

For Lease

Retail



1851 44th St. SW

Wyoming, MI, 49519

This high-visibility retail center offers flexible suite options in a strong neighborhood trade area with excellent access to US-131. The property features building and monument signage, on-site parking, and competitive lease rates, making it an attractive option for retail, service, medical, salon, and professional office users.

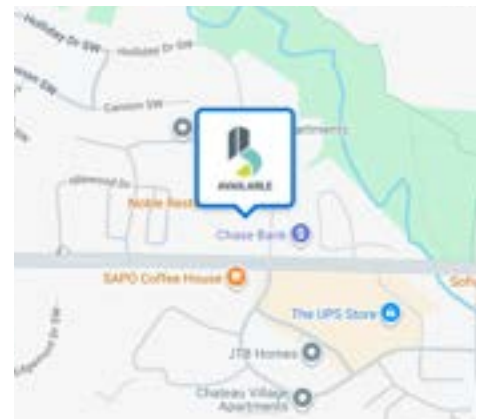
Highlights

- High-visibility location along 44th Street SW.
- Easy access to US-131.
- Building and monument signage available.
- On-site parking.
- Flexible suite sizes.
- Competitive lease rates.
- Ideal for retail, service, medical, salon, and professional office users.

Lease Rate	\$13.75-18.00 SF/YR (NNN)
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Available SF	900-5,010 SF
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Building Size	23,000 SF
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Exterior Photos

1851 44th St. SW, Wyoming, MI 49519



Interior Photos-Suite A/C

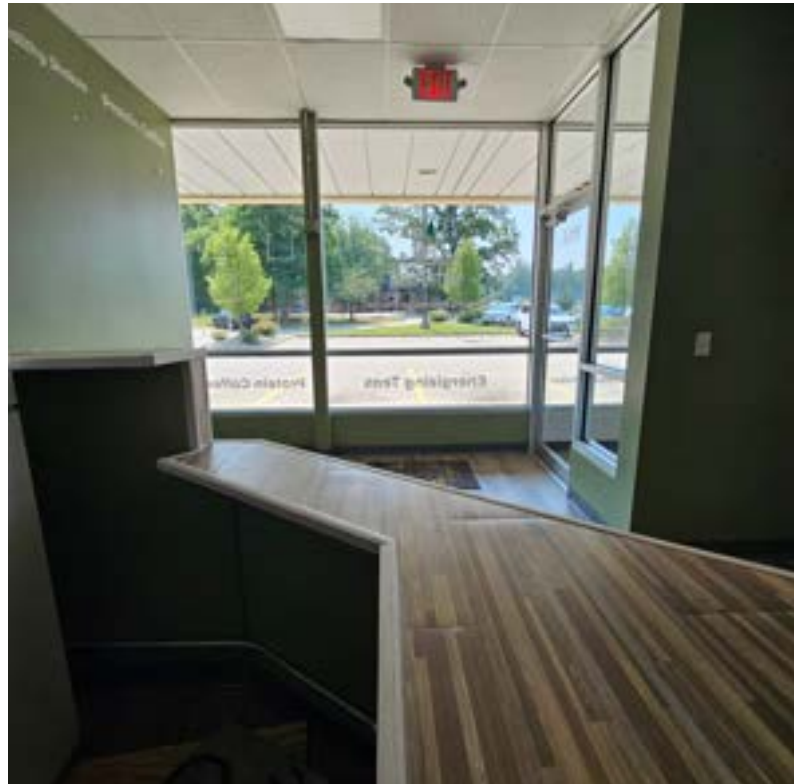
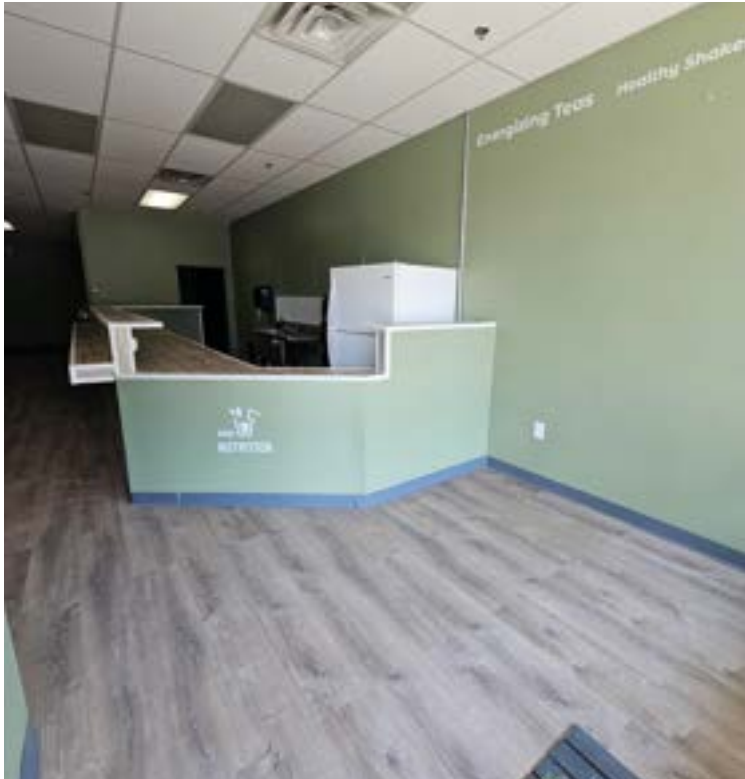


