

LEASE

RETAIL



1851 44TH ST. SW



1851 44TH ST. SW, WYOMING, MI 49519

PROPERTY HIGHLIGHTS

- Close proximity to US-131
- High traffic counts on busy retail corridor
- Building and monument signage
- On-site parking

PROPERTY OVERVIEW

Join a mix of local and national tenants that include Noble Foods/Restaurant, Edward Jones, Hungry Howie's, 5/3 Bank, and Tami's Bridal. Affordable lease rates make this high-exposure center a great place to be!

LEASE RATE

\$13.00 - 18.00 SF/YR (NNN)

OFFERING SUMMARY

Available SF:	900 - 5,010 SF
Building Size:	23,000 SF

BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005

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BRADLEYCO.COM



EXTERIOR PHOTOS

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INTERIOR PHOTOS - SUITE A & C

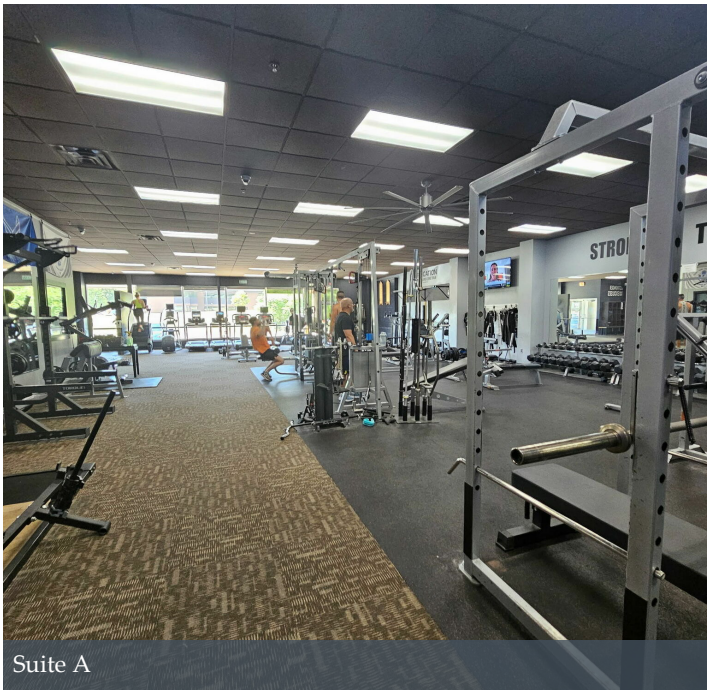
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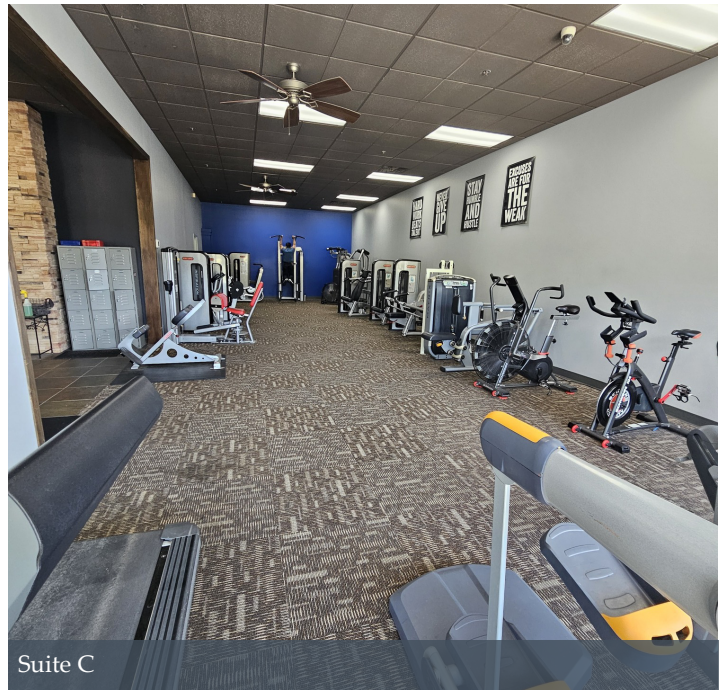
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Suite A



