

RETAIL BUILDING FOR SUBLEASE

6362 Three Mile Rd. | Bay City, MI 48706



Located in a Dense Retail Corridor Close to Saginaw Valley State University and Delta College

Building Size: 3,420 SF
Land: 1.39 Acres
Zoning: C - 3
Parking: Paved Spots On Site
Year Built: 2001
Daily Traffic Count: 3 Mile (Delta) - ~6,000, SR 84 - 19,821
and I-75 - 30,842
Sublease Rate: \$26.50 PSF NNN

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Details:

The 3,420 SF freestanding building sits on approximately 1.39 acres and was occupied by a dual-branded KFC/Taco Bell restaurant. The property benefits from excellent visibility and convenient access just off Interstate 75, one of the region's primary transportation corridors, with significant daily traffic counts and strong consumer exposure. The site is surrounded by a dense concentration of national retailers, restaurants, hotels, and regional destinations, creating a highly desirable commercial environment.



NAI Cressy

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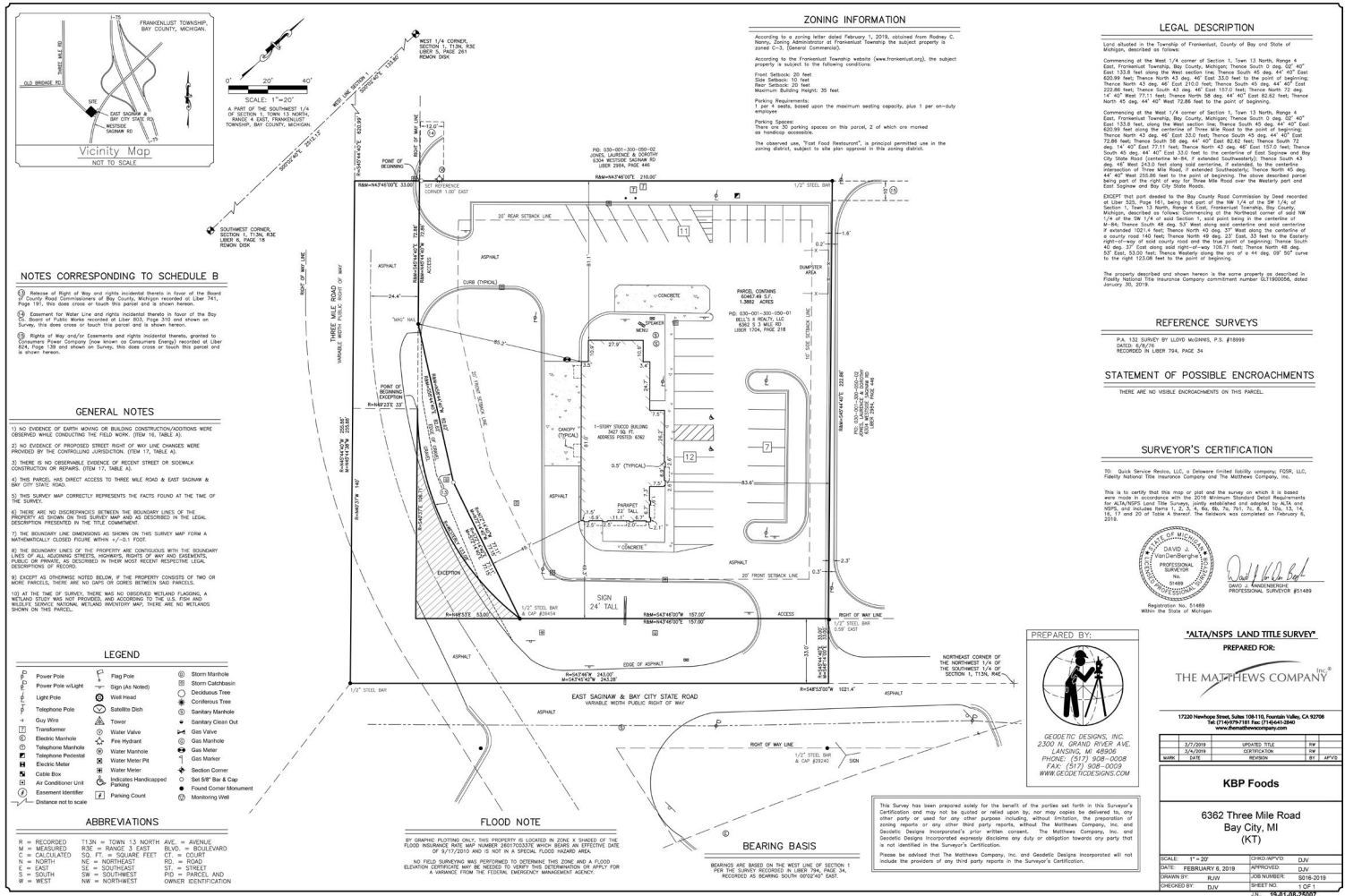
INTERIOR PHOTOS

