



FOR LEASE | OFFICE SPACE

OFFICE SUITE AVAILABLE

859 - 28th Street SW, Wyoming, MI 49509



LEASE OVERVIEW

AVAILABLE SF: 745 SF

LEASE RATE: \$11.00 SF/Yr (NNN; MG)
\$683/MO + (NNN)

LOT SIZE: 0.59 Acres

BUILDING SIZE: 12,057 SF

ZONING: DC

CROSS STREETS: Riley Avenue SW &
28th Street SW

PROPERTY DESCRIPTION

This retail center is located across the street from Rogers Plaza with a blend of National/Regional retailers nearby such as Flower Land, Family Fare, Aldi; Save-A-Lot, Office Max, JoAnn's Fabrics, Subway, a new Goodwill Retail Store and a recently opened Ken's Market.

This 12,057 sf Retail/Service/Office center w/approx. 150' of frontage on 28th St is located on the NE corner of 28th St & Riley Ave SW in the City of Wyoming. Visibility of the building & signage is excellent from both directions. 19 parking spaces are directly in front of the bldg w/additional parking behind the bldg & on Riley Ave (Cul-de-Sac). Access (Ingress /Egress) is Safe and Easy with 2 curb cuts and a turn-lane on 28th St & 2 curb cuts on Riley Avenue. 28th Street is a far reaching high-traffic East/West artery (13.5 miles) that runs from I-196 to beyond I-96 through the City of Wyoming.



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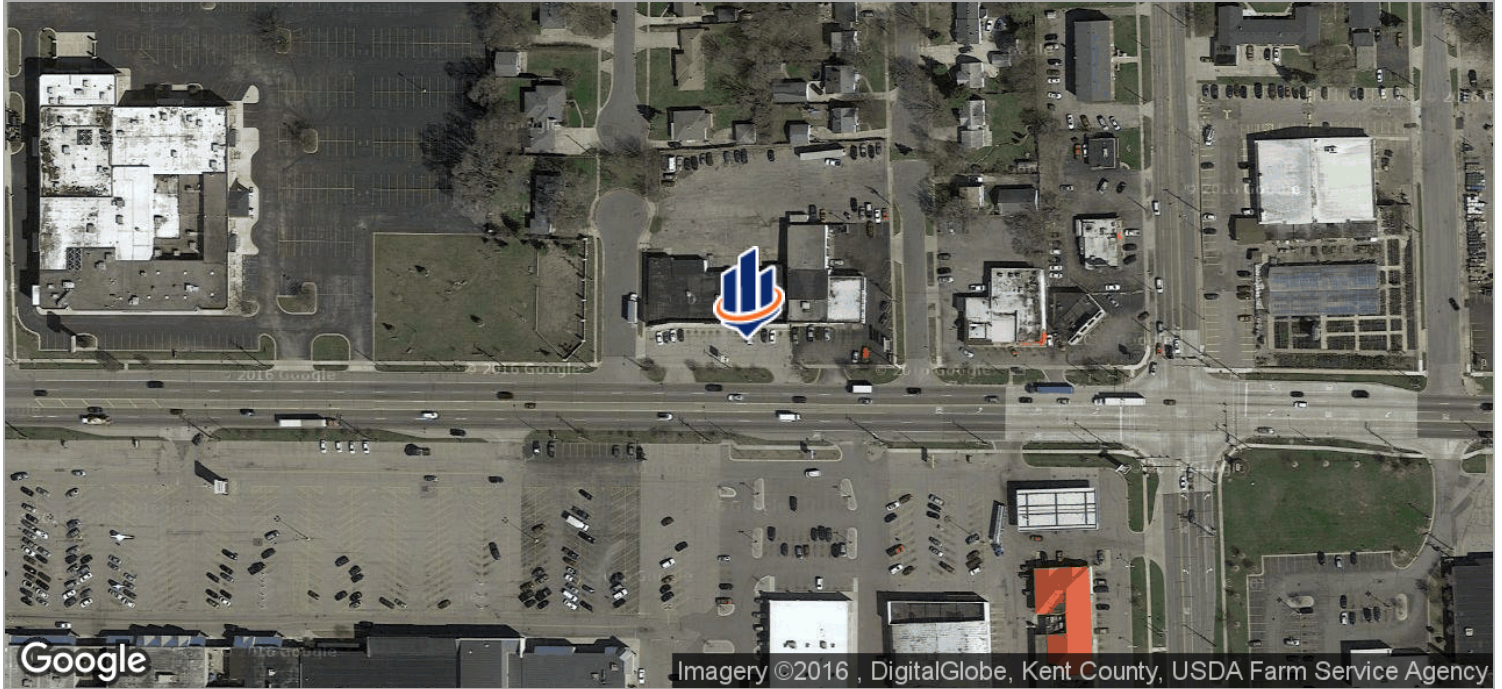
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AERIAL VIEW - RETAIL TRAFFIC GENERATORS