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Interior Photos-Suite L

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Plans

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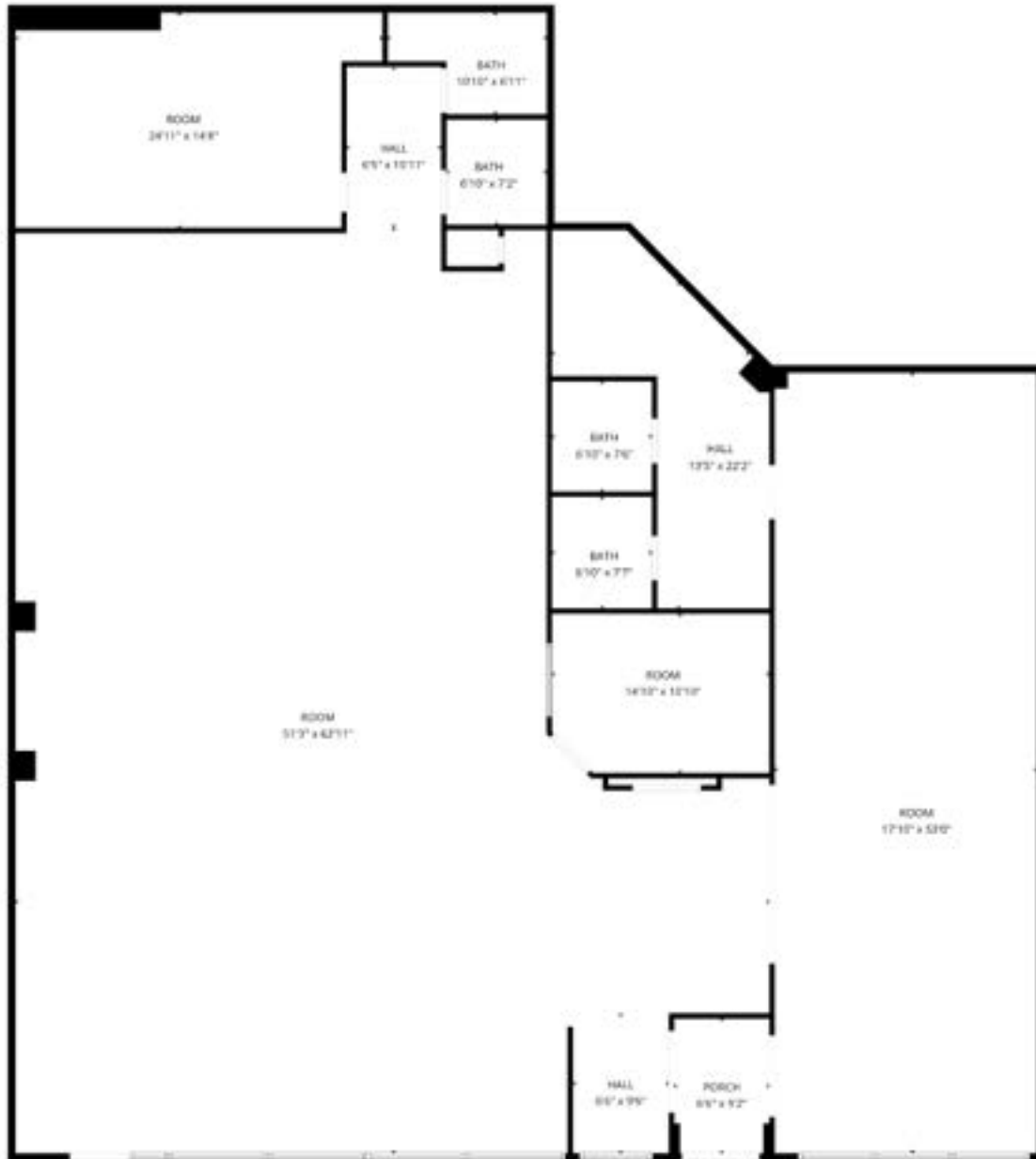


Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
A	3,470 SF	NNN	\$18.00 SF/YR
C	1,540 SF	NNN	\$18.00 SF/YR
A & C	5,010 SF	NNN	\$17.00 SF/YR
H	1,876 SF	NNN	\$15.75 SF/YR
K & L	1,800 SF	NNN	\$13.75 SF/YR
L	900 SF	NNN	\$13.75 SF/YR

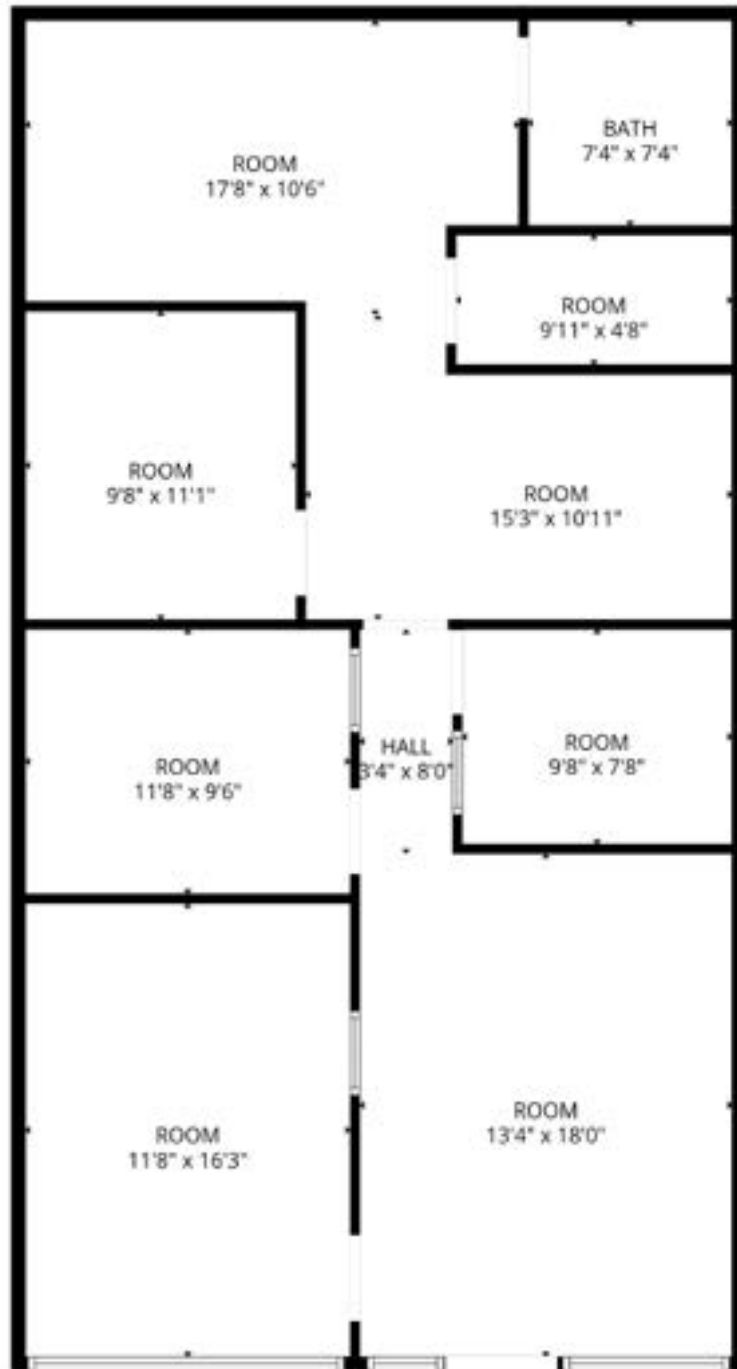
Suite A + C Floorplan

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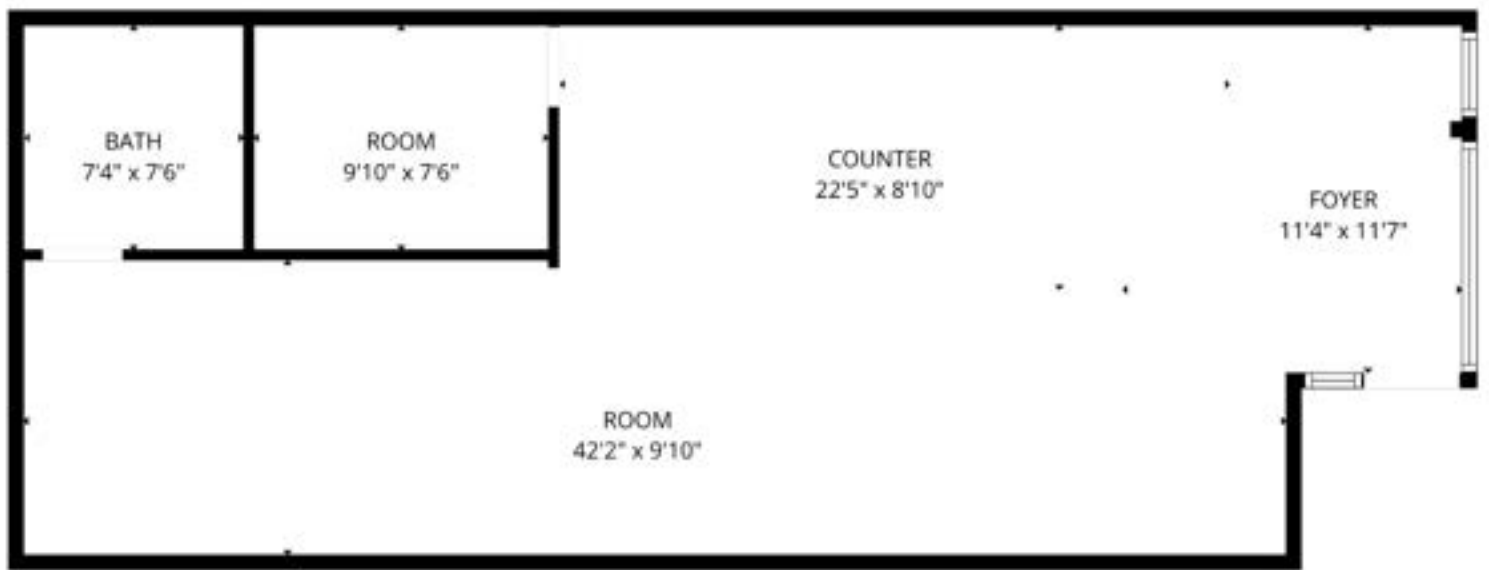
Suite H Floorplan