Suite A



Suite C

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INTERIOR PHOTOS - SUITE L

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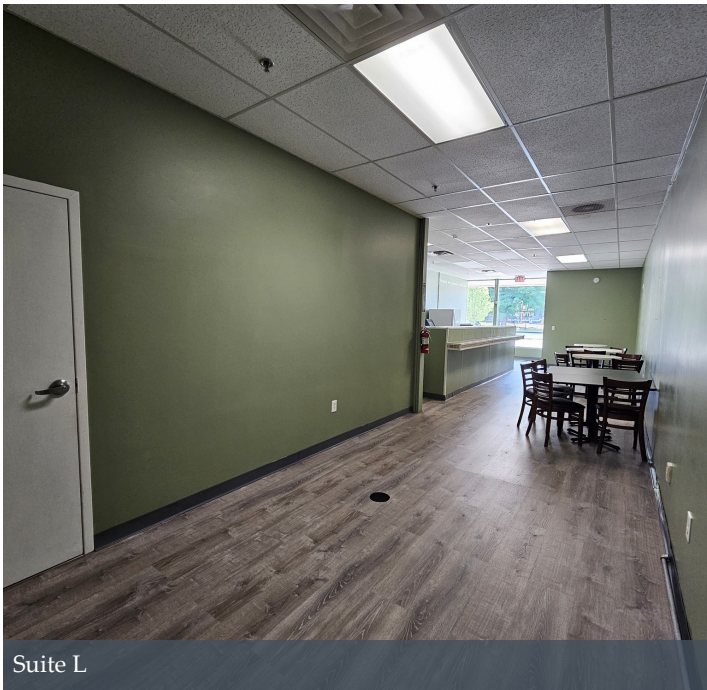
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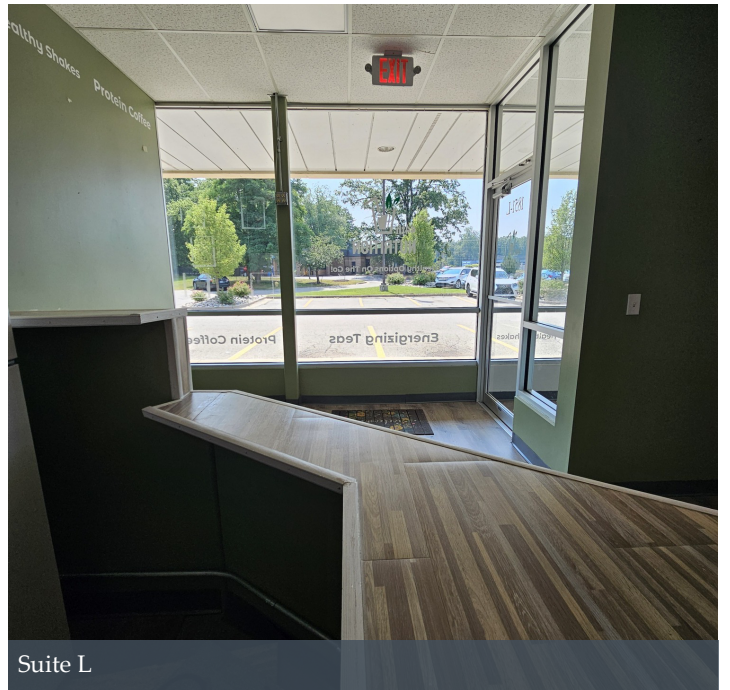
Suite L



Suite L



Suite L



Suite L

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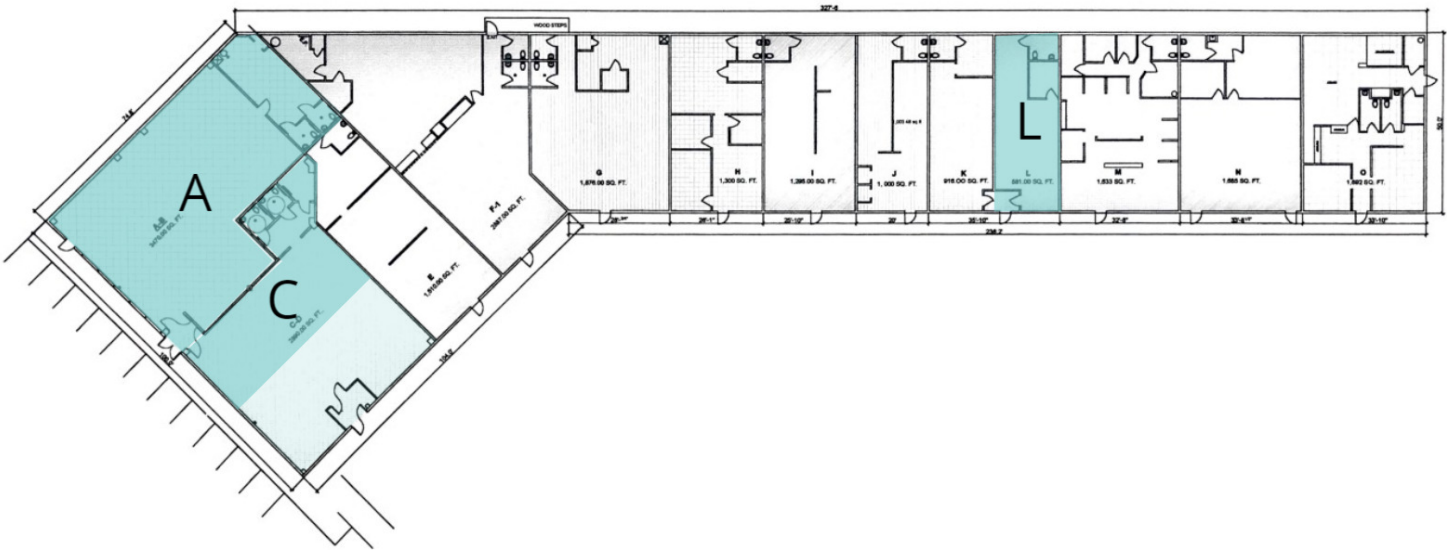
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ A	Available	3,470 SF	NNN	\$18.00 SF/yr
■ A & C	Available	5,010 SF	NNN	\$17.00 SF/yr
■ C	Available	1,540 SF	NNN	\$18.00 SF/yr
■ L	Available	900 SF	NNN	\$13.00 SF/yr

