



Brokerage  
Retail Site Selection  
Investment  
Development  
Project and Construction  
Consulting

Available For Lease • OFFICE  
**900 52nd St. SW**  
Wyoming, MI 49509

# 934 SF OFFICE SPACE IN WYOMING

## EASY ACCESS AT CLYDE PARK & 52ND ST.



- 934 RSF • \$14.40/RSF • GROSS LEASE •
- OWNER-OCCUPIED BUILDING WITH AMPLE ONSITE PARKING •

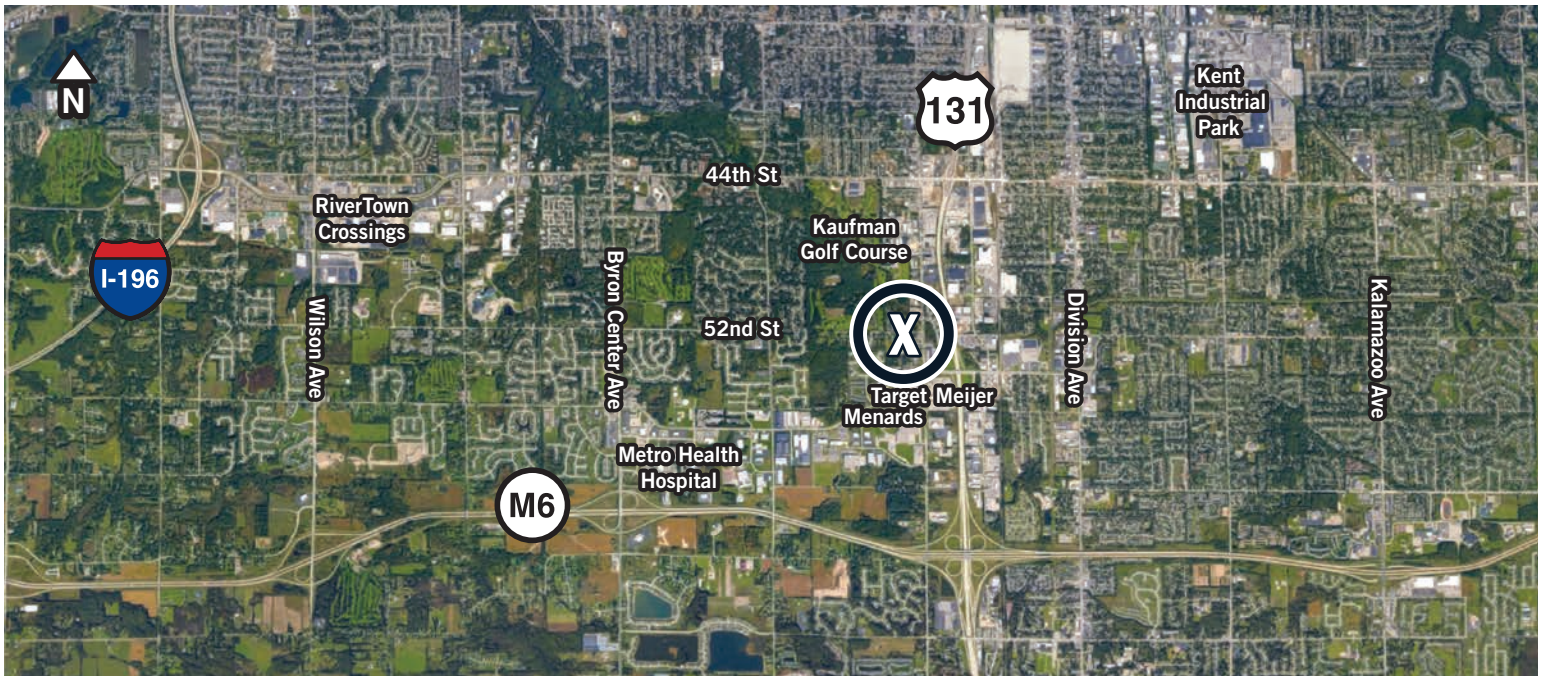
### WELL-APPOINTED PROPERTY

Owner-occupied (Metro Dental) building has a 934 SF space available for lease formerly occupied by a dental lab. This space would make the perfect office for any small medical provider or professionals including attorneys, financial planners, insurance agents, or even a boutique firm.

The space can be delivered in 30 days in as-is condition. Enjoy ample parking at an all-in monthly rate which includes utilities (excluding phone/Internet and suite janitorial). Terms are flexible from two to five years.







**MEET YOUR NEIGHBORS:**



**SITE DETAILS**

- FLEXIBLE TERMS: 24 TO 60 MONTHS
- \$14.40/RSF GROSS
- LARGE EXTERIOR WINDOWS
- 2 PRIVATE OFFICES/EXAM ROOMS
- 21 FREE ON-SITE PARKING SPACES
- 0.5 MILES FROM US-131
- EASILY ACCESSIBLE
- 30 DAYS TO OCCUPANCY
- AS-IS CONDITION
- DAILY TRAFFIC COUNT OF 17,684

**DEMOGRAPHICS (3 MILE RADIUS)**

- POPULATION: 89,682
- MEDIAN AGE: 34
- DAILY WORKERS: 40,480
- DAILY RESIDENTS: 43,490
- STRONG DEMOGRAPHIC OF CONSUMERS AND EMPLOYEES:
  - 2,707 BUSINESSES
  - 42,413 EMPLOYEES

**MEET YOUR NEIGHBORS:**

**BAGEL BEANERY** **HAMPTON INN**  
**BOARDWALK SUBS** **PALERMO PIZZA**  
**HEFFRON FARMS MARKET** **MACATAWA BANK**  
**PNC BANK** **ARNIE'S**  
**VENTURES**

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