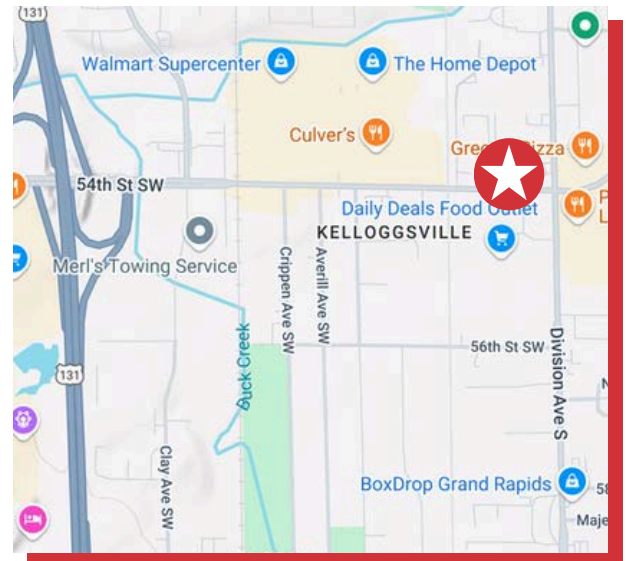




69 54TH ST SW GRAND RAPIDS, MI 49548

- Plaza 54 is located in an establish corridor just south of Grand Rapids with high traffic counts
- Neighbors include Walmart, Home Depot, Culvers, Aldi, and Wendy's
- Pylon signage with shared electronic reader board and individual building signage
- Features excellent visibility, ingress/egress and ample paved parking. Less than 0.5 miles from US-131



FOR MORE INFORMATION, CONTACT:

PAUL OOSTERBAAN
O: 616.575.7054
paulo@naiwwm.com

BILL TYSON
616.813.0573
billt@naiwwm.com


naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR LEASE
RETAIL SUITE

Introducing Plaza 54, an exceptional leasing opportunity in a prime location at 75 - 54th Street SW, Grand Rapids, MI, 49548. This property stands in a high-traffic corridor just south of Grand Rapids, boasting a desirable vicinity near major retailers such as Walmart, Home Depot, and Aldi, ensuring substantial visibility and consumer draw. With easy access to Us-131, ingress/egress, ample parking, and pylon signage featuring a shared electronic reader board, Plaza 54 offers unparalleled convenience for tenants and customers alike. This dynamic space presents an ideal setting for businesses seeking a prominent presence and strategic positioning in the thriving Grand Rapids market.

PROPERTY INFORMATION

Location:	Division & US-131
Total Building Size:	11,431 SF
Acreage:	0.75 acres
Municipality:	City of Wyoming
PPN:	41-17-36-226-056
Signage:	Pylon & Building
Parking:	On-Site; Surface Lot
Building Class:	C



 **69 54TH ST SW**
GRAND RAPIDS, MI 49548

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LEASE OVERVIEW

FOR LEASE
RETAIL SUITE

LEASE INFORMATION

Lease Type:	NNN
Terms:	30-60 Months
Tenant Provides:	All CAM expenses plus gas and electric
Possession:	At lease commencement

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT	CAM \$7.14 PSF/YR MONTHLY	TOTAL MONTHLY RENT
69	2,183	\$8.75	\$1,591.77	\$1,299.73	\$2,891.50



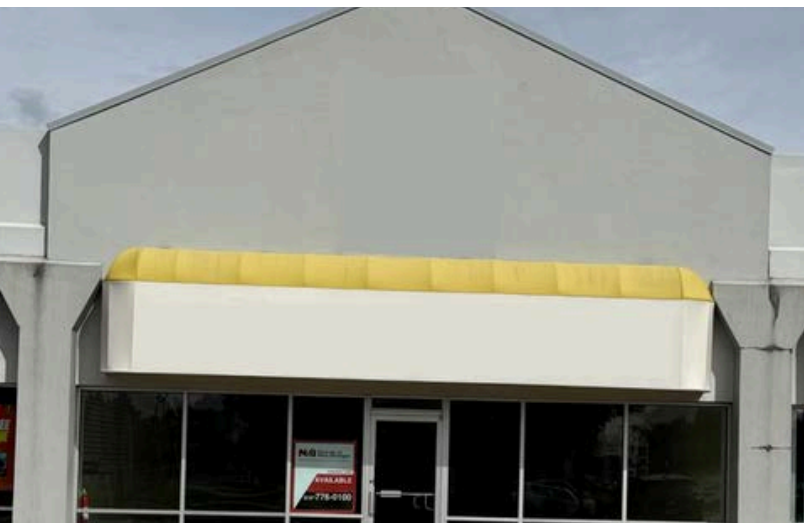
We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior 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.

