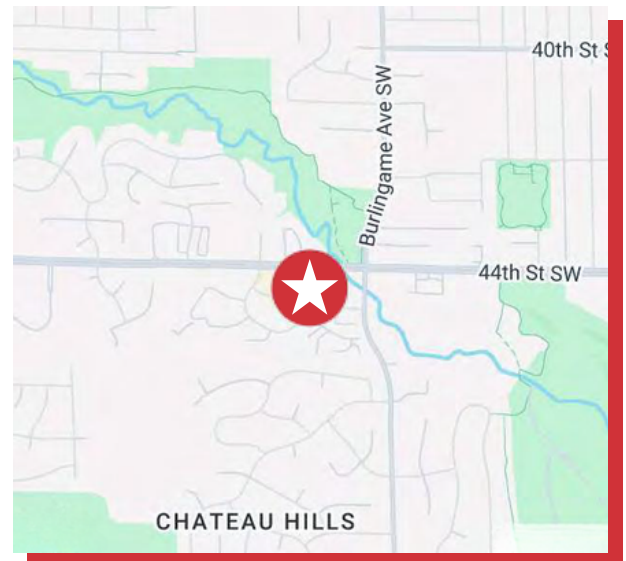




1740 & 1760 44TH ST SW WYOMING, MI 49519

- Chateau Centre is located near Rivertown Crossings Mall with convenient 44th Street access
- Well-maintained center with long-term tenants and is a proven successful retail center
- Excellent demographics and traffic counts
- Current tenants: Biggby, Russo's Pizza, Boost Mobile, PNC Bank, The UPS Store, Express Employment, Subway, Wash & Wags, Sweetwater Brewery, Hello Yoga, West Michigan Coin and Stamp, and Delski Meats, The LA Collective.
- Traffic counts: 30,416 vehicles per day at corner of 44th Street and Burlingame Avenue with 13,169 VPD north on Burlingame Avenue and 10,612 south on Burlingame Avenue.



FOR MORE INFORMATION, CONTACT:

ROD ALDERINK

616.242.1104

roda@naiwwm.com



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PROPERTY OVERVIEW

FOR LEASE
RETAIL / OFFICE SPACE

PROPERTY INFORMATION

Location:	Southwest corner of 44 th St & Burlingame Ave between I-96 and US-131
Total Building Size:	43,543 SF (1740 & 1760)
Construction:	Brick and Glass
HVAC:	Gas/Forced Air
Air Conditioning:	100%
Signage:	Yes
Parking:	On-site; paved and lighted
Sprinklers:	Yes
Zoning:	B-3 Business District, Planned Shopping
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	



We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **1740 & 1760 44TH ST SW**
WYOMING, MI 49519

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LEASE OVERVIEW

FOR LEASE
RETAIL / OFFICE SPACE

LEASE INFORMATION

Terms:	36-60 months: 3% annual increase
Tenant Responsibilities:	Increases Pro-rata share of real estate taxes, insurance, maintenance, liability insurance and utilities (separately metered, phone/data services and janitorial)
Landlord Provides:	Roof & Structural maintenance, HVAC Replacements
Possession:	At lease execution

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT	CAM MONTHLY	TOTAL MONTHLY RENT
1760 44TH ST SW					
SUITE 4	1,265	\$11.95	\$1,260	\$522	\$1,782
1740 44TH ST SW					
SUITE 2	1,175	\$12.50	\$1,224	\$485	\$1,709
SUITE 3 & 4	2,350	\$11.95	\$2,340	\$969	\$3,310
SUITE 2, 3 & 4	3,525	\$11.95	\$3,510	\$1,454	\$4,964



