

1216 28<sup>TH</sup> STREET SW  
WYOMING, MICHIGAN

RETAIL FOR LEASE  
2,400-16,234 Square Feet Available



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**28<sup>TH</sup> WEST PLACE**



## PROPERTY FEATURES

- 169,788 total building square footage
- 2,400-16,234 square feet available for lease
- 15' – 20' ceilings
- Zoned FBC-CU
- Lease Rate: \$8.00-\$10.00/sf NNN
- 2023 Estimated NNN: \$3.50/sf

**Comments:** Amazing opportunities at 28 West Place. Recently remodeled shopping center just west of US 131. Join various retailers including Tropical Smoothie Café, Dollar Tree, Once Upon a Child, Sally's Beauty Supply, McDonald's and more. Site is situated on a hard corner, with lighted intersection and over 500' of frontage. Opportunity to become a Pass Partner for the HōM Flats residents.



For more information, please contact:

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jrizqallah@signatureassociates.com

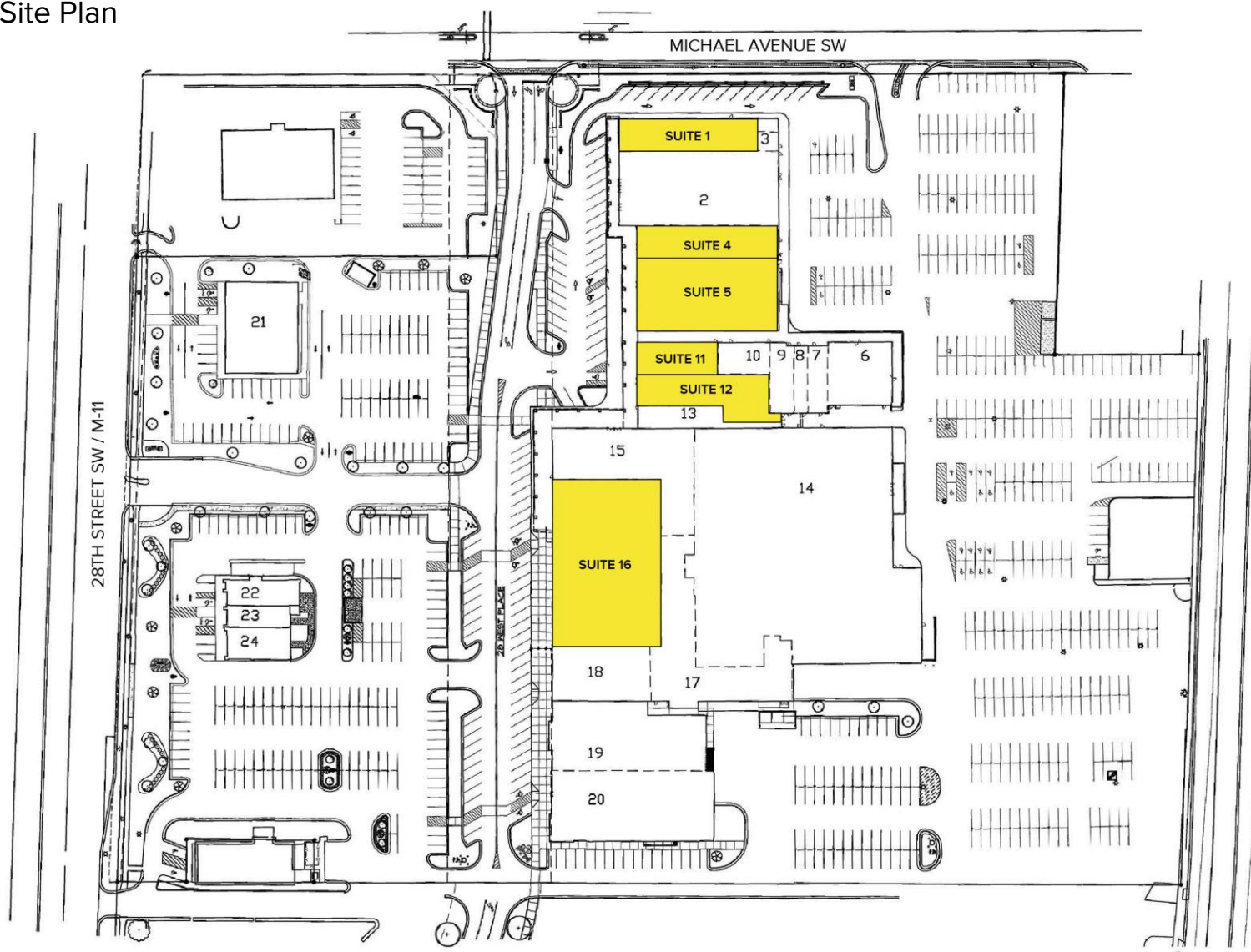
**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
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# 1216 28<sup>th</sup> Street SW – Wyoming, Michigan