 **69 54TH ST SW**
GRAND RAPIDS, MI 49548

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PROPERTY PHOTOS

FOR LEASE
RETAIL SUITE

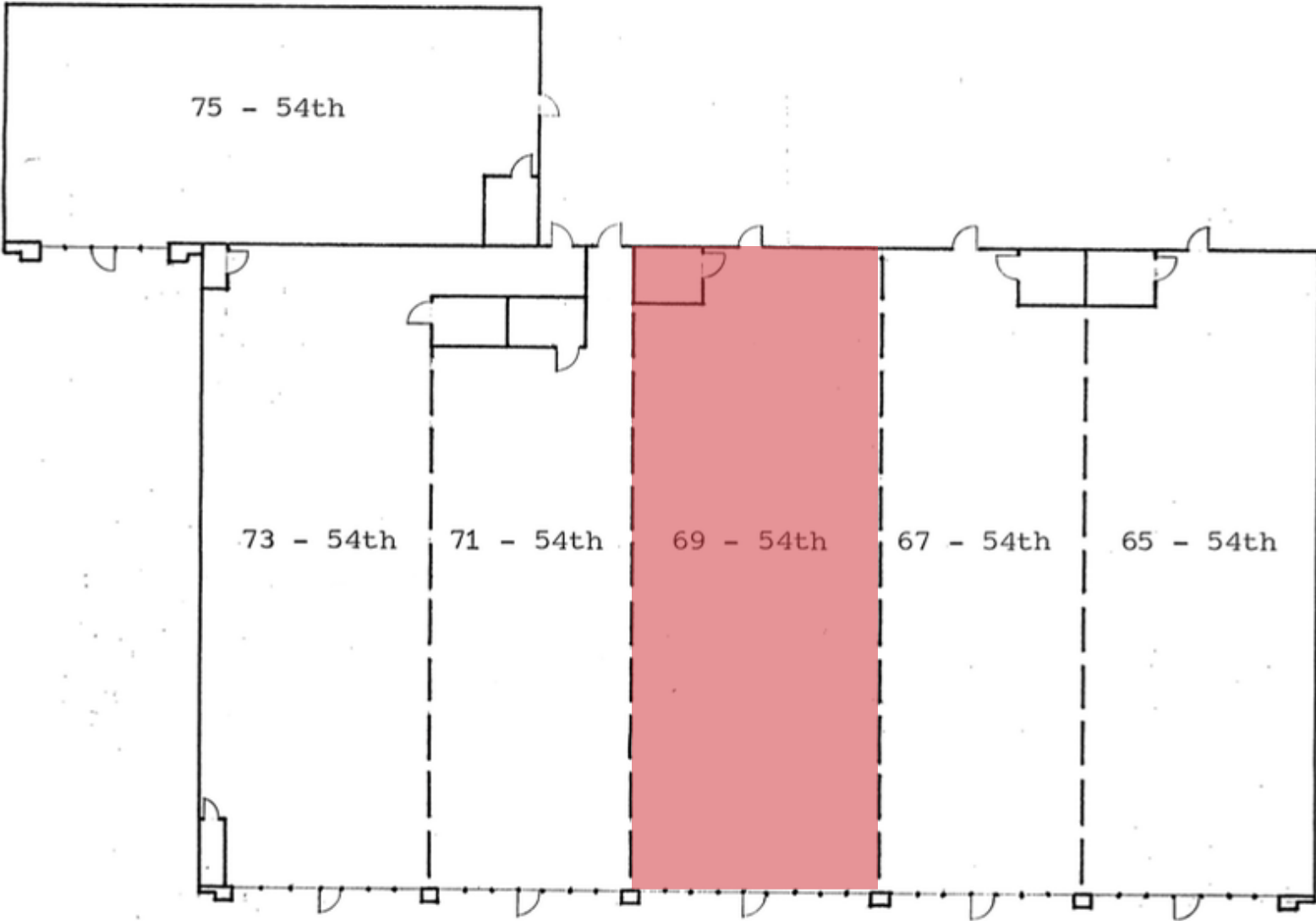


 **69 54TH ST SW**
GRAND RAPIDS, MI 49548

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SITE PLAN

FOR LEASE
