

# BEAR CREEK PLAZA

PETOSKEY, MI



## SIZE

311,933 square feet

## DEMOGRAPHICS

|                              | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|--------|
| <b>Population</b>            | 2,242  | 10,269 | 14,545 |
| <b>Households</b>            | 1,203  | 4,748  | 6,461  |
| <b>Median HH Income (\$)</b> | 60,915 | 75,035 | 76,026 |

## MAJOR TENANT(S)

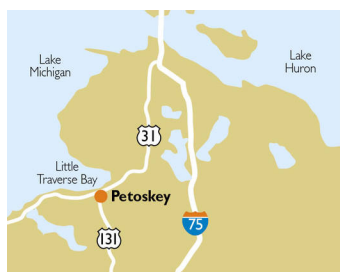
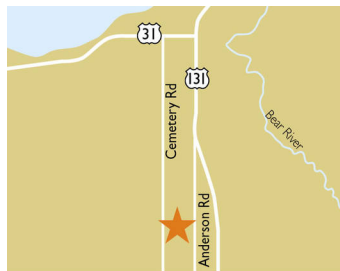
Walmart  
Marshalls  
OfficeMax  
Home Depot

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

1590-1850 Anderson Road | Petoskey, MI 49770

## PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter
- National tenants include: Home Goods, OfficeMax, Home Depot, JoAnn Fabrics and Marshalls
- Located at the intersection of Anderson Road and Lears Road
- Average household income in three-mile radius is greater than \$103,300



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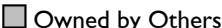

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| SPACE                | TENANT             | SQ. FT.        |
|----------------------|--------------------|----------------|
| ATM                  | Chase Bank         |                |
| SHAD1                | Home Depot         |                |
| SHAD3                | Applebee's         |                |
| SHAD4                | Bob Evans          |                |
| SHAD5                | Medical Offices    |                |
| SHAD6                | Petoskey Cinema    |                |
| SHAD7                | Medical Offices    |                |
| 1590                 | Cricket            | 1,000 SF       |
| 1592                 | Fancy Bear Tobacco | 1,875 SF       |
| 1596                 | Marshalls          | 24,000 SF      |
| 1600                 | Five Below         | 11,813 SF      |
| 1608                 | JOANN              | 20,026 SF      |
| 1614                 | HomeGoods          | 22,500 SF      |
| 1820                 | OfficeMax          | 23,500 SF      |
| 1850                 | Walmart            | 207,219 SF     |
| <b>TOTAL SQ. FT.</b> |                    | <b>311,933</b> |

**SITE LEGEND**

|   |   |
|---|---|
|  Available             |  Occupied        |
|  Leased (not occupied) |  Owned by Others |
|  Site Boundary         |   |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 45.349738

Longitude: -84.974208

| Bear Creek Plaza<br>Petosky, MI |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                      | Q4 2023 Estimated Population          | 2,242            | 10,269           | 14,545           |
|                                 | 2028 Projected Population             | 2,280            | 10,446           | 14,874           |
|                                 | 2010 Census Population                | 1,967            | 9,518            | 13,418           |
|                                 | 2000 Census Population                | 1,483            | 9,155            | 12,800           |
|                                 | 1990 Census Population                | 977              | 7,980            | 10,709           |
|                                 | Historical Annual Growth 1990 to 2000 | 4.26%            | 1.38%            | 1.80%            |
|                                 | Historical Annual Growth 2000 to 2010 | 2.87%            | 0.39%            | 0.47%            |
|                                 | Estimated Annual Growth 2010 to 2023  | 0.96%            | 0.55%            | 0.59%            |
|                                 | Projected Annual Growth 2023 to 2028  | 0.33%            | 0.34%            | 0.45%            |
|                                 | Median Age                            | 45.5             | 44.4             | 44.8             |
| Households                      | Q4 2023 Estimated Households          | 1,203            | 4,748            | 6,461            |
|                                 | 2028 Projected Households             | 1,222            | 4,828            | 6,602            |
|                                 | 2010 Census Households                | 1,021            | 4,181            | 5,687            |
|                                 | 2000 Census Households                | 679              | 3,841            | 5,206            |
|                                 | 1990 Census Households                | 393              | 3,199            | 4,190            |
|                                 | Historical Annual Growth 1990 to 2000 | 5.62%            | 1.85%            | 2.19%            |
|                                 | Historical Annual Growth 2000 to 2010 | 4.17%            | 0.85%            | 0.89%            |
|                                 | Estimated Annual Growth 2010 to 2023  | 1.20%            | 0.93%            | 0.93%            |
|                                 | Projected Annual Growth 2023 to 2028  | 0.30%            | 0.34%            | 0.43%            |
|                                 | Population per Household              | 1.85             | 2.10             | 2.20             |
| Population by Race              | White                                 | 88.3%            | 89.4%            | 90.3%            |
|                                 | Black or African American             | 0.7%             | 0.9%             | 0.7%             |
|                                 | Asian & Pacific Islander              | 0.8%             | 0.6%             | 0.6%             |
|                                 | Other Races                           | 7.3%             | 6.8%             | 6.4%             |
|                                 | Hispanic Population                   | 2.9%             | 2.4%             | 2.1%             |
| Income                          | Average Household Income              | \$78,601         | \$103,352        | \$107,790        |
|                                 | Median Household Income               | \$60,915         | \$75,035         | \$76,026         |
|                                 | Per Capita Income                     | \$42,494         | \$49,045         | \$48,861         |
| Education (Age 25+)             | Elementary                            | 0.1%             | 0.3%             | 0.3%             |
|                                 | Some High School                      | 4.1%             | 3.2%             | 3.1%             |
|                                 | High School Graduate                  | 14.4%            | 18.4%            | 21.1%            |
|                                 | Some College                          | 28.1%            | 21.8%            | 20.4%            |
|                                 | Associates Degree Only                | 11.7%            | 10.8%            | 10.3%            |
|                                 | Bachelors Degree Only                 | 23.7%            | 25.4%            | 24.6%            |
|                                 | Graduate Degree                       | 18.0%            | 20.2%            | 20.1%            |
| Business                        | Number of Businesses                  | 123              | 695              | 883              |
|                                 | Total Number of Employees             | 1,079            | 6,468            | 8,127            |
|                                 | Employees per Business                | 8.77             | 9.31             | 9.21             |
|                                 | Residential Population per Business   | 18.22            | 14.78            | 16.48            |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.