 **1740 & 1760 44TH ST SW**
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AVAILABILITY

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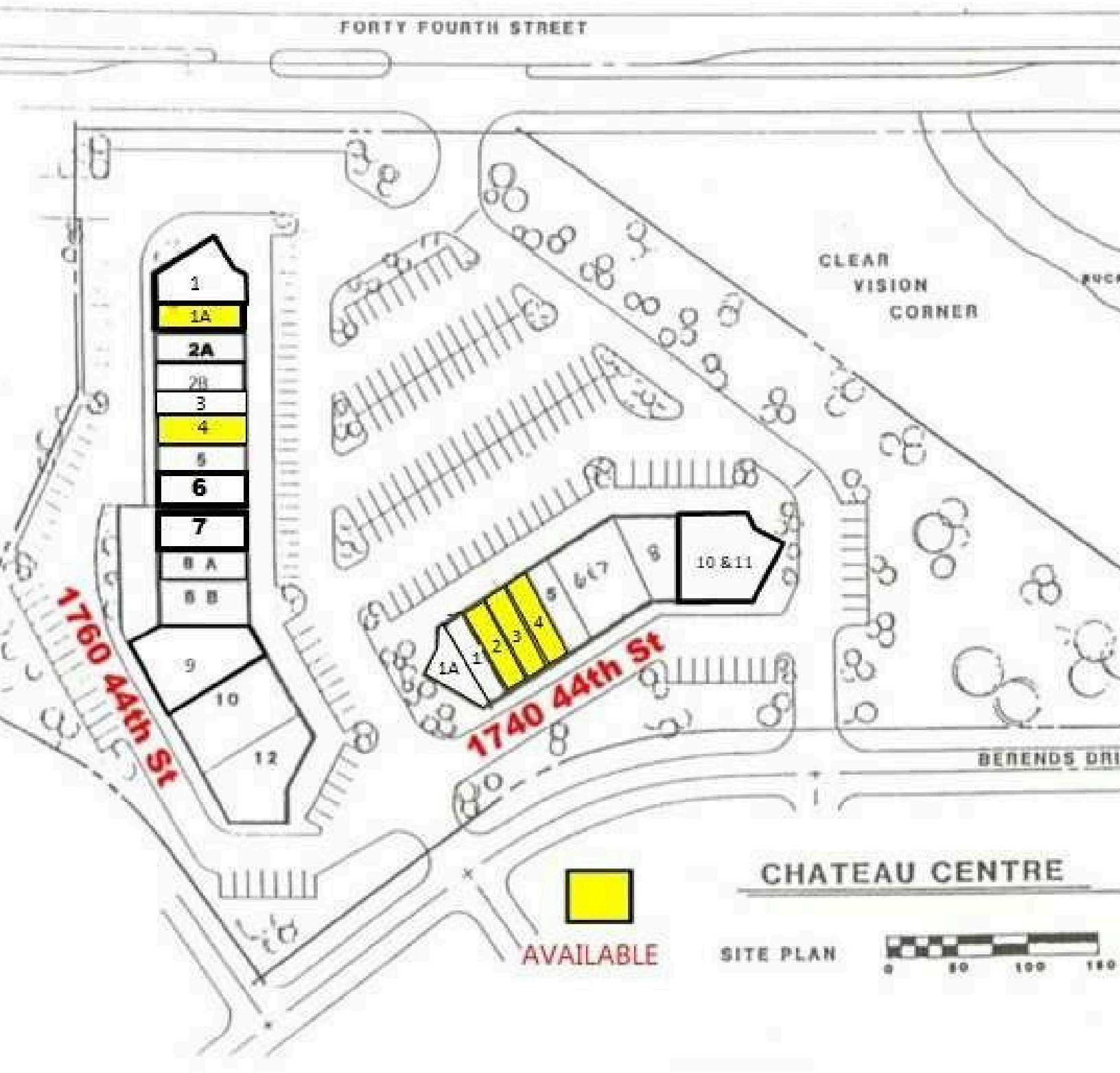


