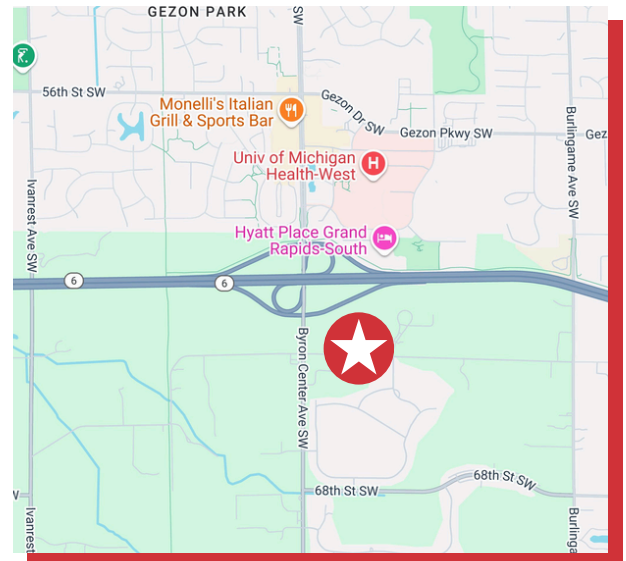




2350 64TH ST SW UNIT 2 BYRON CENTER, MI 49315

- Prime highway interchange location near M-6 at 64th St and Byron Center Ave
- Across the street from Mercy Health Southwest Campus
- Several big box retailers nearby
- Five available lots can accommodate a multitude of building sizes and retail/office users



FOR MORE INFORMATION, CONTACT:

BOB LOTZAR

O: 616.575.7041 | C: 616.304.6124

boobl@naiwwm.com



naiwwm.com | 616.776.0100

LEASE OVERVIEW

FOR LEASE
CONDO FOR LEASE
OR BUILD TO SUIT

LEASE INFORMATION

Lease Type:	NNN
Terms:	240 months
Municipality:	Byron Center
PPN:	41-21-03-302-001
Zoning:	Commercial PUD

AVAILABILITY

SUITE	RENTABLE SF	RENT/YR
UNIT 2	52,272 SF	\$125,000



 **2350 64TH SW UNIT 2**
BYRON CENTER, MI 49315

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FOR LEASE
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[illegible]

PROPERTY OVERVIEW

FOR LEASE
CONDO FOR LEASE
OR BUILD TO SUIT

PROPERTY INFORMATION

Location:	SE corner of 64th St SW and Byron Center Ave
Municipality	Byron Township
PPN:	41-21-03-302-001
Zoning:	Commercial PUD



Prominent Highway Interchange located at the SE corner of 64th St SW and Byron Center Avenue. Currently, the site has a completed 51,000 SF office building and a 132 bed assisted living facility. In addition, a Hilton Home 2 with over 100 rooms is under construction. Trinity Health's Southwest Campus is across the street and Metro Hospital's main campus is just north of them.

This is a very dynamic area with a tremendous daytime population and several big box retailers nearby. The traffic count along M-6 is upwards of 50,000 cars per day. The 5 available lots can accommodate a multitude of building sizes and retail/office users.

Leases are contingent upon the Landlord's approval of the Tenant's use and financials.