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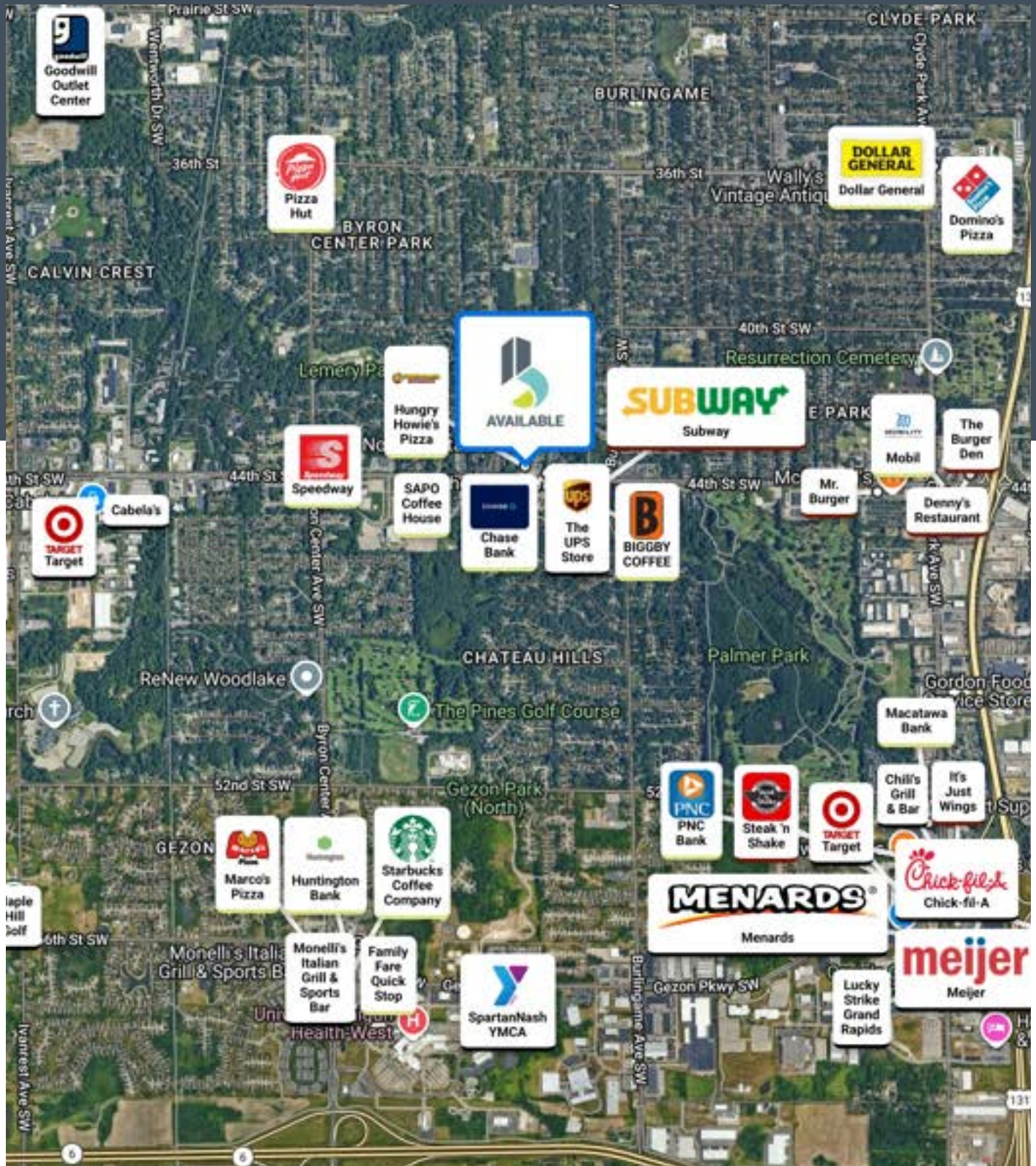
Suite L Floorplan

