

# Former CVS

2375 28th St | Wyoming, MI 49519

± 11,000 SF

± 1.3 Acres

\$17/SF NNN



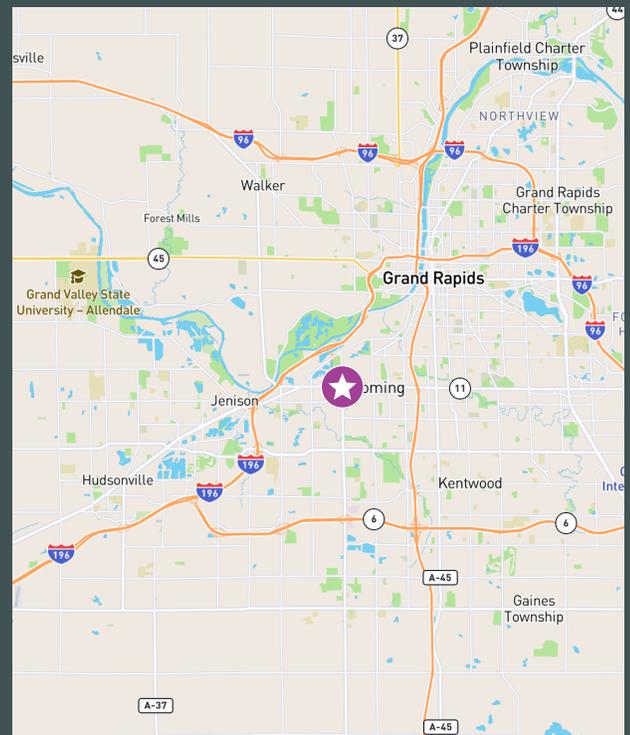
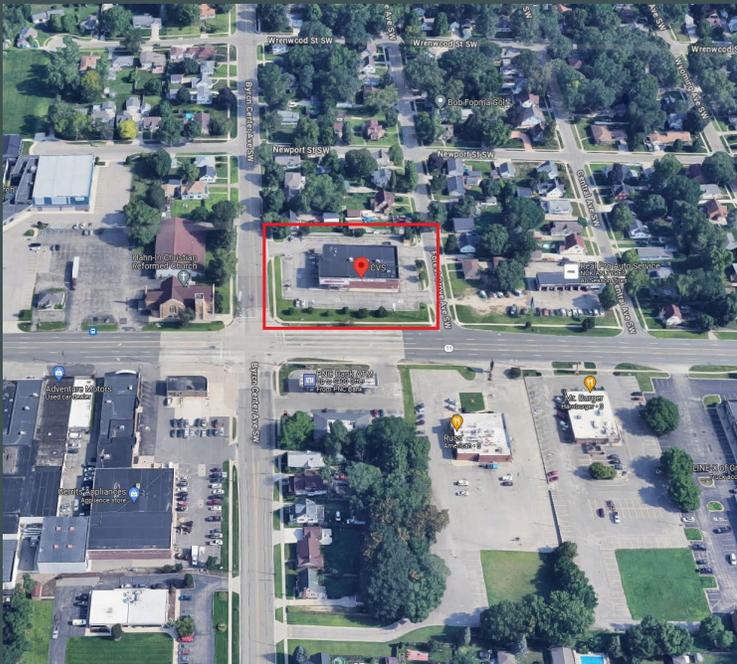


# Prime Commercial Lot

Former CVS building 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. The building is modern, well-maintained and offers a robust space solution. It also offers a high degree of flexibility, as the space could be demised into smaller units. This property is also 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 national tenant to establish a strong presence in this underserved retail corridor.