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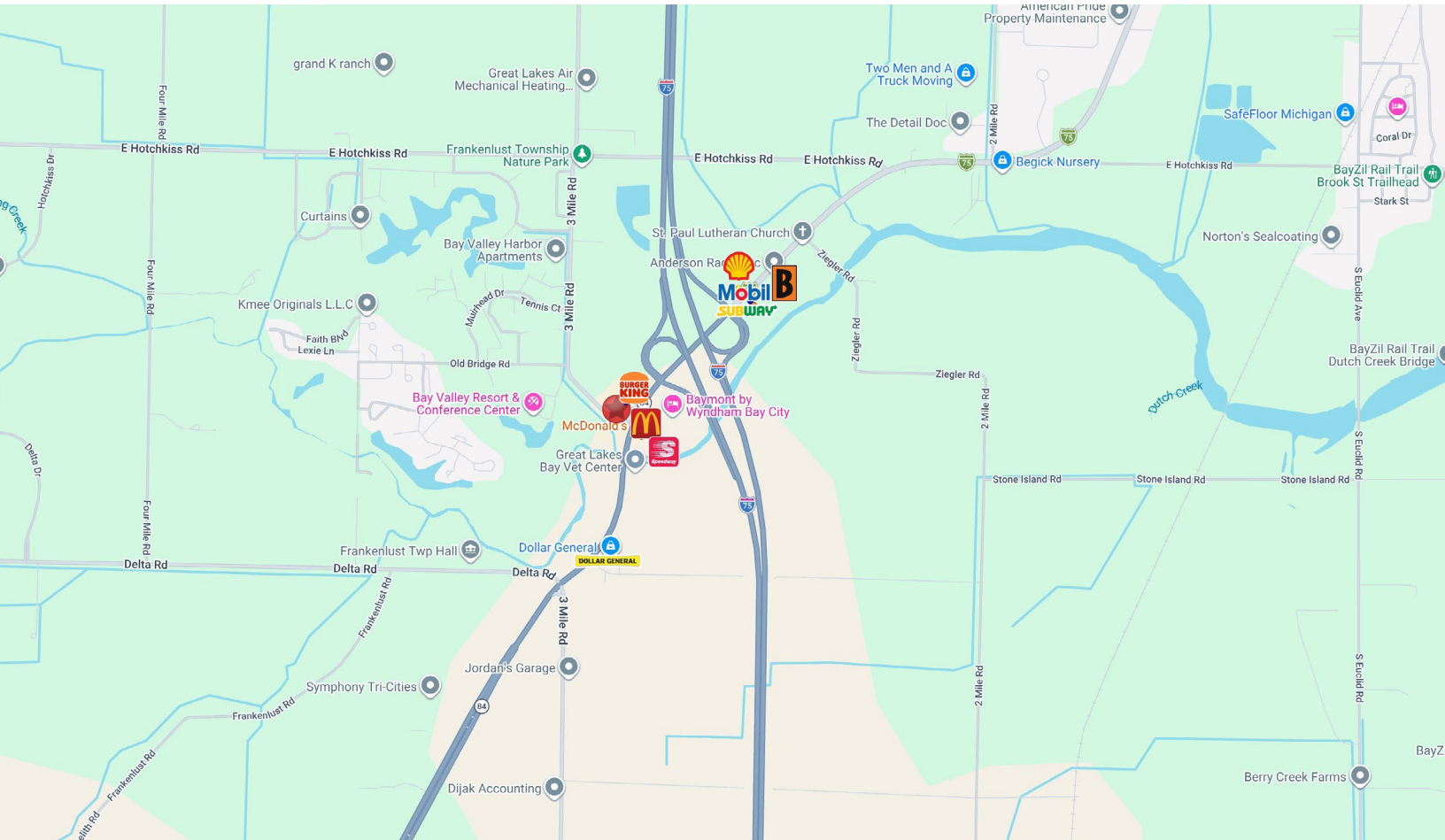