1740 & 1760 44TH ST SW
WYOMING, MI 49519

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SITE PLAN

FOR LEASE
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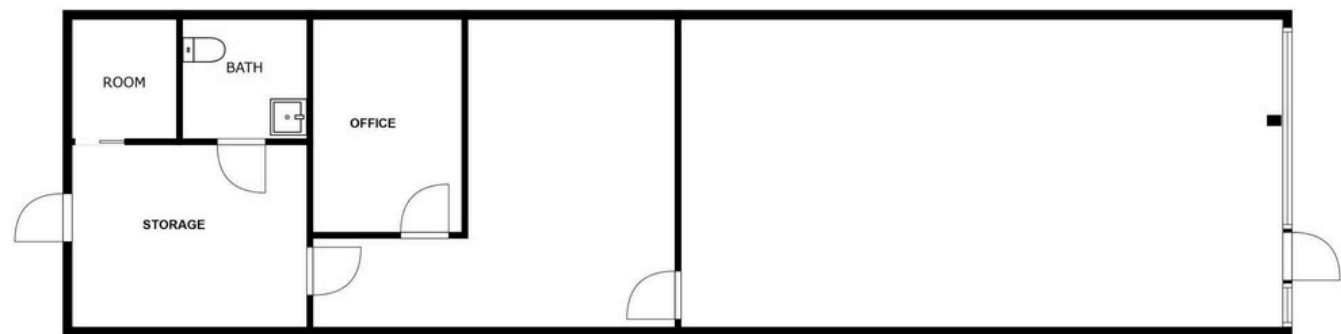
 1740 & 1760 44TH ST SW
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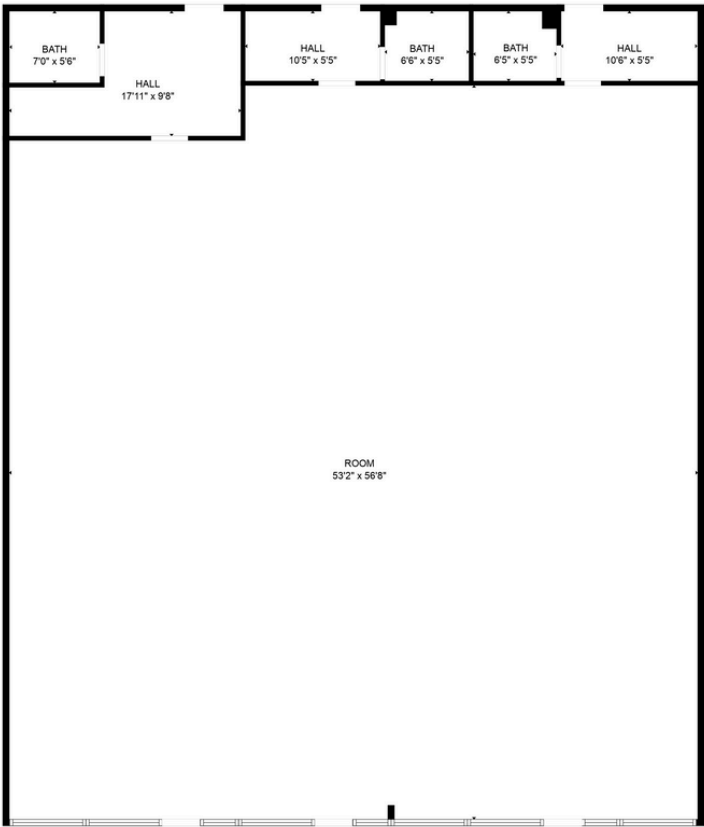
FLOOR PLANS