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## Site Plan



AVAILABILITY			
SUITE	TOTAL SF	RATE PSF	MONTHLY
1	3,450	\$10.00 NNN	\$2,875
4	4,000	\$10.00 NNN	\$3,333
5	8,827	\$8.00 NNN	\$5,885
11	2,400	\$10.00 NNN	\$2,000
12	4,650	\$10.00 NNN	\$3,875
16	16,234	\$9.00 NNN	\$12,176

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## Aerial



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	15,001	\$53,720
3 MILE	101,147	\$55,994
5 MILE	268,366	\$61,027

TRAFFIC COUNTS (TWO-WAY)	
32,613	28 <sup>th</sup> St between Burlingame & Clyde Park
35,704	28 <sup>th</sup> St east of Clyde Park
28,292	28 <sup>th</sup> St west of Burlingame
7,504	Michael Ave south of 28 <sup>th</sup> St

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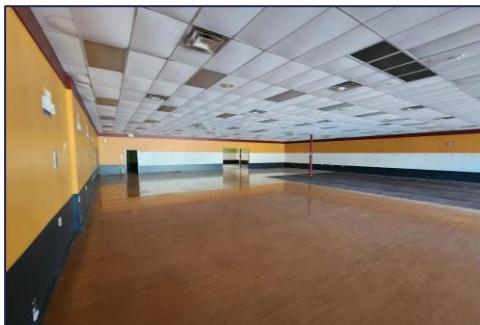
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## Individual Suite Photos

Suite 1



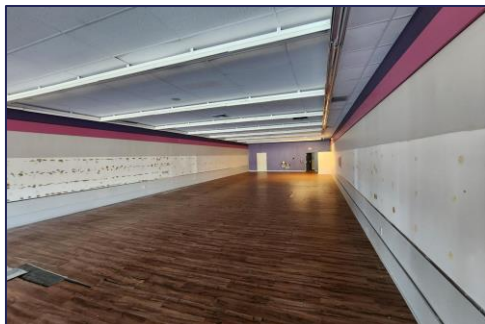
Suite 4



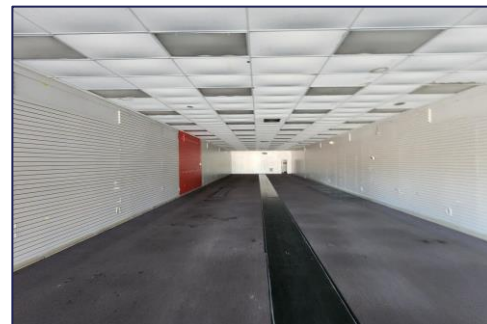
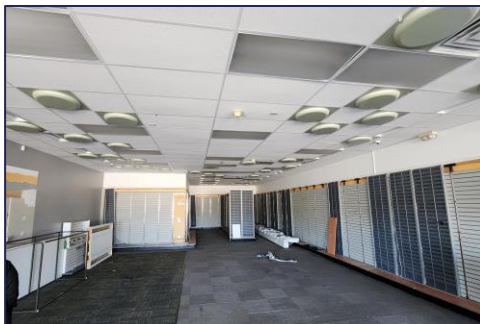
Suite 10



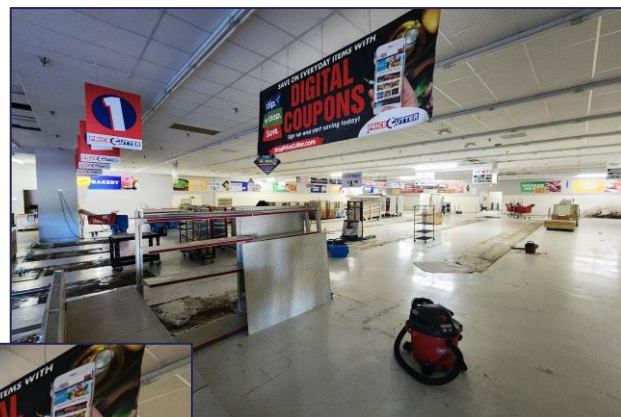
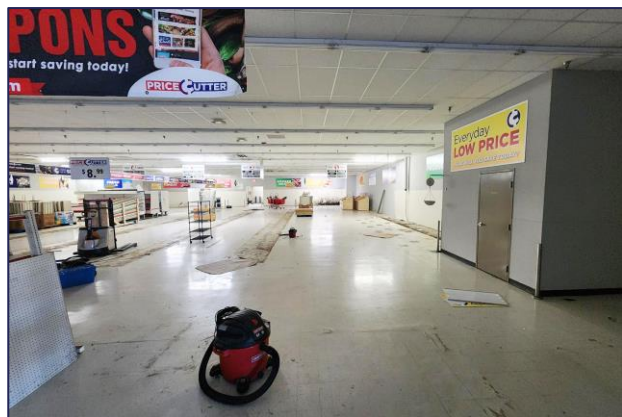
Suite 11



Suite 12



Suite 16



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### 28<sup>th</sup> West Place



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