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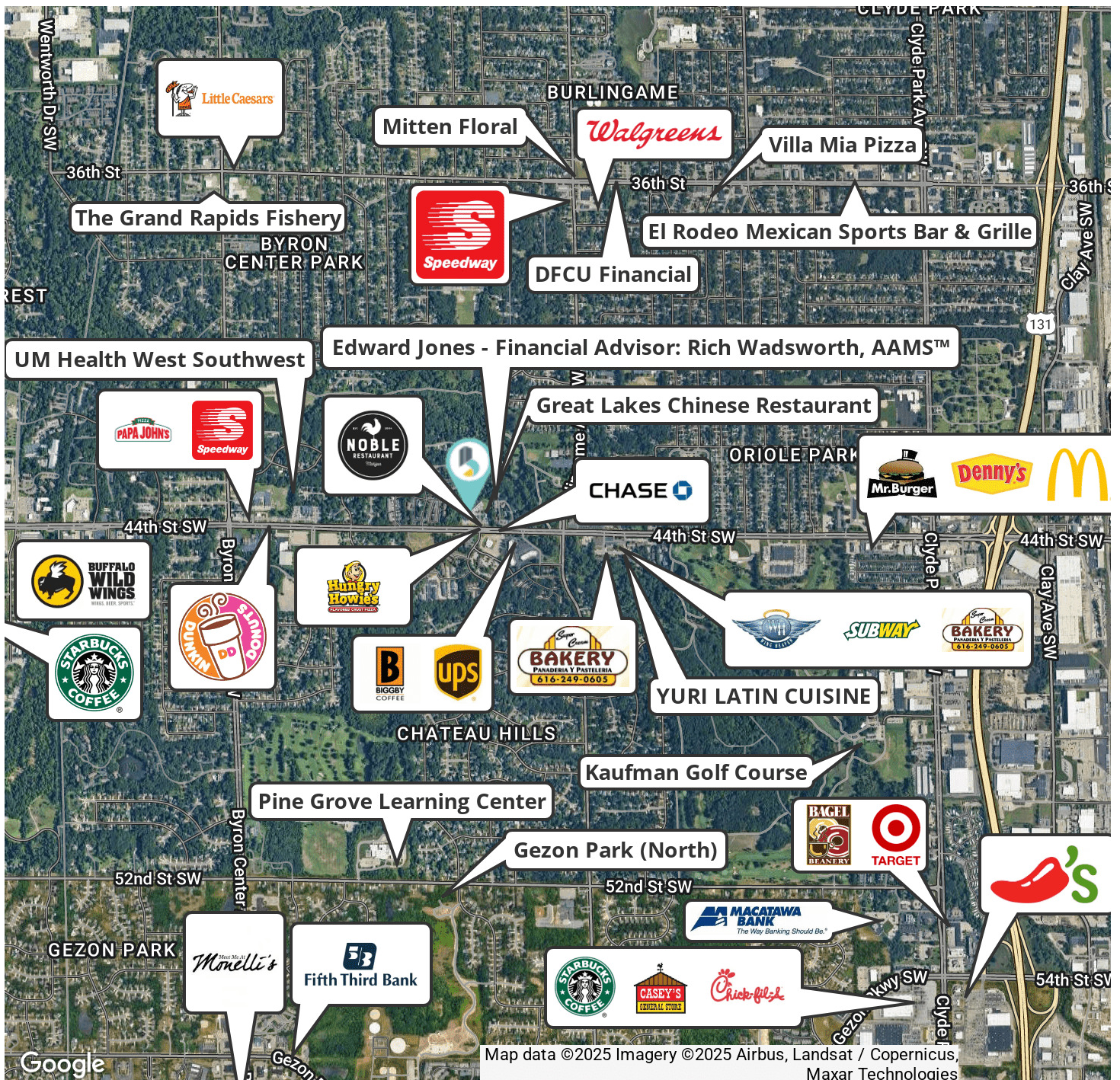