FOR LEASE
RETAIL / OFFICE SPACE

SUITE 4



SUITES 2, 3 & 4



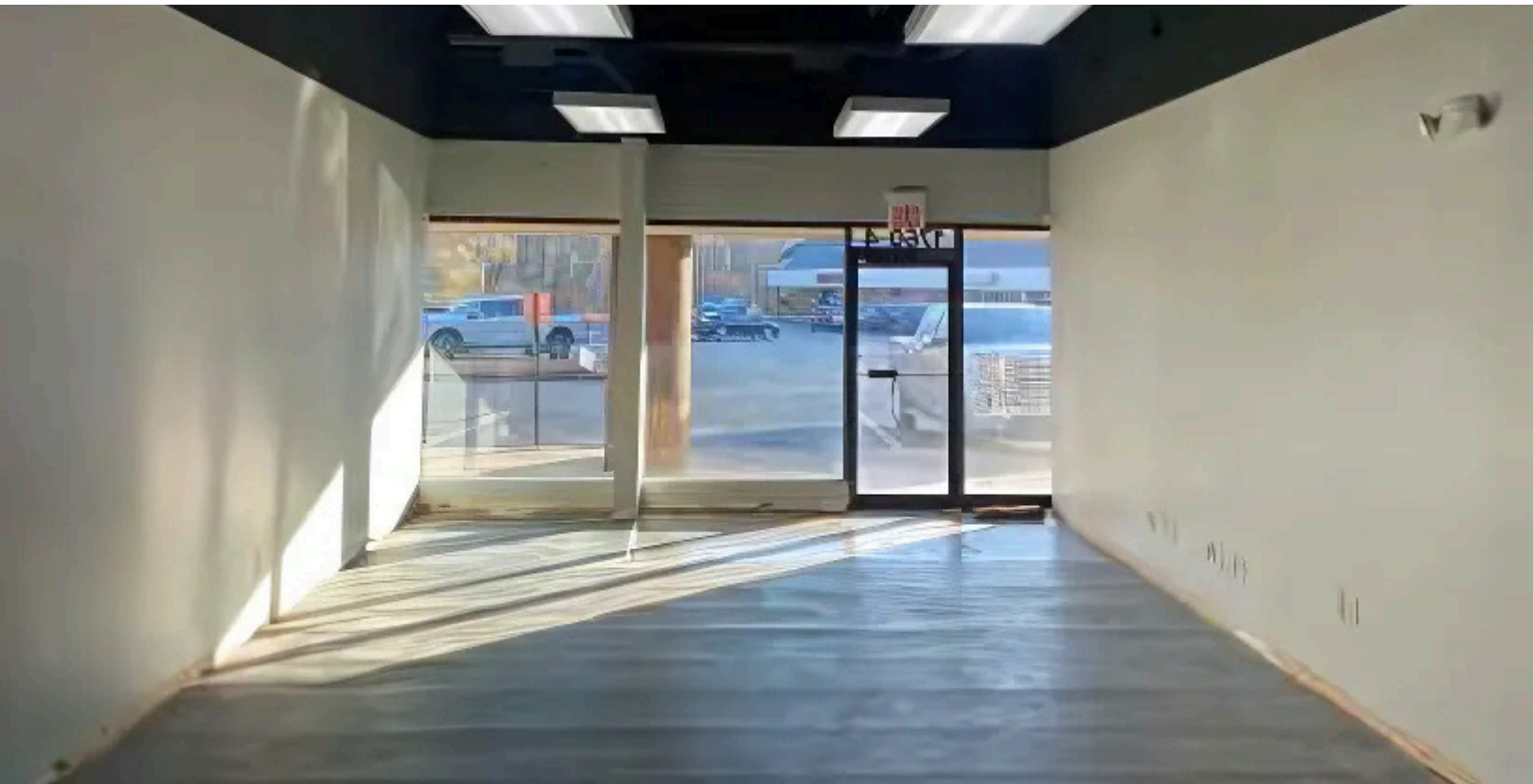
 **1740 & 1760 44TH ST SW**
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PROPERTY PHOTOS

