



2324 64TH ST SW
BYRON CENTER, MI 49315

- 8,120 SF of prime retail space available in December 2025
- Positioned at a prominent highway interchange, at the SE corner of 64th St and Byron Center Ave
- Join existing adjacent retail businesses:
 - Home2 Suites by Hilton
 - Dunkin' Donuts
 - The Oaks at Byron Center Senior Living
 - The Learning Experience Academy of Early Education
- Tremendous daytime population with two hospitals nearby
- In excess of 46,000 cars per day cross through the 64th St and Byron Center Rd intersection



FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

FOR LEASE
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Strategically located at the high-visibility intersection of 64th Street SW and Byron Center Avenue, this 1.31-acre parcel offers exceptional potential for retail, office, or mixed-use development. Situated just off the M-6 corridor, the property benefits from traffic counts exceeding 46,000 vehicles per day, ensuring outstanding exposure and accessibility.

The site is being marketed for high-end retail or professional office use, with flexible suite configurations from 2,000–8,000 SF or a larger ground-lease footprint of 57,064 SF. Surrounded by thriving commercial, residential, and healthcare developments, the location is ideal for capturing the rapidly growing Byron Center and southwest Grand Rapids markets.

With its prime corner location, high traffic counts, and proximity to established amenities, 2324 64th Street SW offers a rare opportunity to secure a premier site in one of West Michigan's most dynamic growth corridors.

PROPERTY INFORMATION

Total Building Size:	8,120 SF
Year Built:	December 2025
Acreage:	1.31 acres
Municipality:	Byron Center
PPN:	41-21-03-302-003
Signage:	Building and monument signage
Parking:	On-site, ample
Zoning:	Mixed use PUD
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.



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LEASE OVERVIEW

FOR LEASE
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LEASE INFORMATION

Lease Type:	NNN
Terms:	84 - 120 months
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	Negotiable
Date Available:	December 2025

AVAILABILITY

SUITE	RENTABLE SF	PRSF RATE	RENT/SF/YR	MONTHLY RENT
SUITES 2-4, INDIVIDUALLY	2,000 SF	\$30.00 PSF NNN	\$60,000.00	\$5,000.00
SUITES 2-3 OR 3-4 COMBINED	4,000 SF	\$30.00 PSF NNN	\$120,000.00	\$10,000.00

