

# 2 Drive-Thru Lot Opportunities

For Ground Lease or Build-To-Suit Lease

2375 28th St | Wyoming, MI 49519

± 1.3 Total Acres

2 Lots Accommodate Buildings ± 2,100-2,500 SF

Byron Center Ave.

Forest Grove Ave.

28th St.





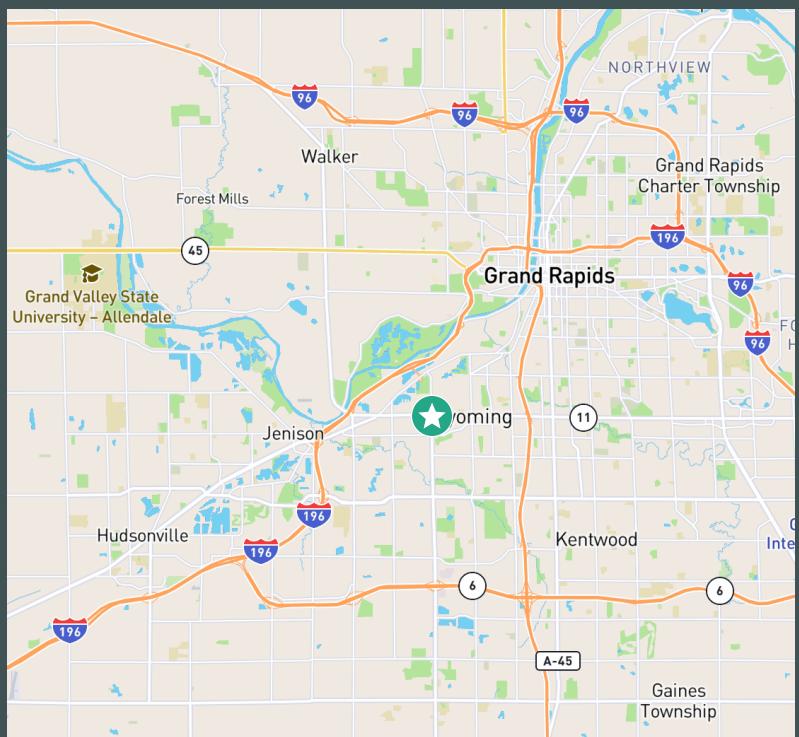
# Prime Commercial Lot

Former CVS property available on the hard signalized corner of 28th St SW and Byron Center Ave. The property consists of 1.3 acres with three points of ingress/egress and 260' of frontage on 28th St SW. With its prime corner location, large lot and exceptional visibility, the property at 2375 28th St lends itself well to a variety of new uses. This property is being offered for Ground Lease, with the possibility of splitting the lot into 2 separate parcels with shared access and parking, or Owner will look at doing a Build-to-Suit for the right Tenant. With combined traffic counts on 28th St and Byron Center Ave at 50k VPD, this is an ideal spot for a tenant to establish a strong presence in this retail corridor.

**Lot A - \$100K/Year Ground Lease****Lot B - \$85K/Year Ground Lease**

Both lots can accommodate a building roughly 2,100-2,500 SF

Parcel #	41-17-10-359-017
Total Land Area	1.3 Acres
Traffic Counts	50,000 (28K on 28th St and 22K on Byron Center Rd.)
Zoning	B2 - General Business

**Contact Us****Russ Bono, CCIM**

Vice President

+1 616 799 6629

russ.bono@cbre.com

**Cameron Timmer**

Vice President

+1 616 485 4131

cameron.timmer@cbre.com

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# Trade Area Map