SUITE 4

FOR LEASE
RETAIL / OFFICE SPACE



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PROPERTY PHOTOS

SUITES 2, 3 & 4

FOR LEASE
RETAIL / OFFICE SPACE



 **1740 & 1760 44TH ST SW**
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RETAIL MAP

FOR LEASE
RETAIL / OFFICE SPACE

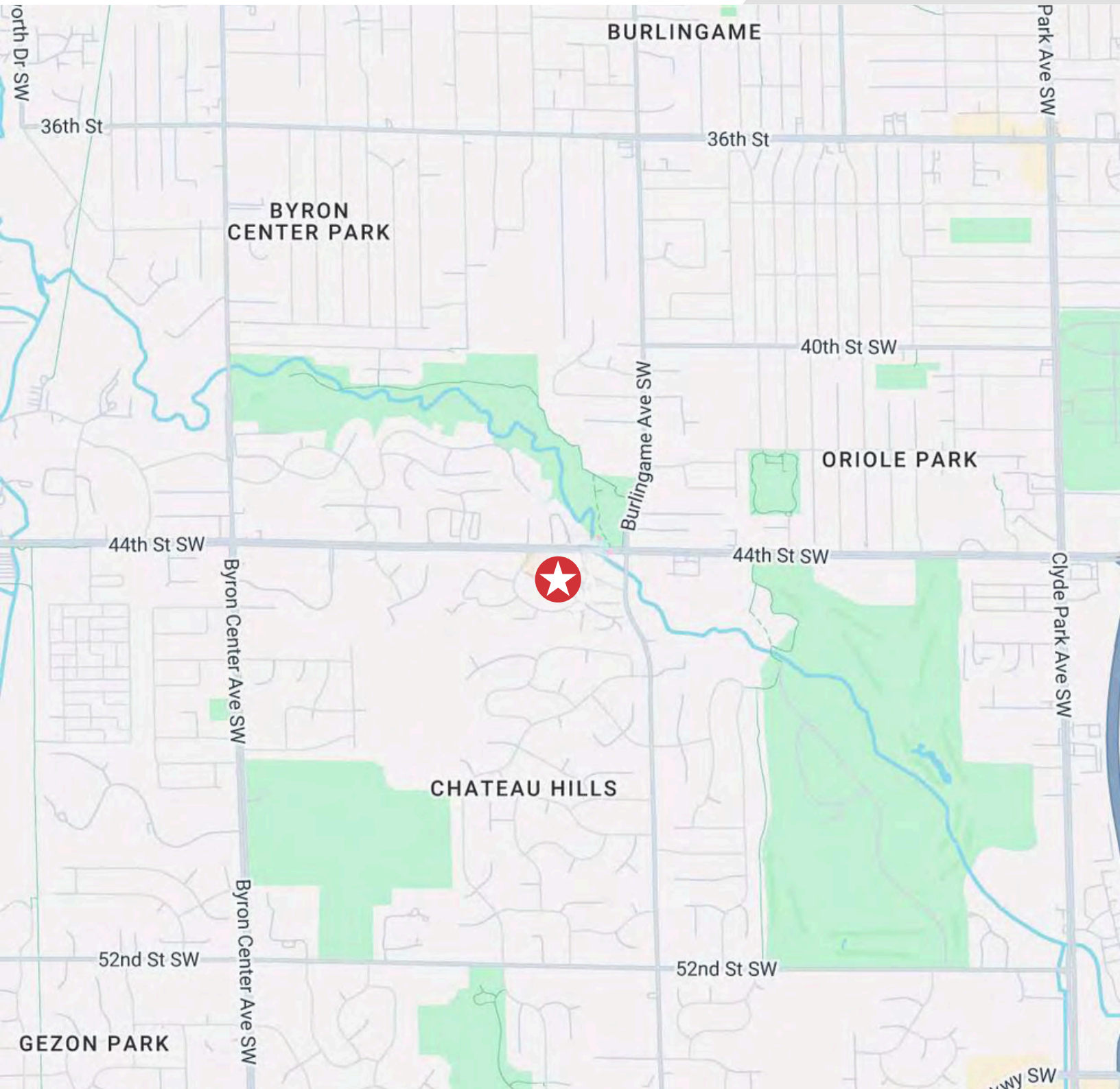


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LOCATION MAP

FOR LEASE
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DEMOGRAPHICS

FOR LEASE
RETAIL / OFFICE SPACE

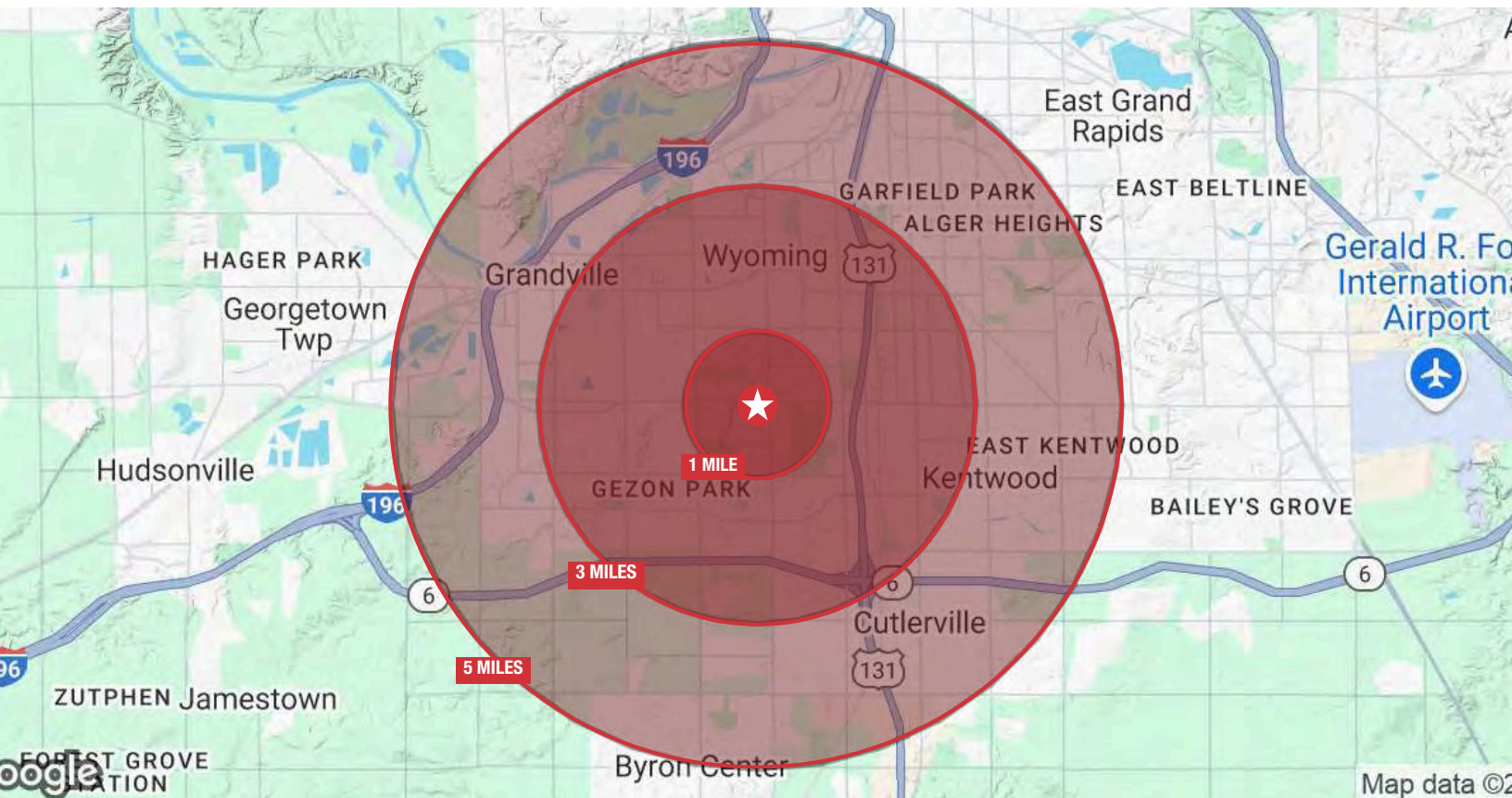
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,594	77,228	196,840
Average Age	32.9	33.2	31.8
HOUSEHOLDS			
