



# Office For Lease

806 HOGSBACK ROAD | MASON, MI

Exclusively Listed by

**Larry Branscombe** | (616) 299-6846 | [bransco@kwcommercial.com](mailto:bransco@kwcommercial.com)

Each Office is Independently Owned and Operated  
[www.kwcommercial.com](http://www.kwcommercial.com)

**KELLER WILLIAMS WEST**  
4301 Canal Avenue Southwest  
Grandville, MI 49418

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# Table of Contents



Property Images .....	3
Regional Map .....	4
Location Maps .....	5
Aerial Map .....	6
Business Map .....	7
Demographics .....	8
Professional Bio .....	9
Disclaimer .....	10

## Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

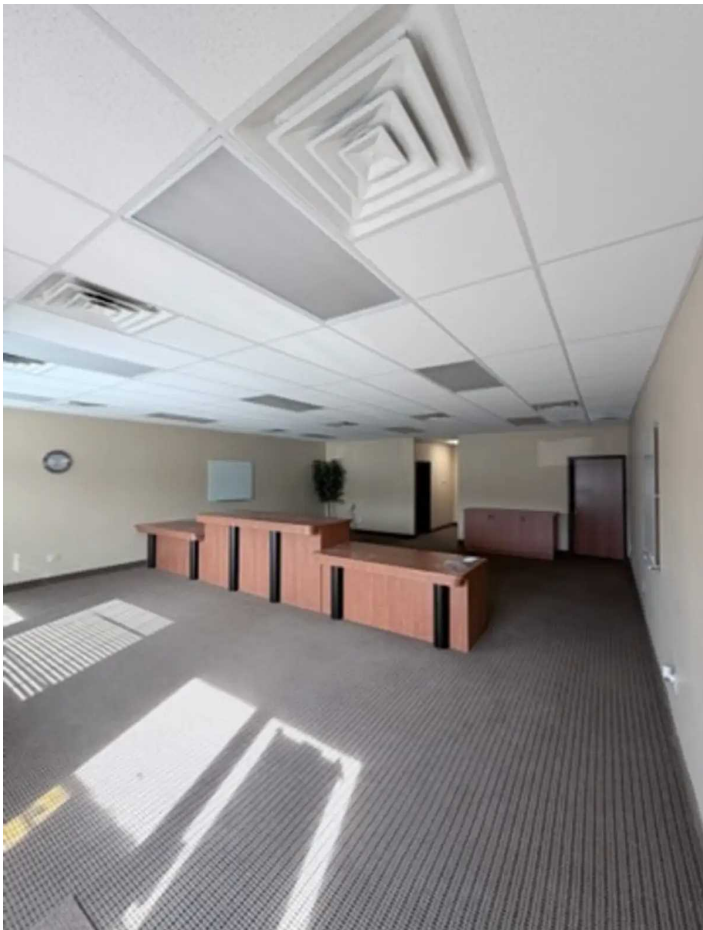
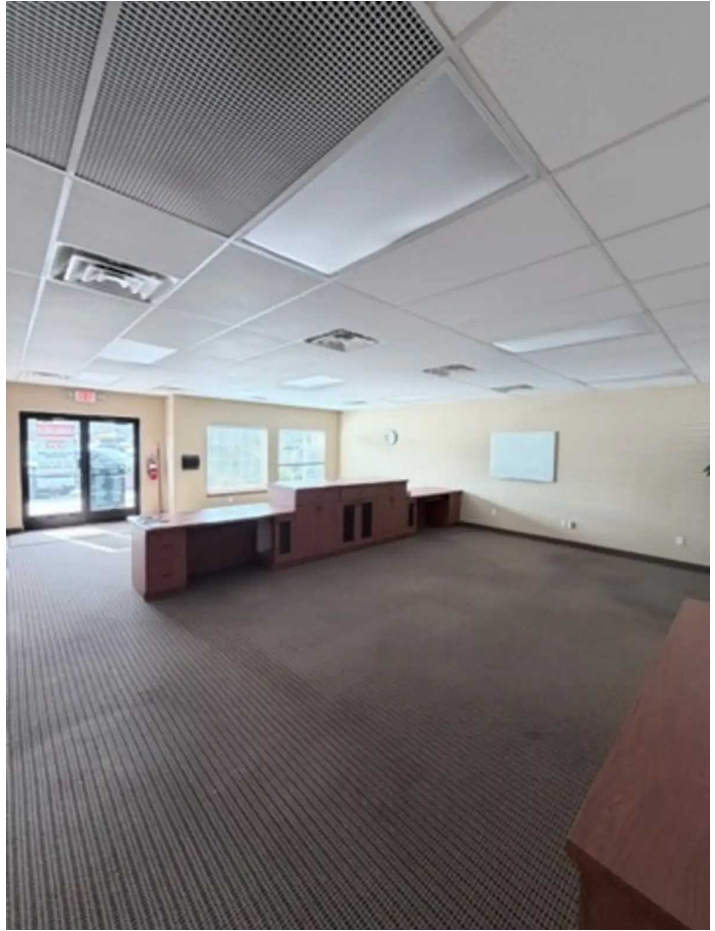
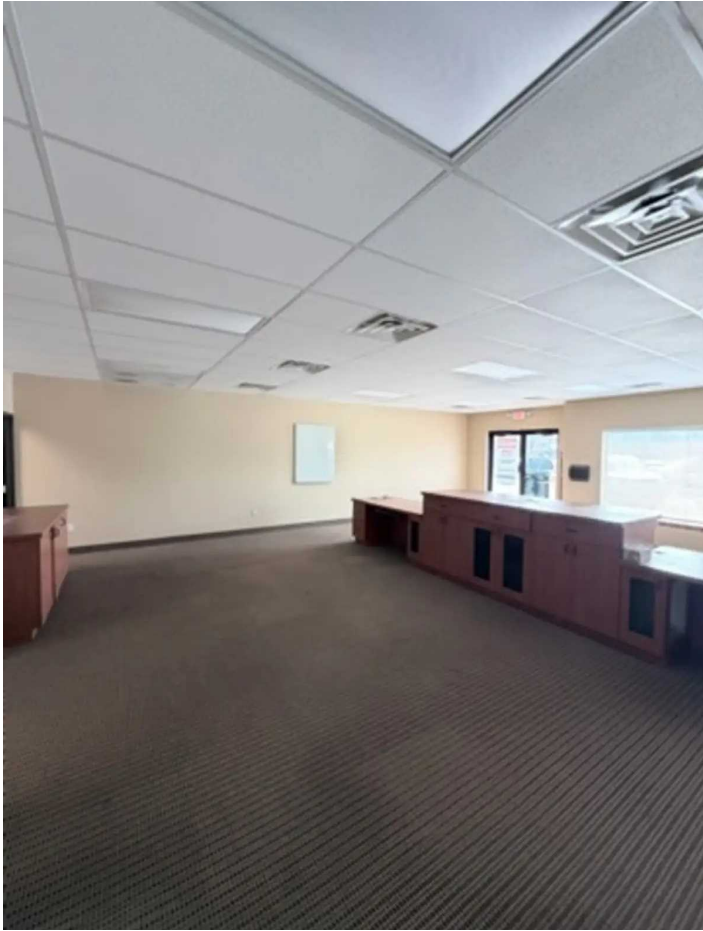
Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