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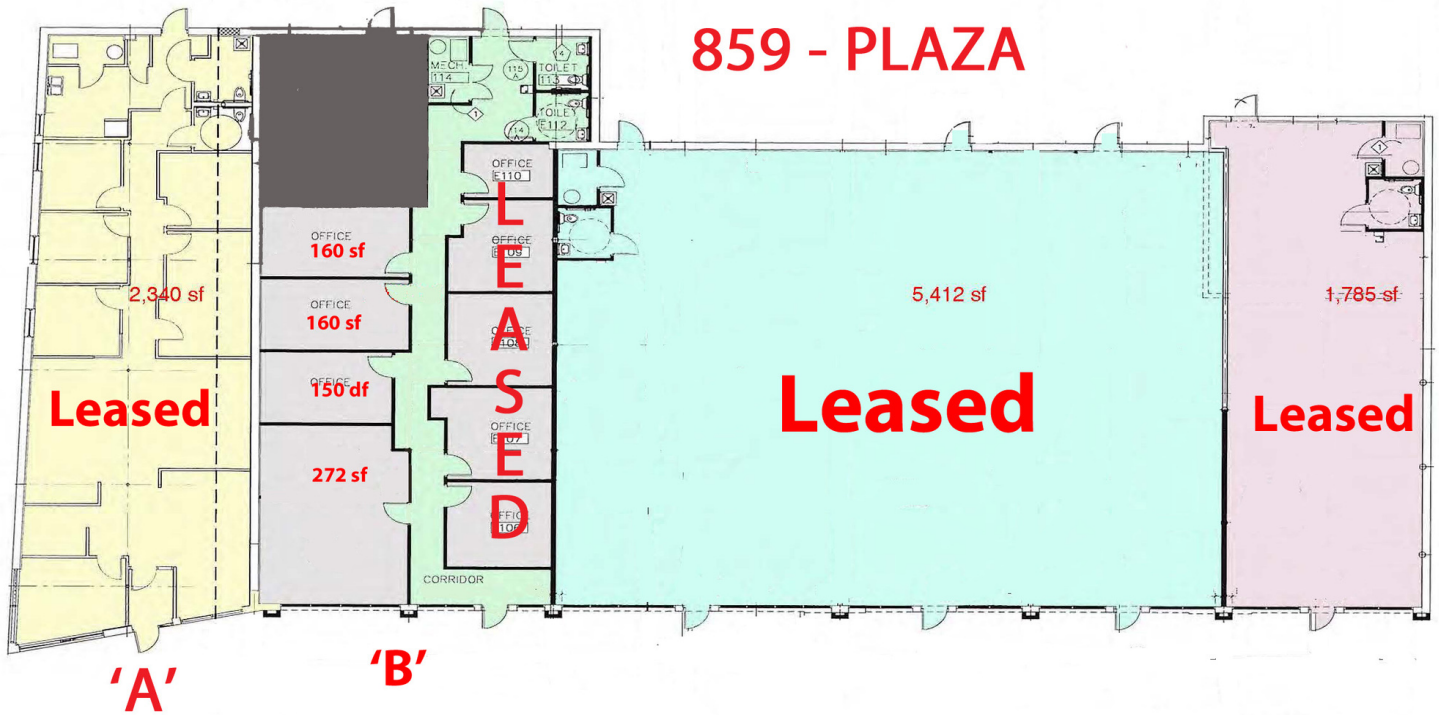
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Lease Rate: \$11.00 SF/YR (MG)

Total Space 745 SF

Lease Type: MG

Lease Term: 60 MONTHS

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
859 - 28th Street SW - suite 'B'	Street Retail	\$11.00 SF/YR	Modified Gross	745 SF	60 months	Well located with great visibility from 28th St. Conveniently located with easy access from 28th St. and Riley. 28th Street curb cuts, parking at your doorstep, parking available on Riley Ave. Ready to occupy suites.