RETAILER MAP

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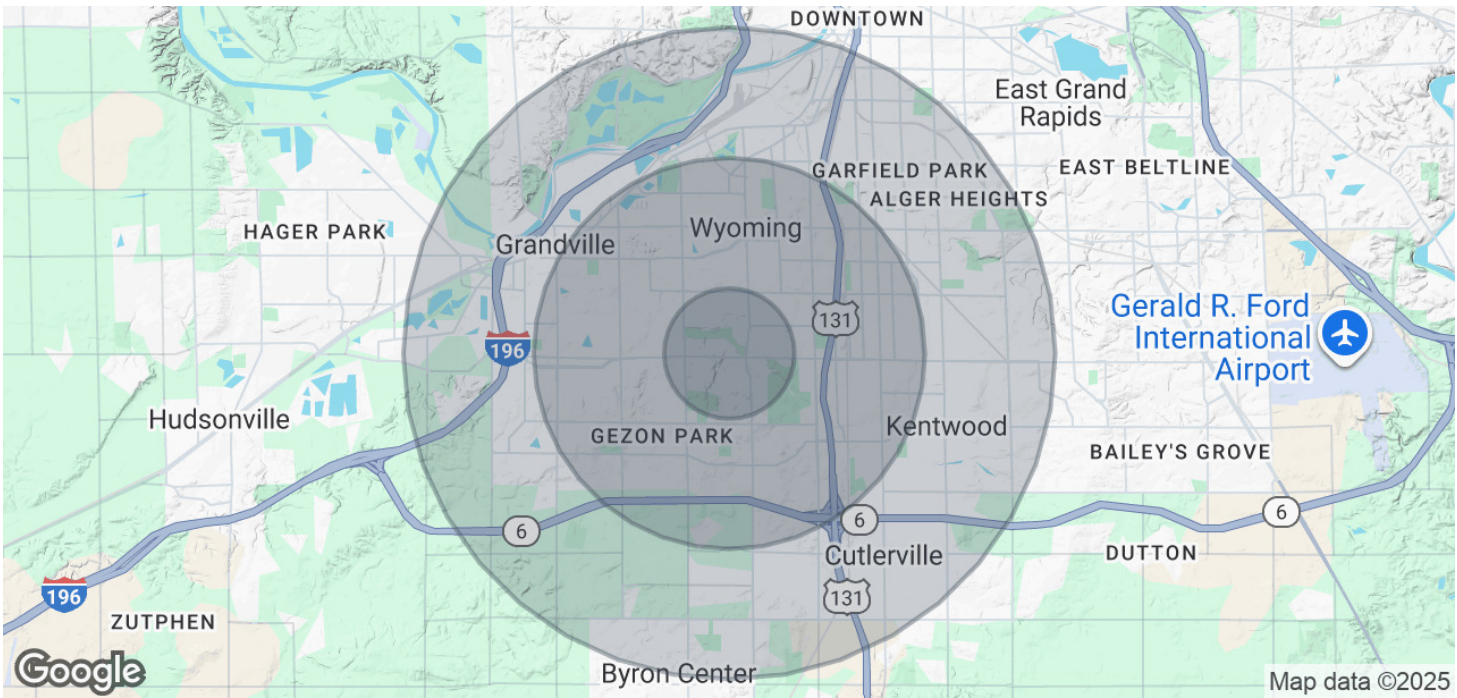


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,844	69,947	157,012
Average Age	33.0	33.5	32.9
Average Age (Male)	32.8	32.5	31.9
Average Age (Female)	33.4	34.4	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,454	27,393	58,568
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$64,667	\$58,813	\$55,863
Average House Value	\$158,611	\$154,814	\$141,034

2020 American Community Survey (ACS)

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