RETAIL SUITE



 **69 54TH ST SW**
GRAND RAPIDS, MI 49548

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RETAIL MAP

FOR LEASE
RETAIL SUITE



TRAFFIC COUNTS

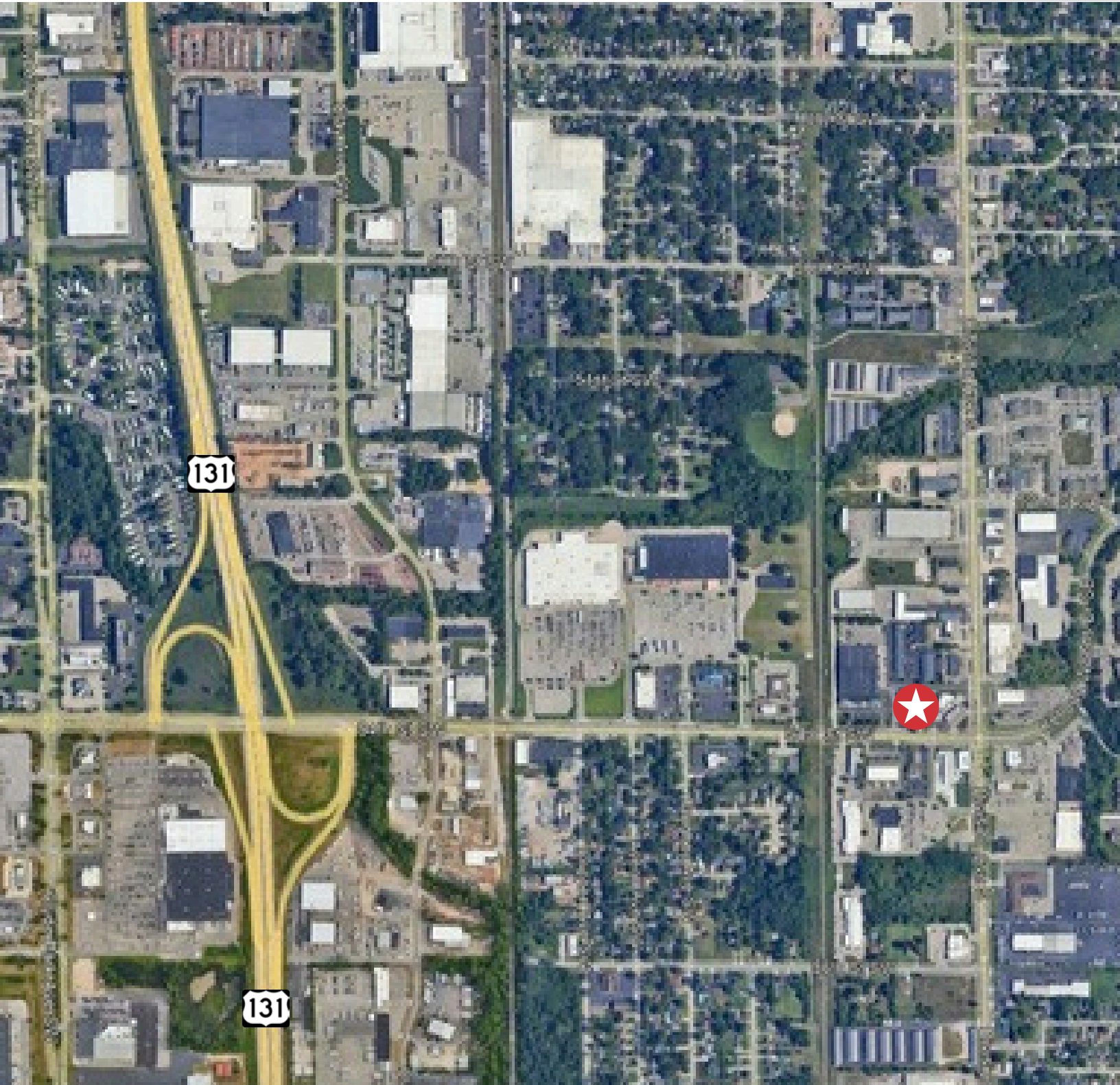
54th Street	25,126 Vehicles per day
Division	19,692 Vehicles per day
US-131	99,435 Vehicles per day