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VISIT THE ON-SITE MOBILE LEASING OFFICE!

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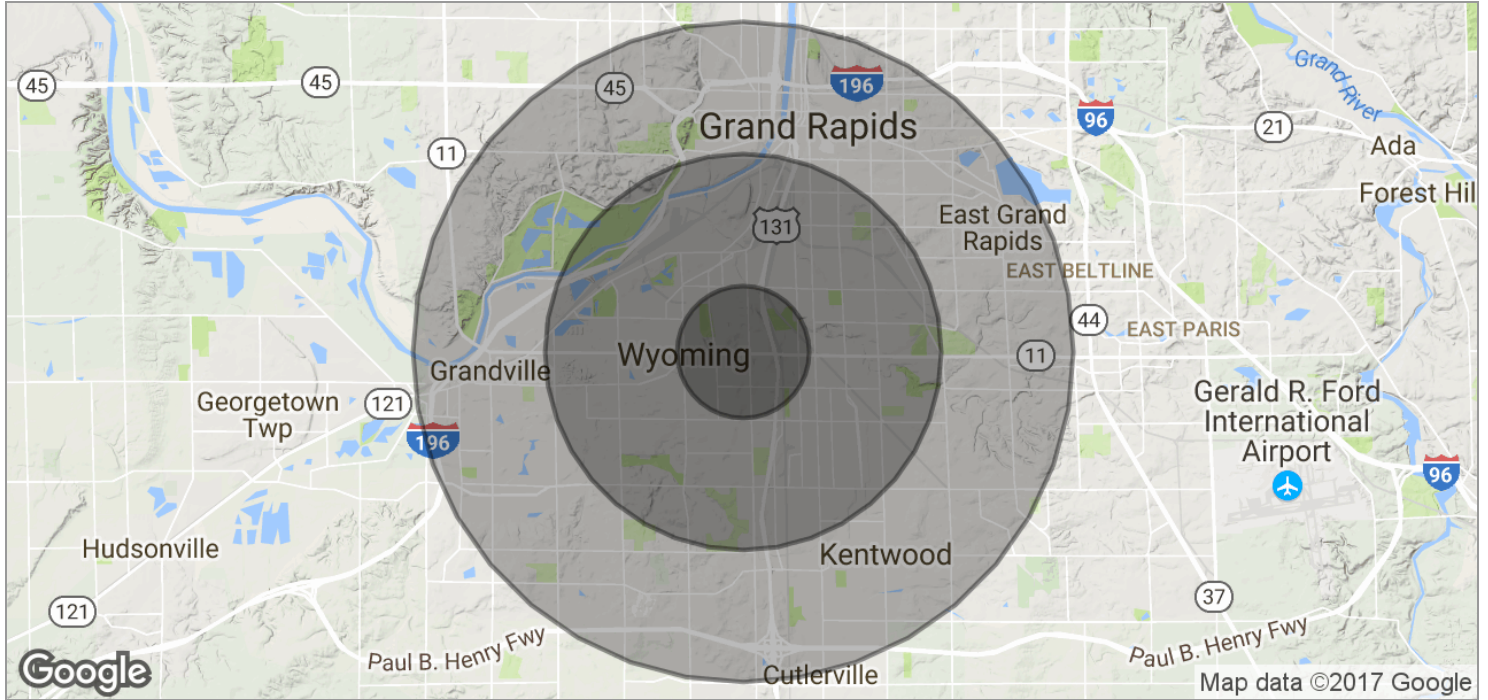
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,858	112,720	283,390
MEDIAN AGE	30.7	29.2	31.2
MEDIAN AGE (MALE)	30.3	28.6	30.4
MEDIAN AGE (FEMALE)	31.2	29.6	31.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,038	38,883	107,163
# OF PERSONS PER HH	2.9	2.9	2.6
AVERAGE HH INCOME	\$44,089	\$46,260	\$49,339
AVERAGE HOUSE VALUE	\$110,121	\$116,029	\$131,108



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Average house value	\$110,121	\$116,029	\$131,108

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Median age	30.7	29.2	31.2
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* Demographic data derived from 2010 US Census



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