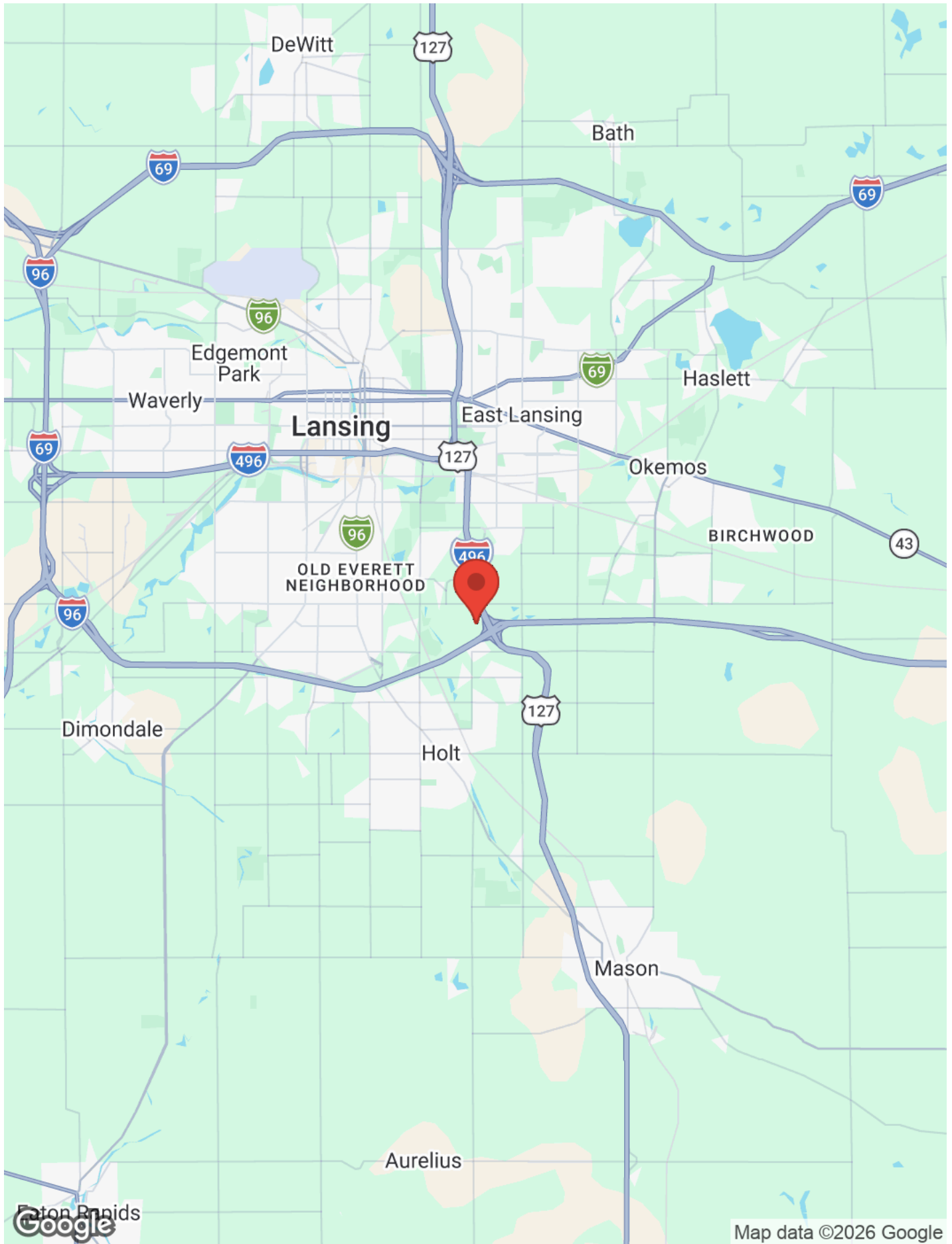
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