# \$17/SF NNN (NNN±\$5/SF)

|                |   |
|----------------|---|
| Parcel #       | 41-17-10-359-017                                    |
| Building Size  | 11,000 SF   |
| Land Area      | 1.3 Acres   |
| Traffic Counts | 50,000 (28K on 28th St and 22K on Byron Center Rd.) |
| Zoning         | B2 - General Business                               |
| Parking        | 52 Surface Spaces                                   |
| Year Built     | 2003  |



## Contact Us

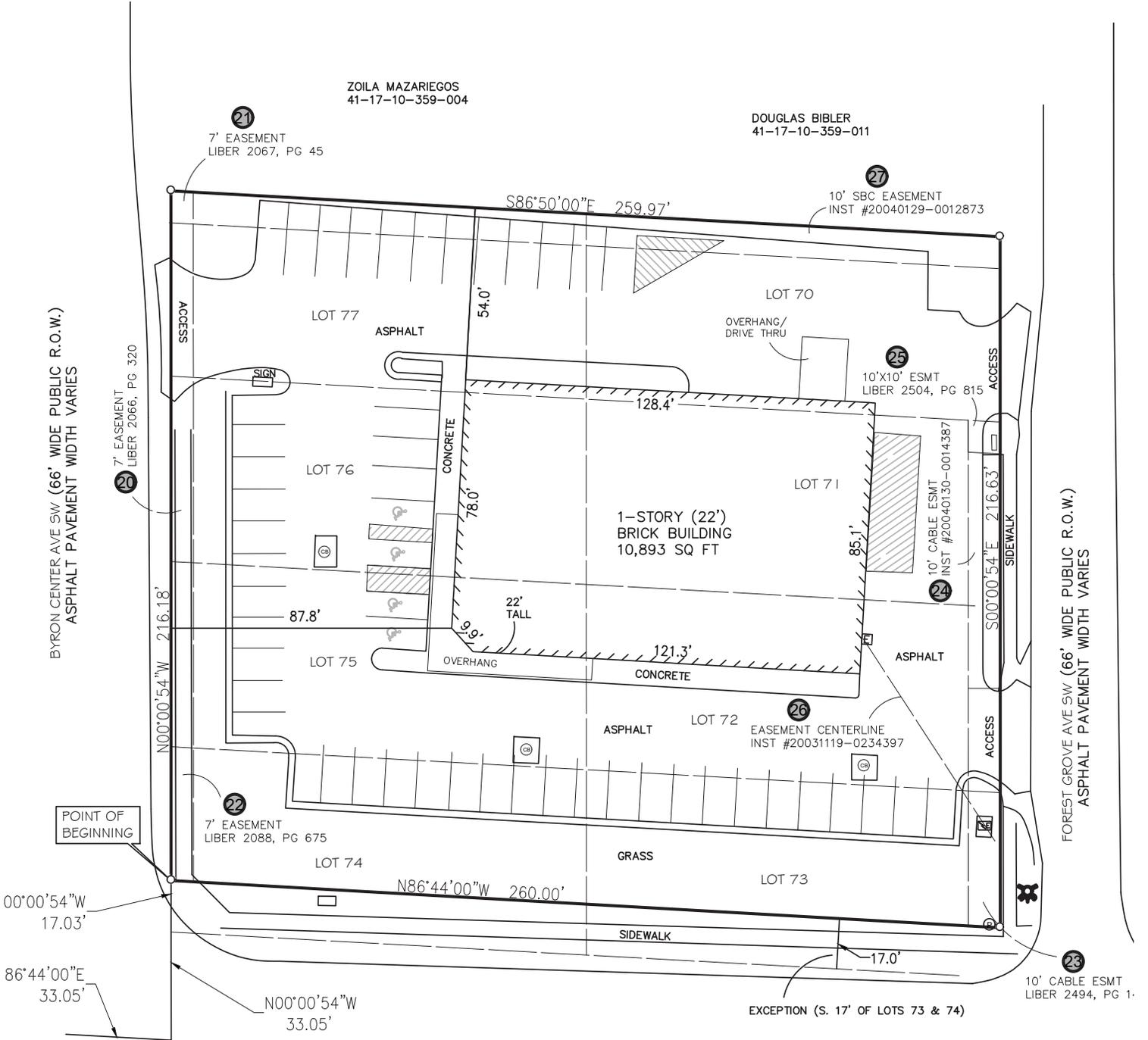
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# Trade Area Map





28th STREET SW (VARIABLE WIDTH PUBLIC R.O.W.) ASPHALT PAVEMENT WIDTH VARIES