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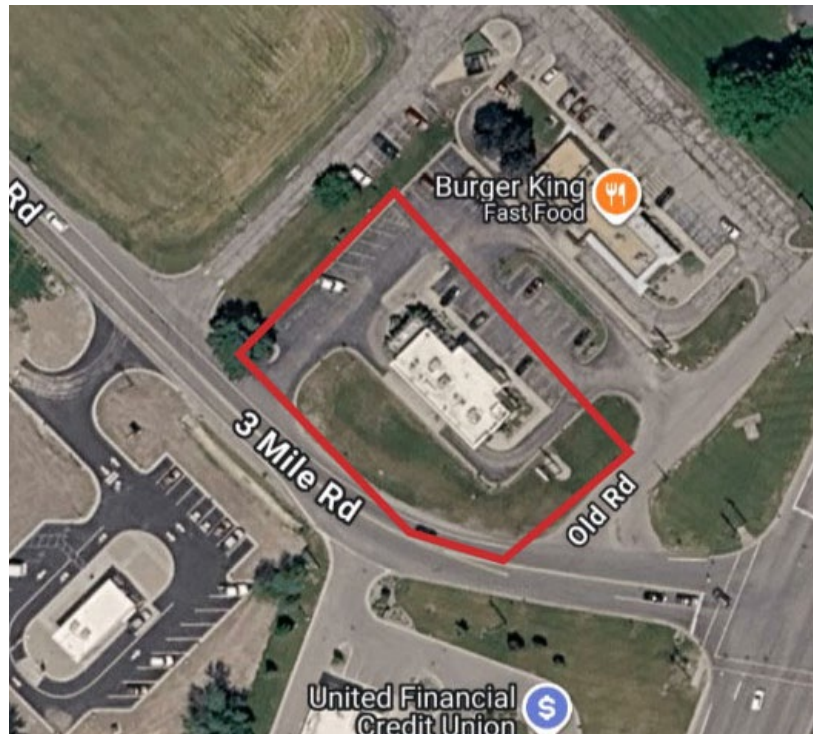
LOCATION OVERVIEW