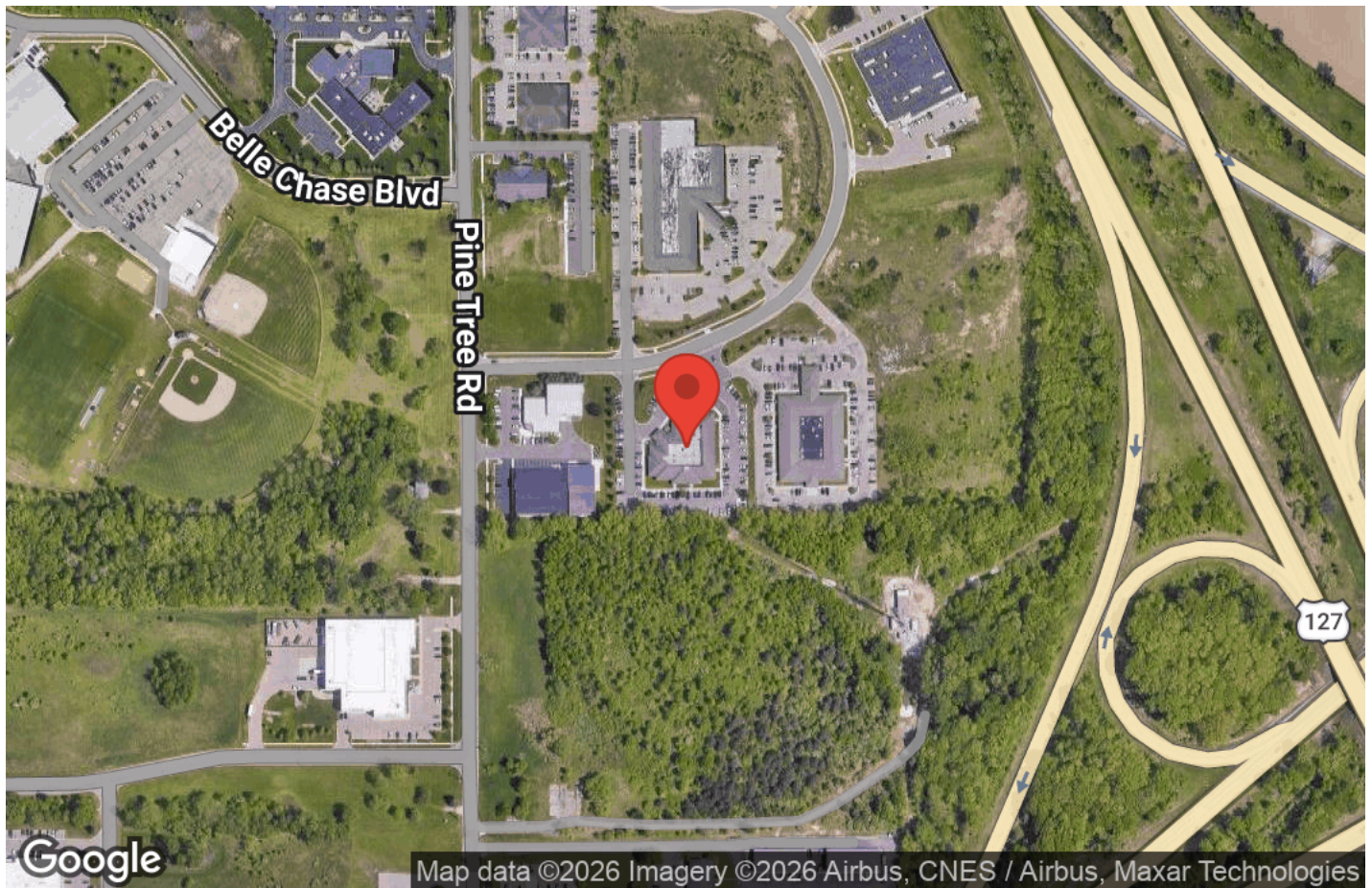