 **69 54TH ST SW**
GRAND RAPIDS, MI 49548

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AERIAL MAP

FOR LEASE
RETAIL SUITE



 **69 54TH ST SW**
GRAND RAPIDS, MI 49548

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PARCEL MAP

FOR LEASE
RETAIL SUITE

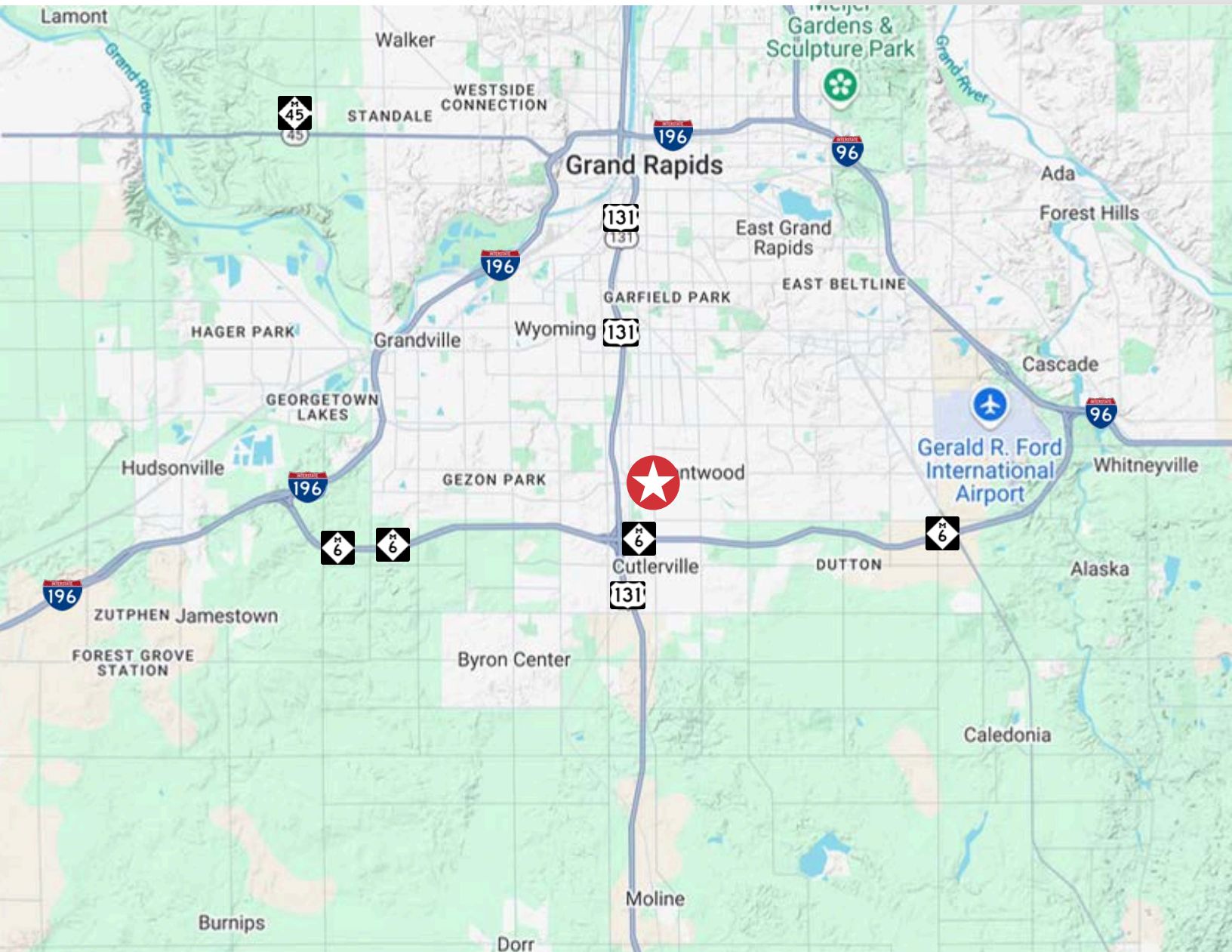


 **69 54TH ST SW**
GRAND RAPIDS, MI 49548

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RETAIL MAP

FOR LEASE
RETAIL SUITE



PROXIMITY

US-131	Less than 0.5 miles
M-6 @ US-131	2.0 miles
I-96 & M-6	13.0 miles
Gerald R. Ford Intl. Airport	7.3 miles

