

# 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

Scott Faloni  
Mobile (410) 693-3248  
sfaloni@phillipsedison.com

## MORE INFO

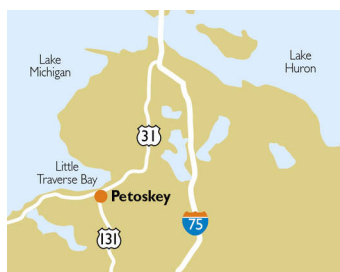
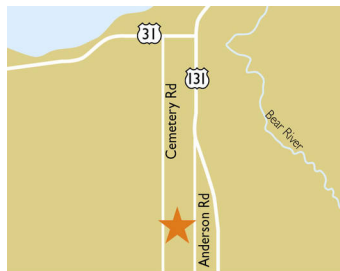
[www.phillipsedison.com](http://www.phillipsedison.com)

## LOCATION

1590-1850 Anderson Road | Petoskey, MI 49770

## PROPERTY HIGHLIGHTS

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



**PHILLIPS EDISON & COMPANY®**

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| SPACE         | TENANT              | SQ. FT.    |
|---------------|---------------------|------------|
| SHAD1         | Home Depot          |            |
| SHAD2         | Tidal Wave Auto Spa |            |
| 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          | AVAILABLE           | 20,026 SF  |
| 1614          | HomeGoods           | 22,500 SF  |
| 1820          | OfficeMax           | 23,500 SF  |
| 1850          | Walmart             | 207,219 SF |
| TOTAL SQ. FT. |                     | 311,933    |

## SITE LEGEND

|   |  |
|---|--|
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available                | <span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied   |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary                                      |  |





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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            |

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