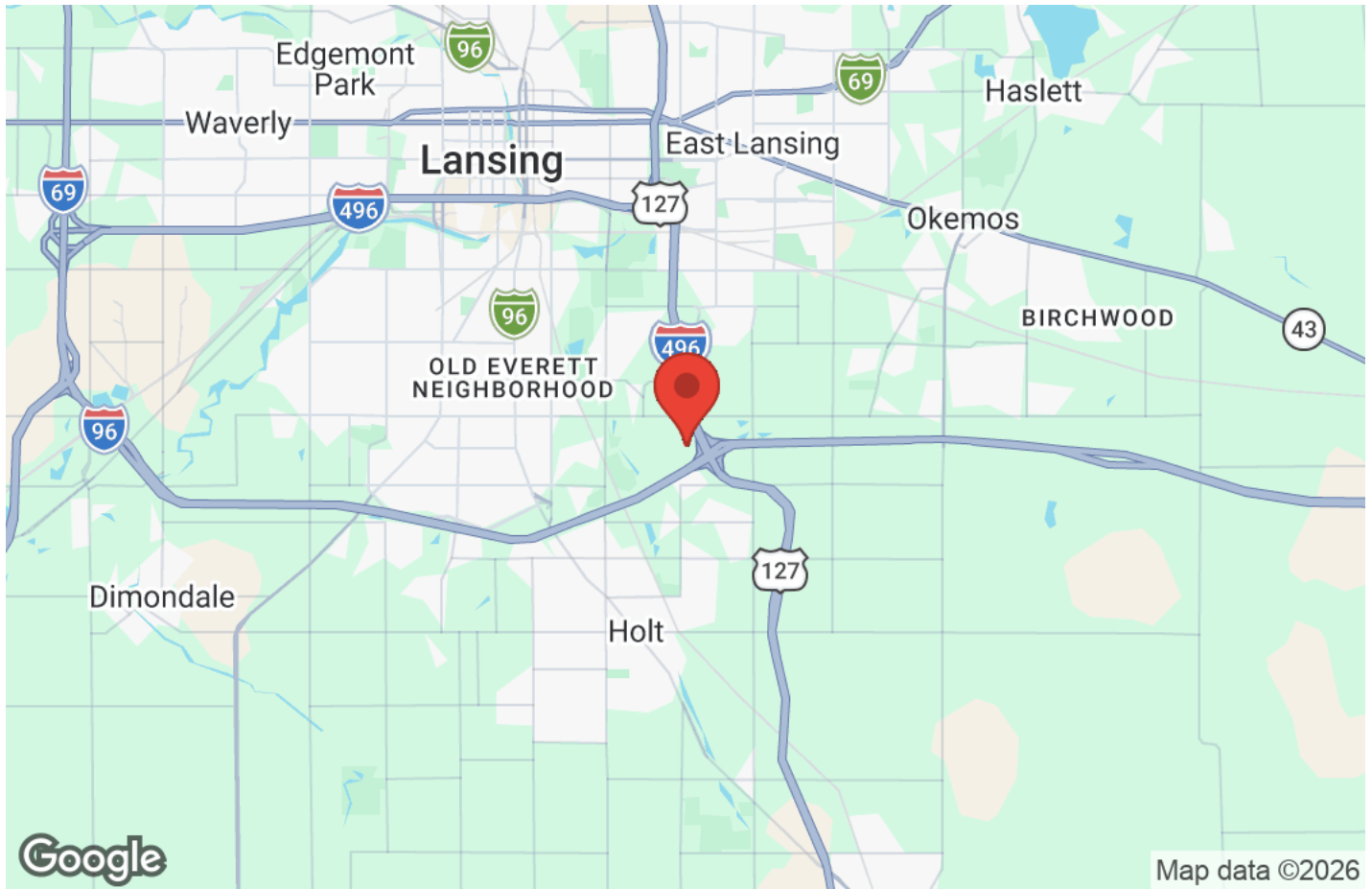
# Property Images