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6362 3 Mile Road is strategically located in Bay City's premier retail corridor near the Interstate 75 interchange and Westside Saginaw Road (M-84). The property enjoys immediate access to major regional shopping destinations and is surrounded by national retailers including Walmart, Target, Meijer, The Home Depot, Lowe's, and numerous restaurants, hotels, and service providers. The location also benefits from proximity to Delta College and Saginaw Valley State University, drawing a steady flow of students, employees, and visitors. Its central location provides convenient access to Bay City, Saginaw, Midland, and the surrounding Great Lakes Bay Region, making it a highly visible and accessible commercial destination.



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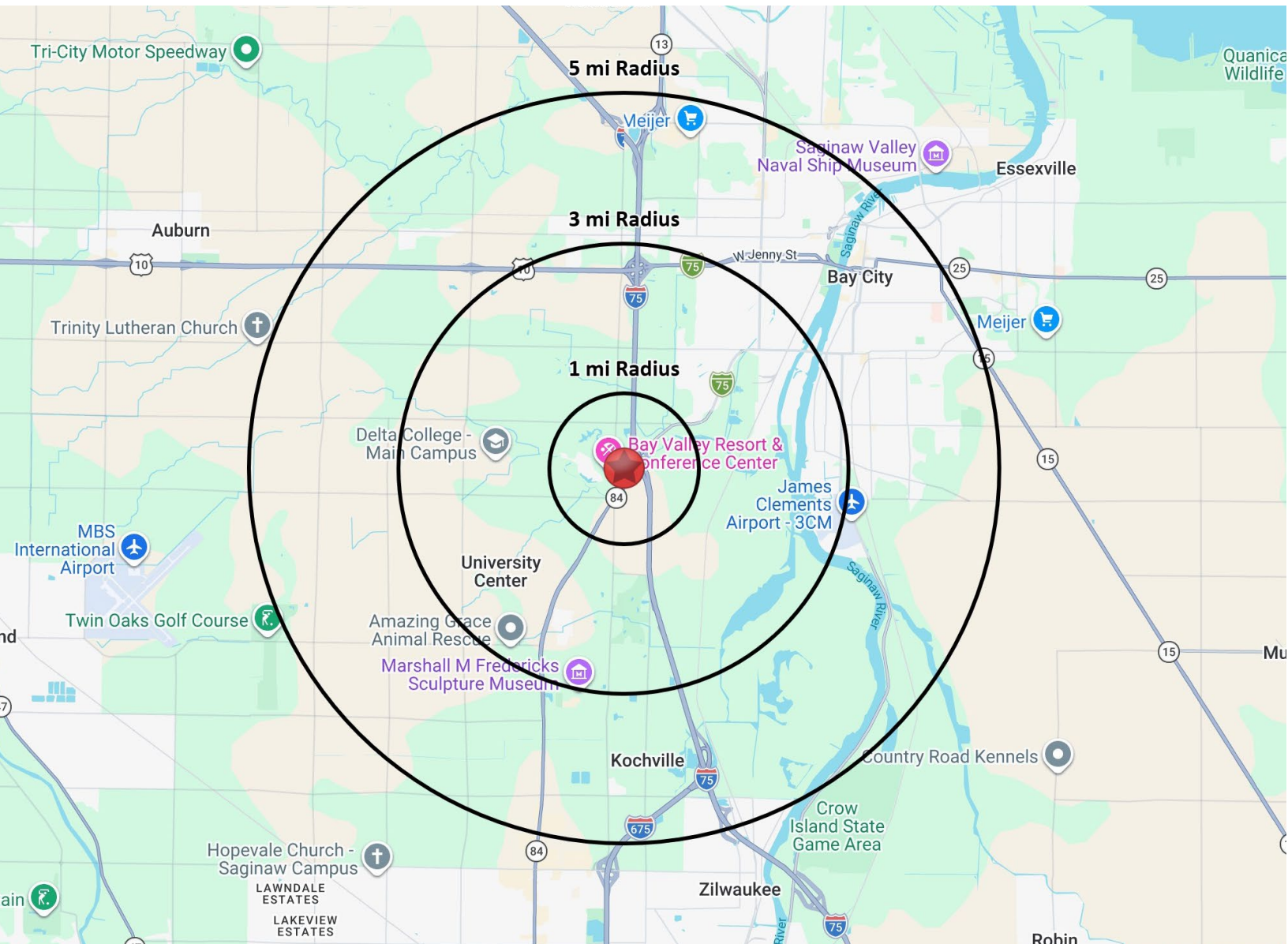
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	1,124
3 MILE	12,163
5 MILE	52,130



NUMBER OF HOUSEHOLDS

1 MILE	551
3 MILE	5,255
5 MILE	22,519



AVERAGE HOUSEHOLD INCOME

1 MILE	\$112,601
3 MILE	\$101,167
5 MILE	\$79,803



MEDIAN HOME VALUE

1 MILE	\$213,645
3 MILE	\$185,150
5 MILE	\$146,764