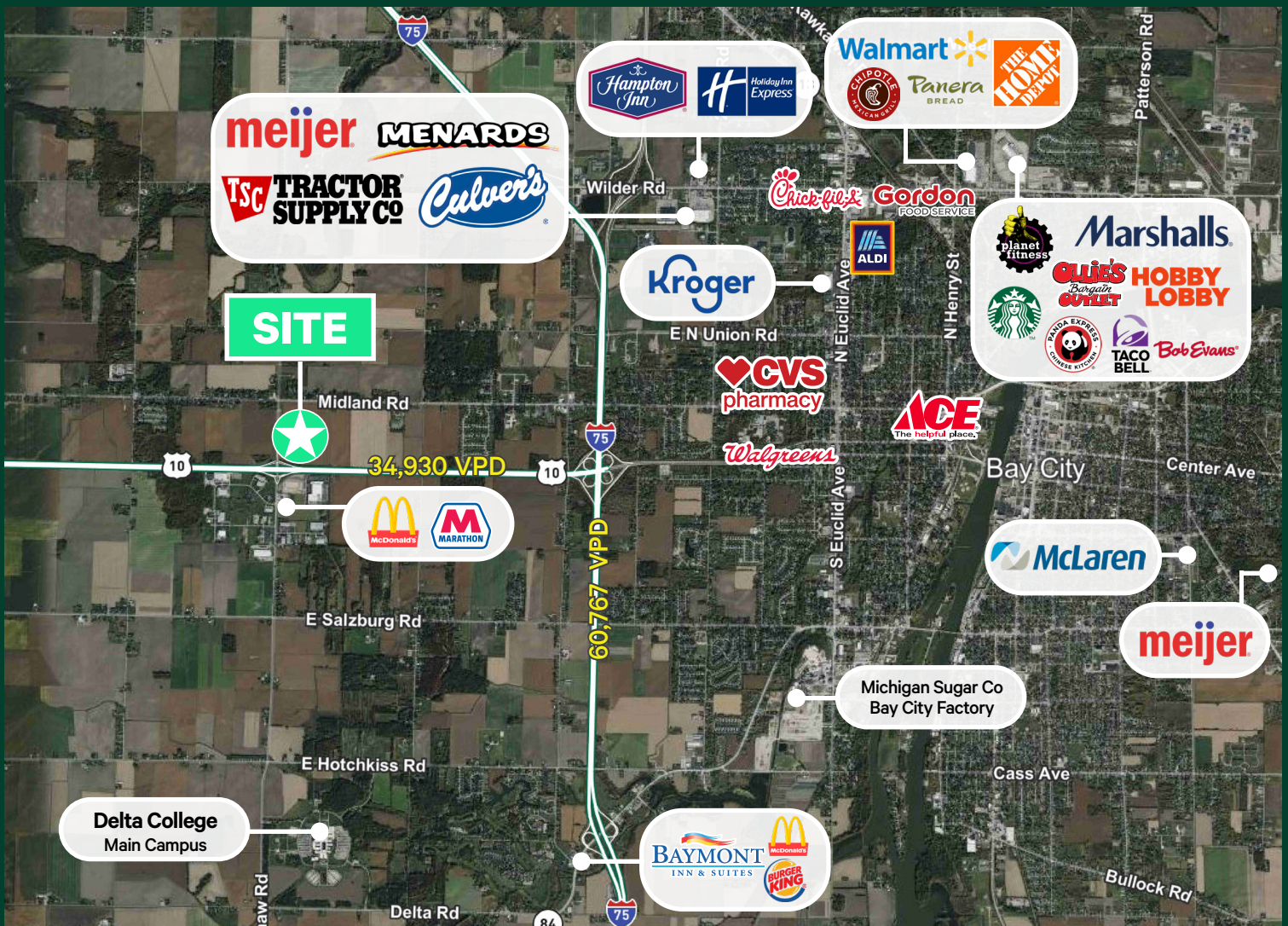
NE Corner of US Hwy 10 & S Mackinaw Rd | Bay City, MI