Total Households	3,807	29,941	72,044
# of Persons per Household	2.5	2.6	2.7
HOUSEHOLD INCOME			
Average Household Income	\$56,473	\$54,344	\$53,138
Average House Valuation	\$152,841	\$146,530	\$131,339

197K

POPULATION
(3 MILES)

\$54K

AVERAGE HH INCOME
(2 MILES)



1740 & 1760 44TH ST SW
WYOMING, MI 49519

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LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



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Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

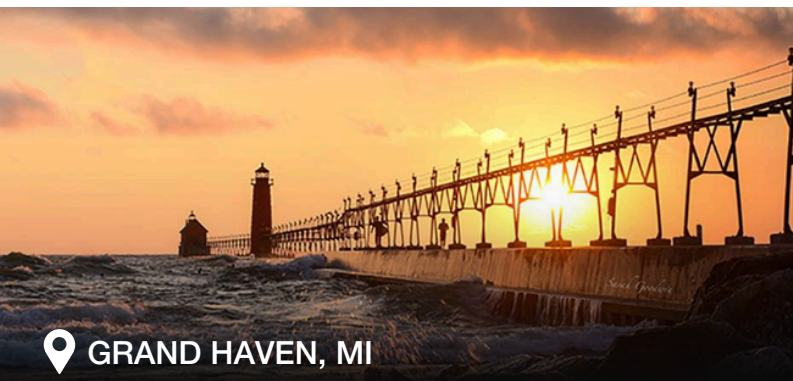
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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