

Brokerage Retail Site Selection Investment Development Project/Construction Management

For Sale • DIRT 5160+5190 Byron Center Ave SW

Wyoming, MI 49519

IN THE BYRON CENTER **OF EVERYTHING**



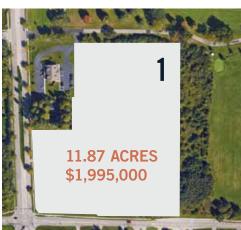
CENTRALIZED VACANT CORNER PARCEL FOR SALE • POTENTIAL BUILD-TO-SUIT OPTIONS • LAND AVAILABLE: 3.10 - 11.87 ACRES • ZONED B-1 BUSINESS • • SALE PRICE: \$375,000 - \$1,995,000 •

ONE OF BYRON CENTER'S MOST TRAVELED CORRIDORS WITH DIRECT RAMP ACCESS TO M-6



44 Grandville Ave SW Ste 340 • Grand Rapids, MI 49503 • 616.726.2700 • xventureswm.com

5 PARCEL SIZES AVAILABLE TO FIT YOUR NEEDS:











A SPECTRUM OF BUILDING POSSIBILITIES



Steve Penfield

616.836.0467

PRIVATE PRACTICE

Ken Long 616.218.9435 steve@xventureswm.com ken@xventureswm.com

2012-13 data. Daily traffic amounts.

NB 9.325

SB 8.972

EB 5.651 WB 2,615

Demographics

Traffic Counts

6,876

NB 9.703 SB 9.225

SB 3.171

POPULATION 3 mile radius - 64,513 5 mile radius - 164,426

7 mile radius - 294,992

NUMBER OF HOUSEHOLDS 3 mile radius - 25,093 5 mile radius - 62,139 7 mile radius - 110,280

AVERAGE HOUSEHOLD INCOME

3 mile radius - \$62,064 5 mile radius - \$57,750 7 mile radius - \$58,618



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