NOTE THAT OPERATING EXPENSES ARE TO BE DETERMINED



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PROPERTY PHOTOS

FOR LEASE
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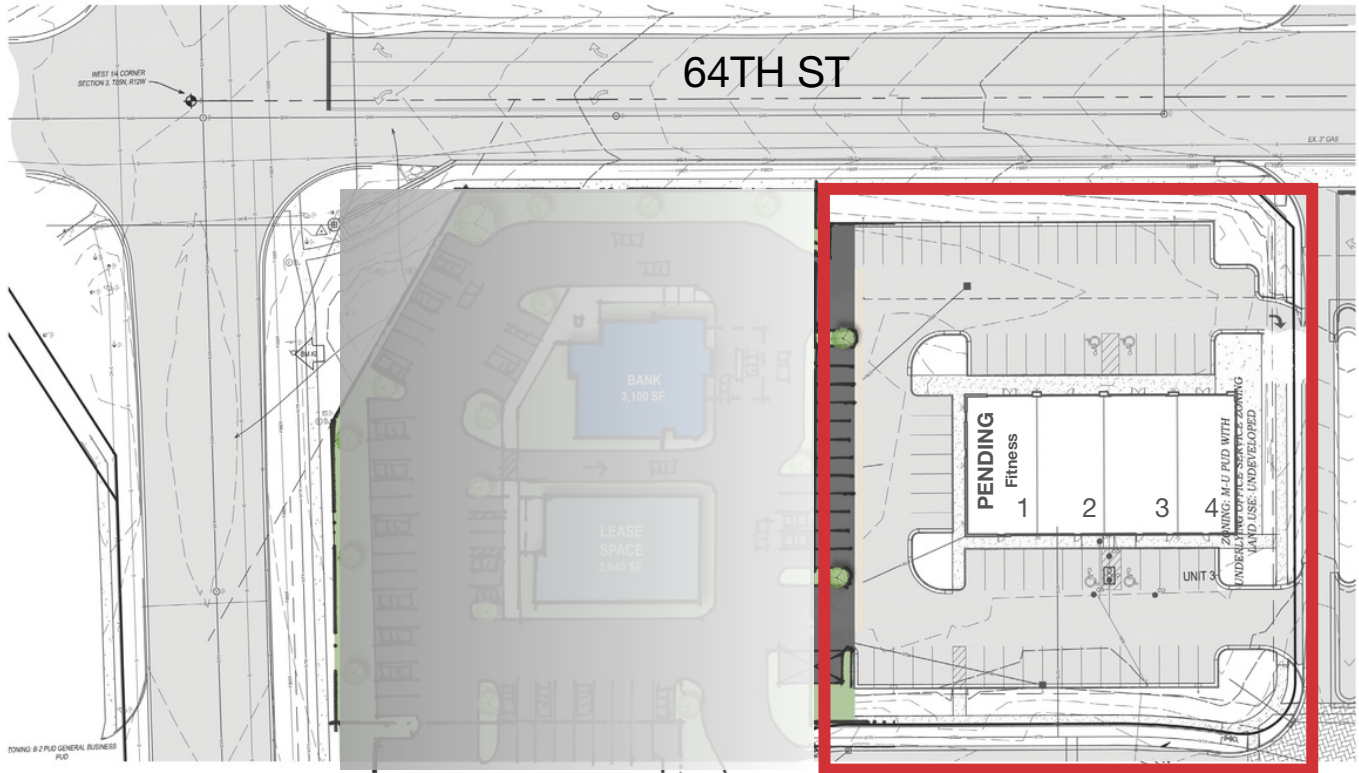


