

2460 28<sup>TH</sup> STREET SE  
WYOMING, MICHIGAN

RETAIL FOR LEASE  
4,000 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**PRIME LOCATION**



## PROPERTY FEATURES

- 12,000 total building square feet
- 4,000 square feet available
- Located on 0.93 acres
- Zoned MON-C
- 16' Ceilings
- Security system in place
- Lease Rate: \$15.00/sf NNN (\$5,000/mo)

**Comments:** This space offers tremendous potential. It has on-site parking, a large pylon sign, beautiful large bay windows and is less than a mile from Woodland Mall. Site is great for a new restaurant, general retailer, coffee, café, clothier, bank, etc. Surrounding retailers include Whole Foods, Ashley Furniture, REI, Woodland Mall and more!.



For more information, please contact:

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# 2460 28<sup>th</sup> Street SE – Grand Rapids, Michigan

Retail for Lease

4,000  
Square Feet  
AVAILABLE

Aerial



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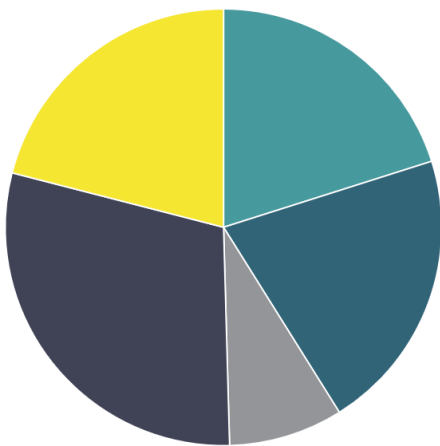
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### Aerial

#### DEMOGRAPHICS (2025 ESTIMATES)

	POPULATION	HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	HOUSEHOLD EXPENDITURES ANNUALLY	HOUSEHOLD EXPENDITURES MONTHLY
1 MILE	9,940	4,529	\$74,065	\$418.1M	\$7,693
3 MILE	94,123	37,844	\$86,255	\$3.8B	\$8,373
5 MILE	252,960	99,011	\$80,237	\$9.62B	\$8,096

#### Education within 3 Miles

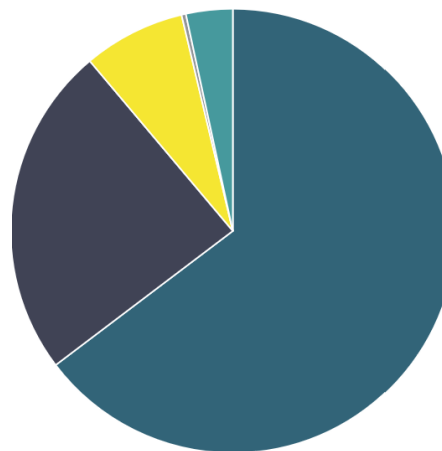


- High School Graduate 18.3%
- Some College 19.1%
- Associate Degree Only 7.7%
- Bachelor Degree Only 26.8%
- Graduate Degree 19.1%

#### Daytime Demos Within 3 Miles

3,943 Total Business  
53,494 Total Employees

#### Race within 3 Miles



- White 61.0%
- African American 22.8%
- Asian or Pacific Islander 7.0%
- American Indian or Alaska Native 0.3%
- Other 3.2%

#### TRAFFIC COUNTS (TWO-WAY)

36,257	28 <sup>th</sup> St east of Breton Rd
33,142	28 <sup>th</sup> St west of Breton Rd
18,681	Breton Rd north of 28 <sup>th</sup> St
18,086	Breton Rd south of 28 <sup>th</sup> St

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