

815 36<sup>TH</sup> STREET SW  
WYOMING, MICHIGAN

RETAIL FOR LEASE  
4,821 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

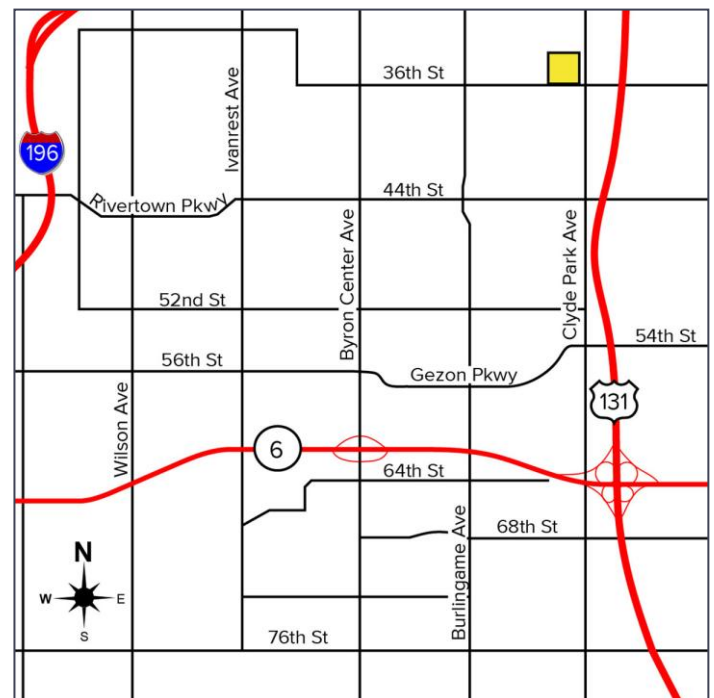
**EXCELLENT VISIBILITY**



## PROPERTY FEATURES

- 4,821 total building square feet
- Excellent visibility
- Located on 0.34 acres
- Lease Rate: \$14.00/sf NNN (\$5,625/mo)
- 2025 NNN Expense: \$1.75/sf
- Sublease through 02/01/2030

**Comments:** Prime street-level retail space with full sized basement for storage. High-visibility location on one of Clyde Park's busiest corridors with steady foot and vehicle traffic. High-traffic intersection and nearby amenities (coffee shops, dining, services) drive impulse visits and repeat foot traffic.



For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310

jrizzqallah@signatureassociates.com

**CAROLYN BOJI**  
(616) 213 4560

cboji@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com

815 36<sup>th</sup> Street SW – Wyoming, Michigan

Retail For Lease

4,821  
Square Feet  
AVAILABLE

Aerial



Updated Exterior Lighting



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	14,903	\$74,990
3 MILE	112,773	\$70,990
5 MILE	274,710	\$77,118

TRAFFIC COUNTS (TWO-WAY)

20,512	36 <sup>th</sup> St east of Clyde Park Ave
17,318	36 <sup>th</sup> St west of Clyde Park Ave
13,734	Clyde Park Ave north of 36 <sup>th</sup> St
15,002	Clyde Park Ave south of 36 <sup>th</sup> St

For more information, please contact:

JOE RIZQALLAH

(616) 822 6310

jrizzqallah@signatureassociates.com

CAROLYN BOJI

(616) 213 4560

cboji@signatureassociates.com

SIGNATURE ASSOCIATES

1188 East Paris Ave SE, Suite 220

Grand Rapids, MI 49546

www.signatureassociates.com