 **2324 64TH ST SW**
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BUILDING PLAN

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SITE PLAN

SE CORNER OF 64TH SW & BYRON CENTER AVE

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RETAIL MAP

FOR LEASE
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DEMOGRAPHICS

FOR LEASE
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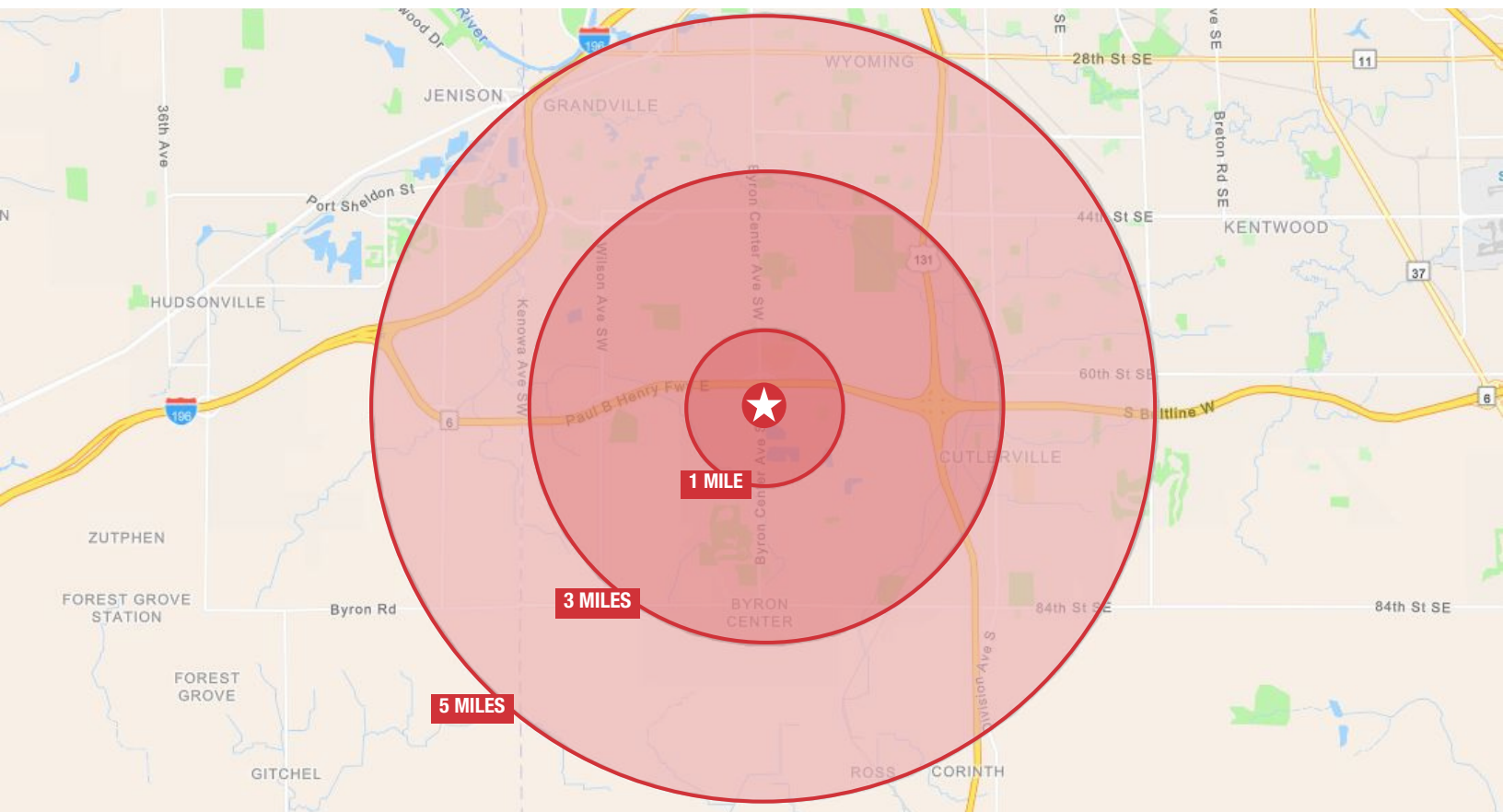
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,084	125,147	479,607
Average Age	38.3	34.3	33.
HOUSEHOLDS			
Total Households	1,182	48,470	180,942
# of Persons per Household	2.6	2.6	2.7
HOUSEHOLD INCOME			
Average Household Income	\$72,735\$	\$59,658	\$57,465
Average House Valuation	\$224,618	\$147,113	\$146,585

125K

POPULATION
(5 MILES)

\$60K

AVERAGE HH INCOME
(5 MILES)



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BYRON CENTER,

NAI Wisinski of
West Michigan

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

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**US CITIES WITH THE
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Grand Rapids

W WalletHub

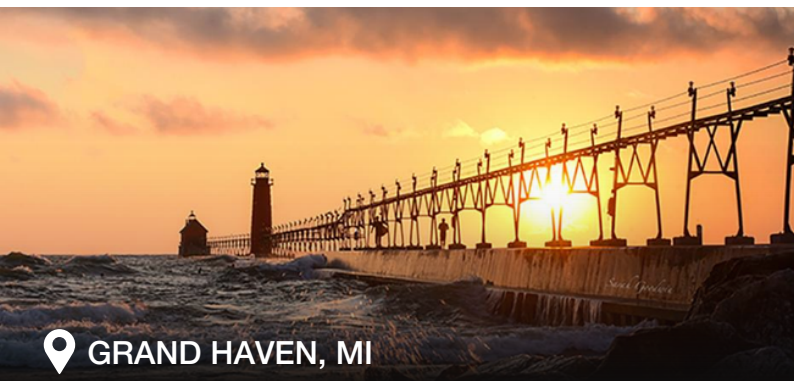
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



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

Grand Haven



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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