Available

Property Highlights

- + 10.27 acres available (additional acreage available if needed)
- + Ideal opportunity for fuel, big box retail, restaurants, QSR, and hotels
- + First exit from the I-75 interchange
- + Available for sale or ground lease
- + Located on the NE Corner of US Hwy 10 & S Mackinaw Rd, with traffic counts exceeding 41,000 vehicles per day
- + Nearby retailers include McDonald's, Kroger, Meijer, Menards, Tractor Supply Co, Culvers, and many more
- + Monitor Township Zoning, zoned C Commercial
- + **Pricing: Contact Broker**

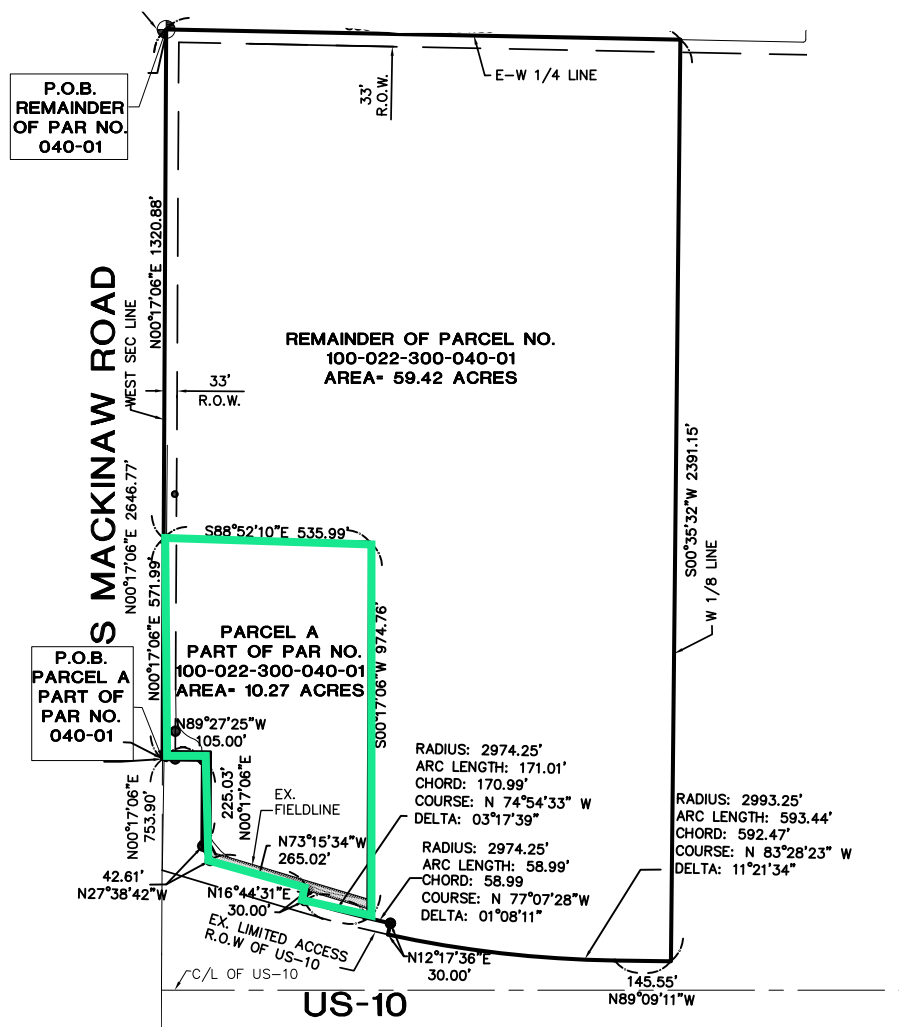
Macro Aerial



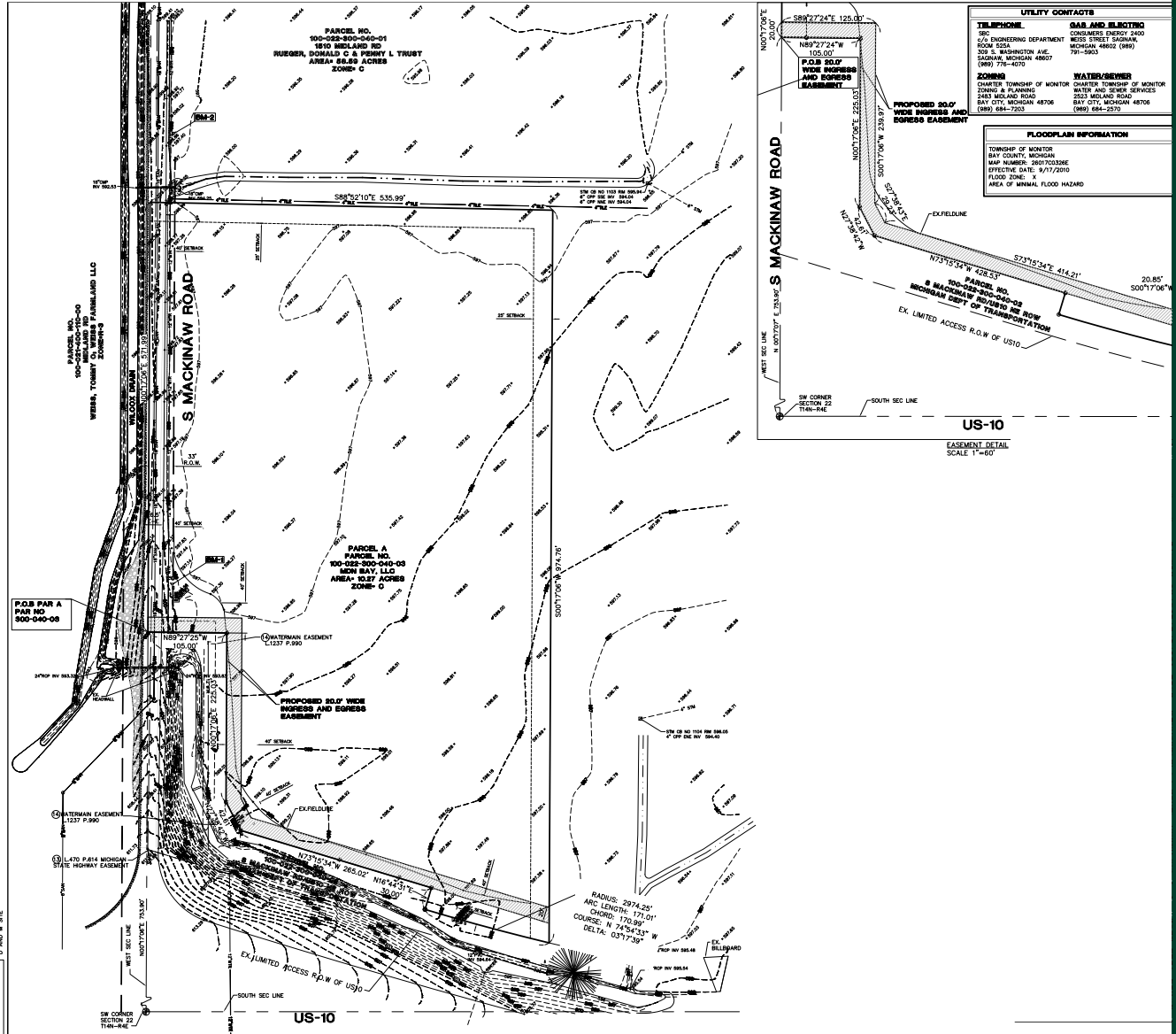
NE Corner of US Hwy 10 & S Mackinaw Rd | Bay City, MI

Available

Survey



2025 Demographics	3 Mile	5 Miles	10 Miles
Population	6,481	33,266	129,128
Number of Households	2,945	16,003	60,404
Average Household Size	2.25	2.16	2.19
Average Household Income	\$113,334	\$91,864	\$93,126
Daytime Population	5,341	29,473	132,421



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