 **69 54TH ST SW**
GRAND RAPIDS, MI 49548

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DEMOGRAPHICS

FOR LEASE
RETAIL SUITE

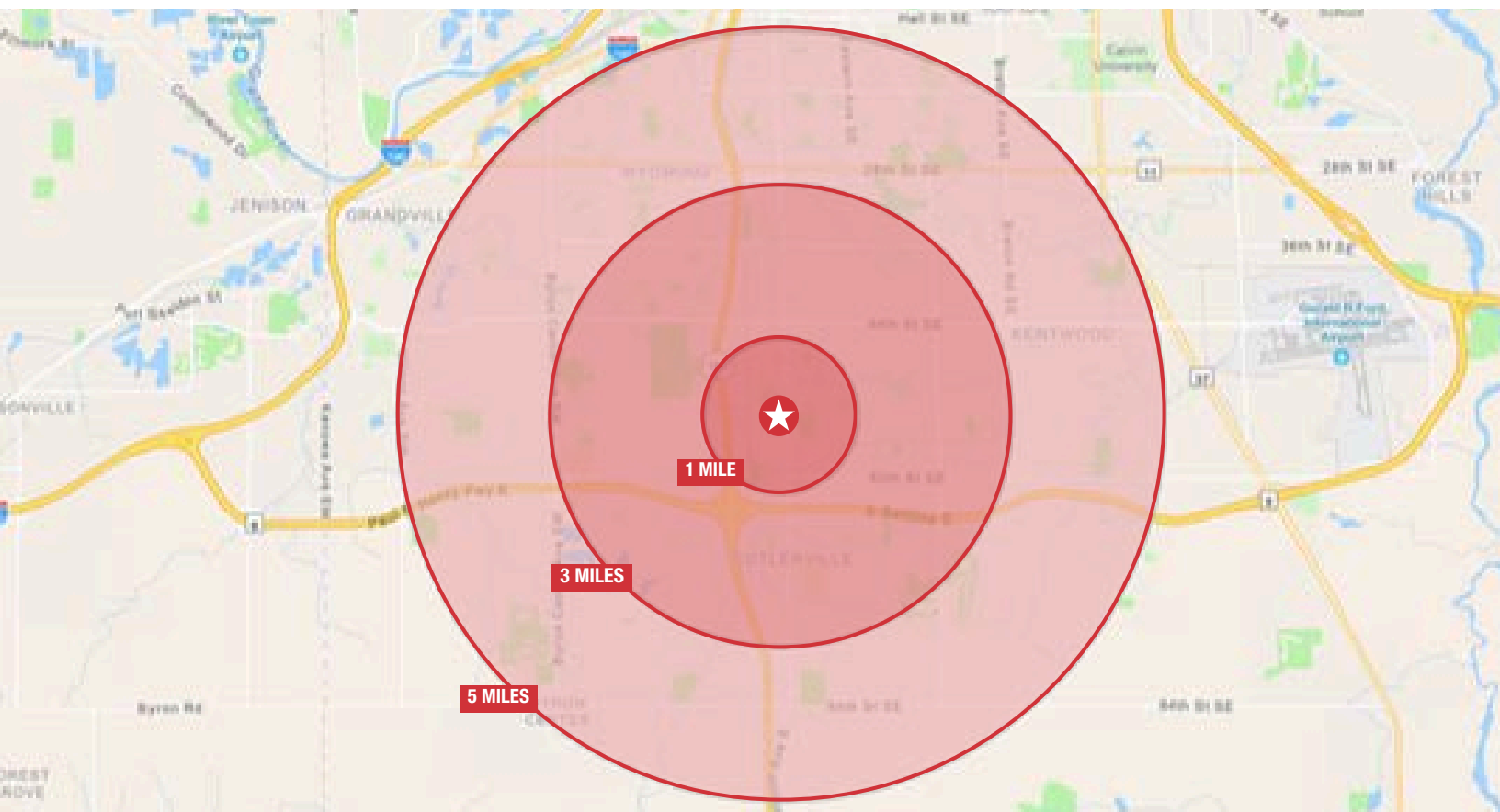
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,668	81,854	128,730
Average Age	35.3	36.0	35.6
HOUSEHOLDS			
Total Households	4,044	30,867	48,477
# of Persons per Household	2.63	2.63	2.63
HOUSEHOLD INCOME			
Average Household Income	\$60,046	\$68,778	\$75,743
Average House Valuation	\$206,555	\$240,888	\$273,113

128K

POPULATION
(5 MILES)

\$68K

AVERAGE HH INCOME
(3 MILES)



69 54TH ST SW
GRAND RAPIDS, MI 49548

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LOCATION OVERVIEW

WYOMING

Wyoming is one of West Michigan's largest communities and a major commercial and employment center within the Grand Rapids metropolitan area. The city benefits from convenient access to US-131, I-196 and M-6, providing strong connectivity throughout the region.

Wyoming is home to established industrial corridors, major employers, retail centers and a diverse mix of businesses.

With a strong manufacturing base, extensive commercial development and key transportation routes, Wyoming remains an important location for businesses serving West Michigan and beyond.



United States®
Census
Bureau

**#2 LARGEST CITY IN
WEST MICHIGAN**



**HOME TO UNIVERSITY
OF MICHIGAN
HEALTH-WEST**



**MAJOR INDUSTRIAL
BASE**



**#3 MOST DIVERSE
SUBURB IN THE GRAND
RAPIDS AREA**



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