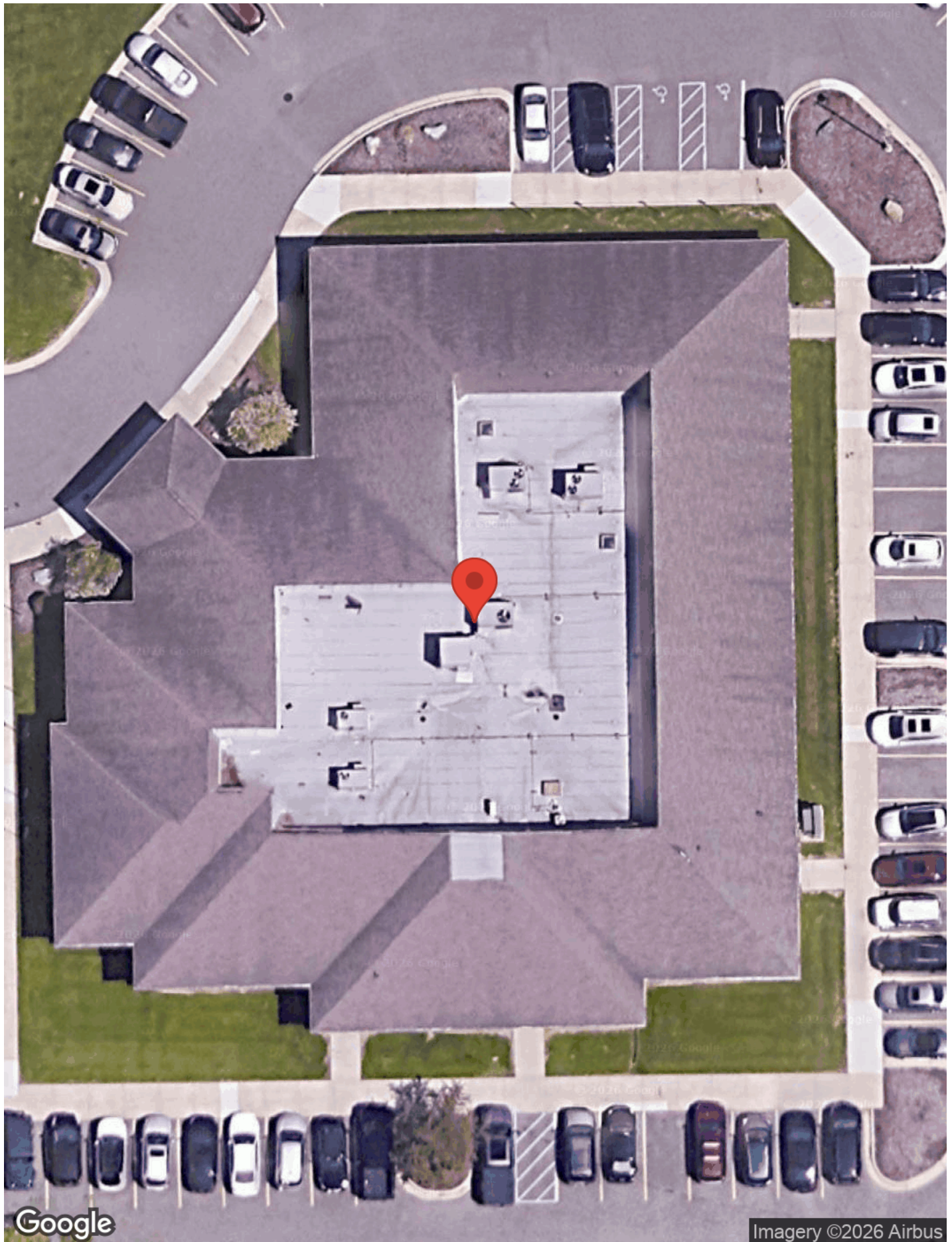
# Regional Map



# Location Maps



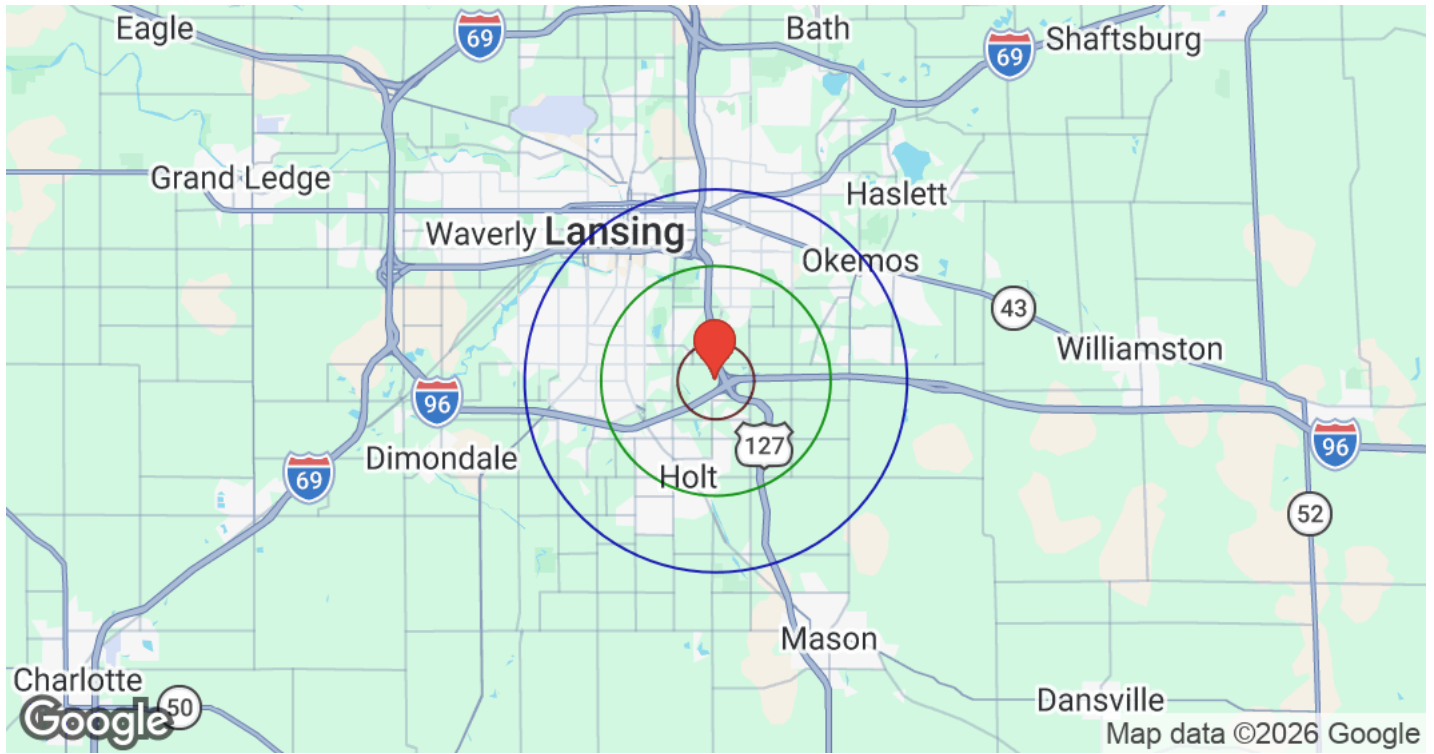
# Aerial Map



# Business Map



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	2,753	19,801	88,872
	Female	2,653	20,907	74,001
	Total Population	5,406	40,708	162,873
<b>Race / Ethnicity</b>	White	3,134	25,499	102,089
	Black	795	5,838	24,187
	Am In/AK Nat	7	98	375
	Hawaiian	2	12	65
	Hispanic	469	3,900	14,284
	Asian	780	3,533	14,707
	Multiracial	211	1,714	6,694
	Other	8	118	472
<b>Housing</b>	Total Units	2,966	19,870	70,071
	Occupied	2,779	18,451	65,082
	Owner Occupied	457	9,109	31,533
	Renter Occupied	2,322	9,342	33,549
	Vacant	187	1,420	4,989
<b>Age</b>	Ages 0 - 14	812	6,952	24,585
	Ages 15 - 24	1,491	6,580	46,925
	Ages 25 - 54	2,368	16,956	57,176
	Ages 55 - 64	319	4,266	13,986
	Ages 65+	415	5,953	20,199
<b>Income</b>	Median	\$59,753	\$60,629	\$59,061
	Under \$15k	290	2,252	9,432
	\$15k - \$25k	206	1,524	4,837
	\$25k - \$35k	284	1,673	5,742
	\$35k - \$50k	393	2,184	7,767
	\$50k - \$75k	449	3,239	11,174
	\$75k - \$100k	420	2,457	8,028
	\$100k - \$150k	377	2,932	9,417
	\$150k - \$200k	178	1,128	4,029
Over \$200k	183	1,061	4,656	

# Professional Bio



## Larry Branscombe

(616) 299-6846  
bransco@kwcommercial.com

Owner of Bransco Properties and commercial broker at Keller Williams Rivertown Commercial division. Larry's conversations are marked by true compassion, and his expertise shines alongside his wisdom.

With a rich and diverse life, Larry's journey led him to establish West Michigan's first. KW Commercial division. Rooted in a foundation of ethics from teaching at bible college and managing training at Zondervan, he turned challenges into assets. His negotiation prowess transformed 48 stores into 140 and fostered growth for a non-profit business nationwide.

Larry discovered his passion for real estate after being a former owner of a franchised restaurant. Founding Bransco Properties, he excels in sales, developments, leasing and custom build-to-suits. Partnering with Keller Williams Commercial in 2013, he values agent ownership and the cutting-edge resources KW provides.

Larry Branscombe isn't just a commercial broker - he's an exceptional mentor and friend. Known for patience and understanding, his wisdom benefits agents and clients alike. When it comes to negotiating win-win deal, Larry is unmatched.

# Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

**Larry Branscombe**

☎ (616) 299-6846

✉ bransco@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

Exclusively Listed by

**Larry Branscombe**

 (616) 299-6846

 [bransco@kwcommercial.com](mailto:bransco@kwcommercial.com)

**Keller Williams West**

4301 Canal Avenue Southwest

Grandville, MI 49418

Each Office is Independently Owned and Operated



[www.kwcommercial.com](http://www.kwcommercial.com)