

# 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)

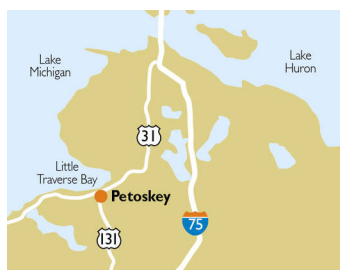
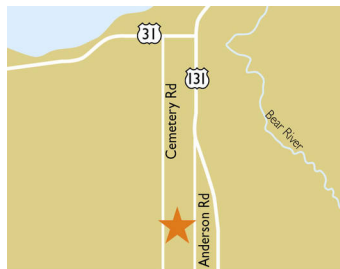
Walmart  
Marshalls  
OfficeMax  
Home Depot

## 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, 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



**PHILLIPS EDISON & COMPANY®**

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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
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: 20px; height: 10px;"></span> Site Boundary	





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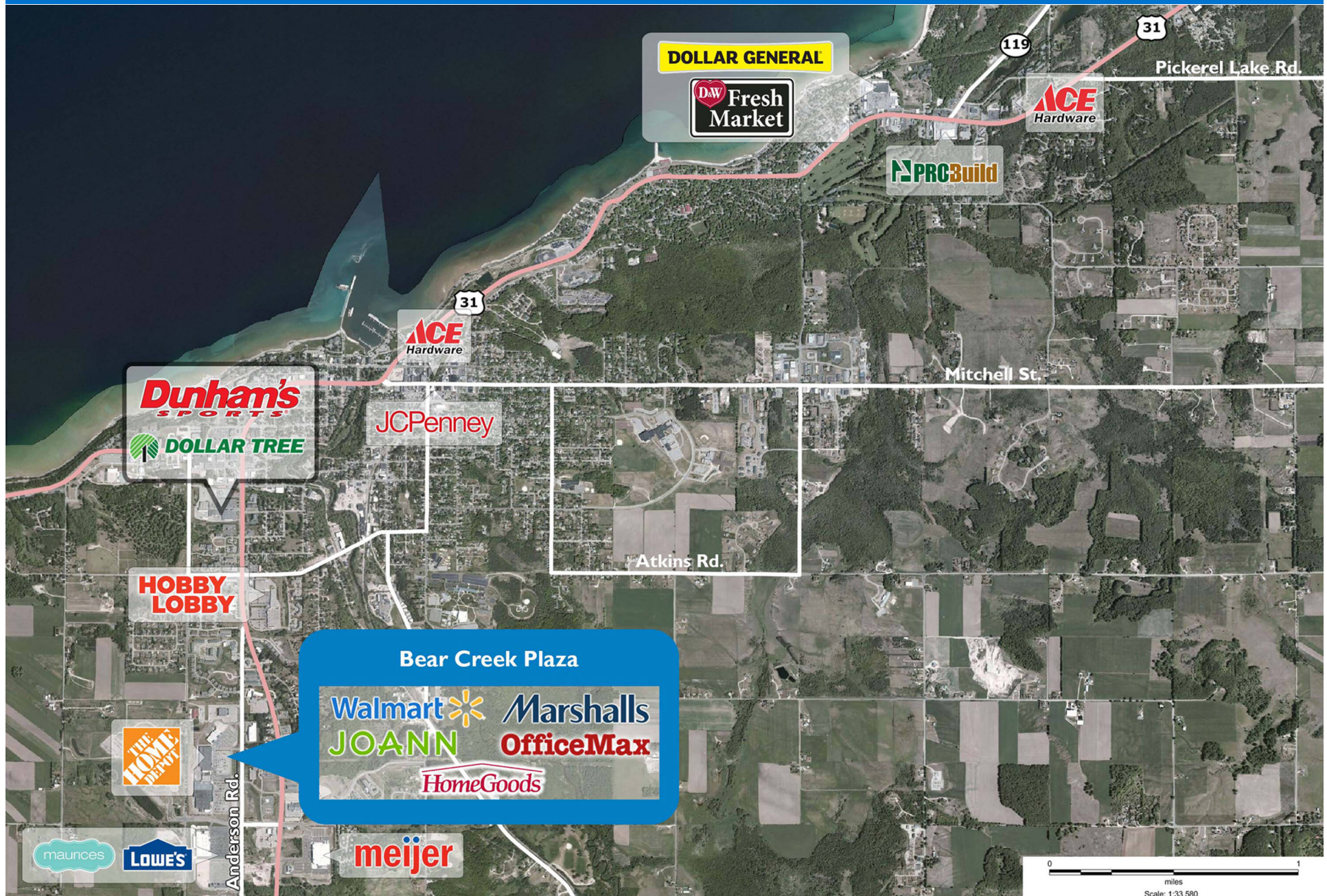
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 45.349738

Longitude: -84.974208

Bear Creek Plaza 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.