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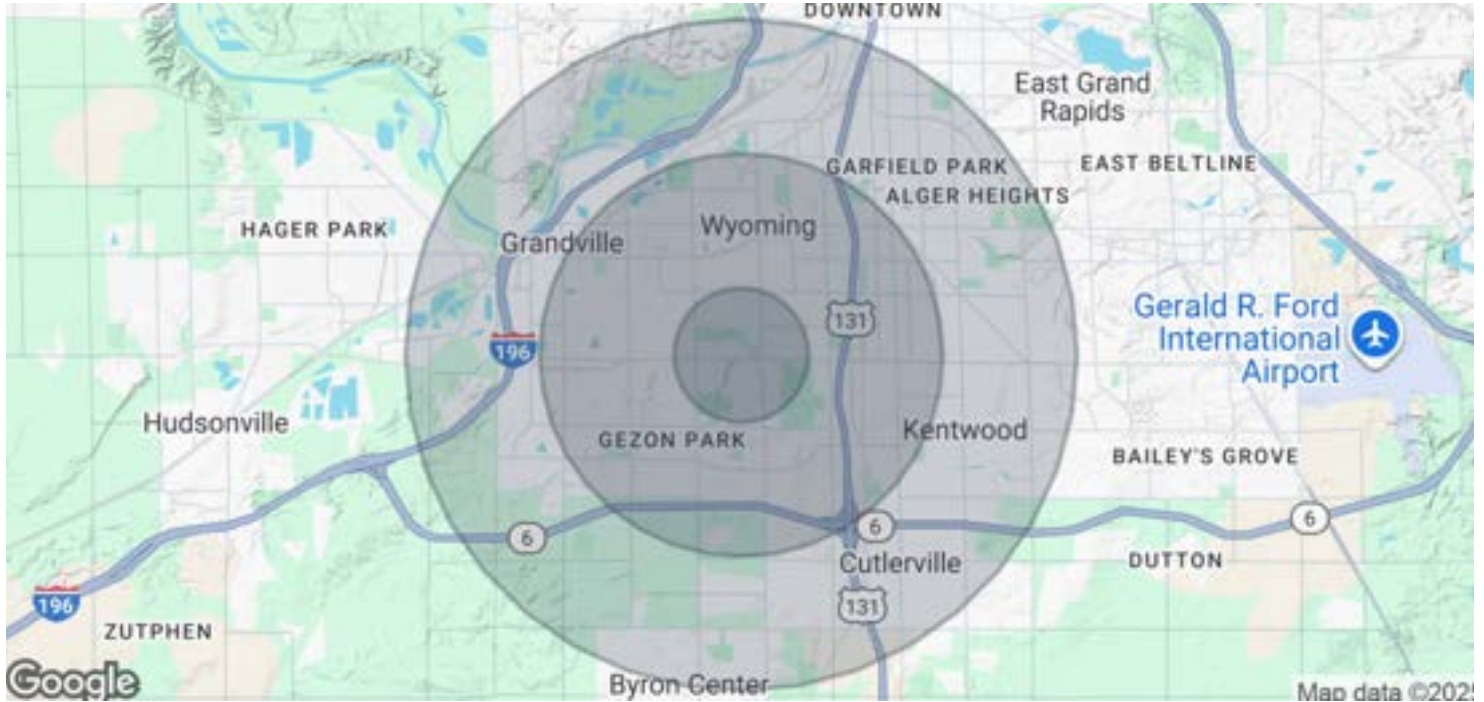
Retailer Map

1851 44th St. SW, Wyoming, MI 49519



Demographics

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Demographics

	1 Miles	3 Miles	5 Miles
Total Population	8,844	69,947	157,012
Average Age	33.0	33.5	32.9
Average Age (Male)	32.8	32.5	31.9
Average Age (Female)	33.4	34.4	33.9
Total Households	3,454	27,393	58,568
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$64,667	\$58,813	\$55,863
Average House Value	\$185,611	\$154,814	\$141,034