 **2350 64TH SW UNIT 2**
BYRON CENTER, MI 49315

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RETAIL MAP

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TRAFFIC COUNT

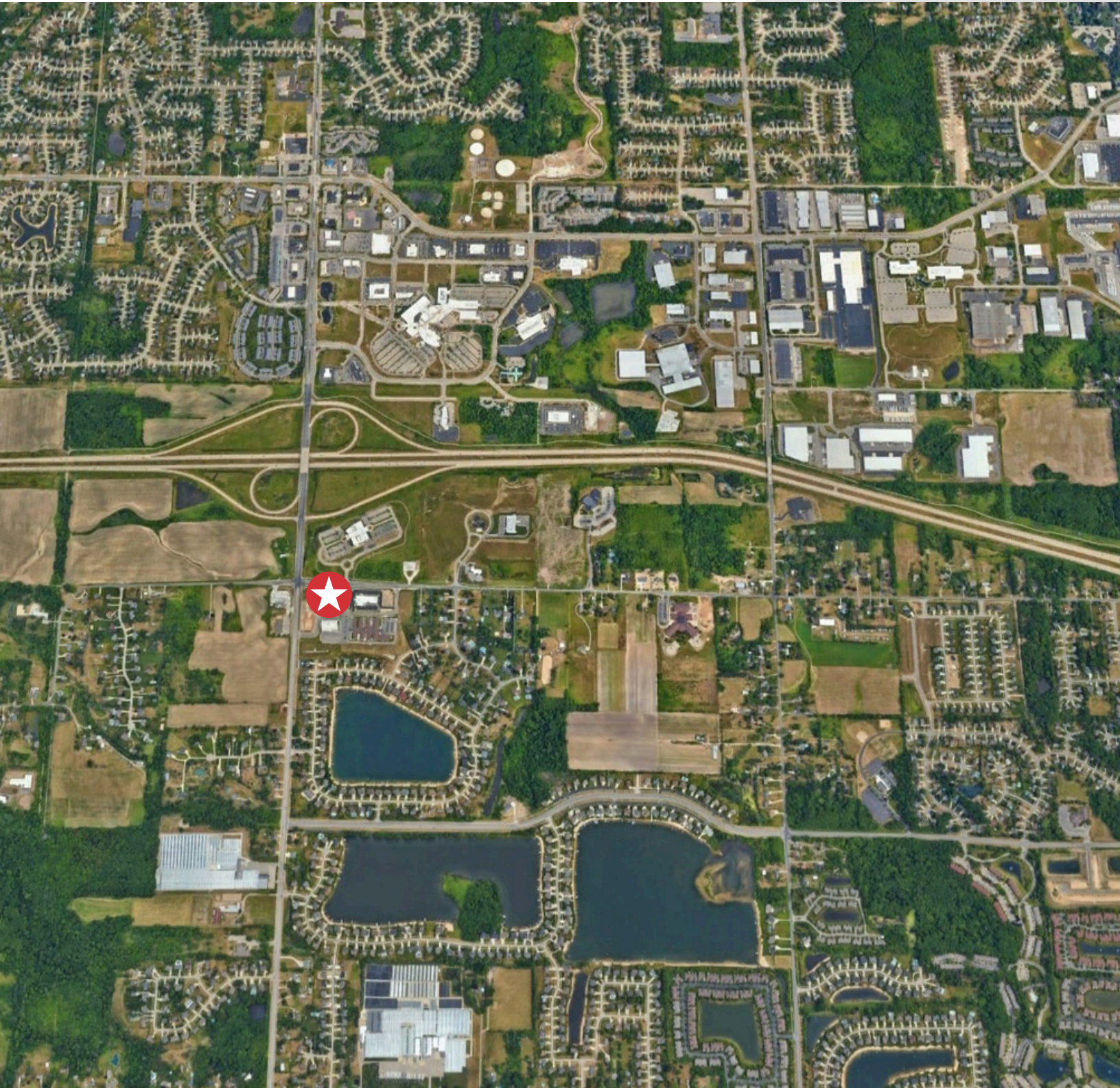
M-6	55,890
Byron Center Ave SW	15,757

 **2350 64TH SW UNIT 2**
BYRON CENTER, MI 49315

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AERIAL MAP

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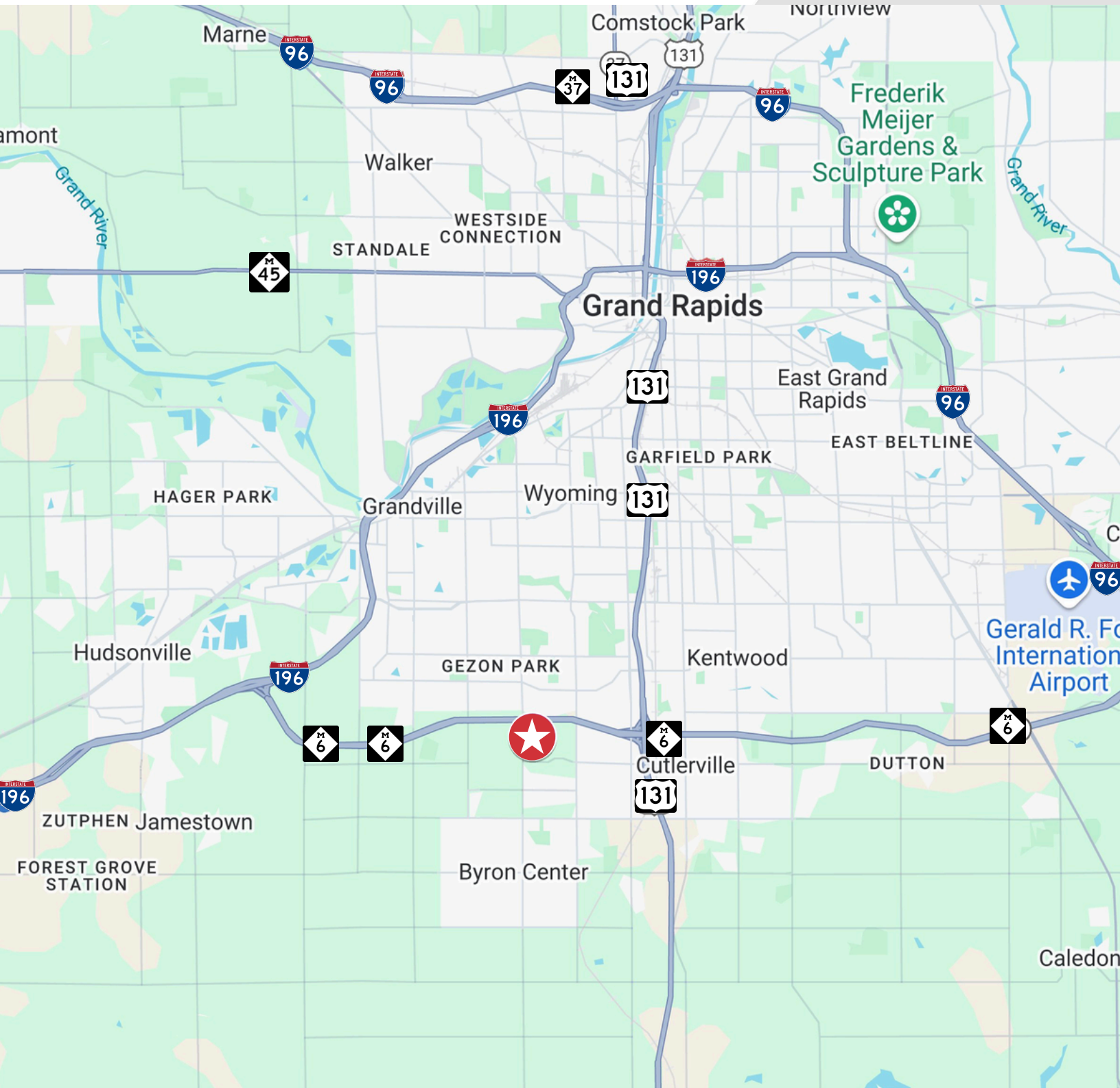


 **2350 64TH SW UNIT 2**
BYRON CENTER, MI 49315

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LOCATION MAP

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 **2350 64TH SW UNIT 2**
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DEMOGRAPHICS

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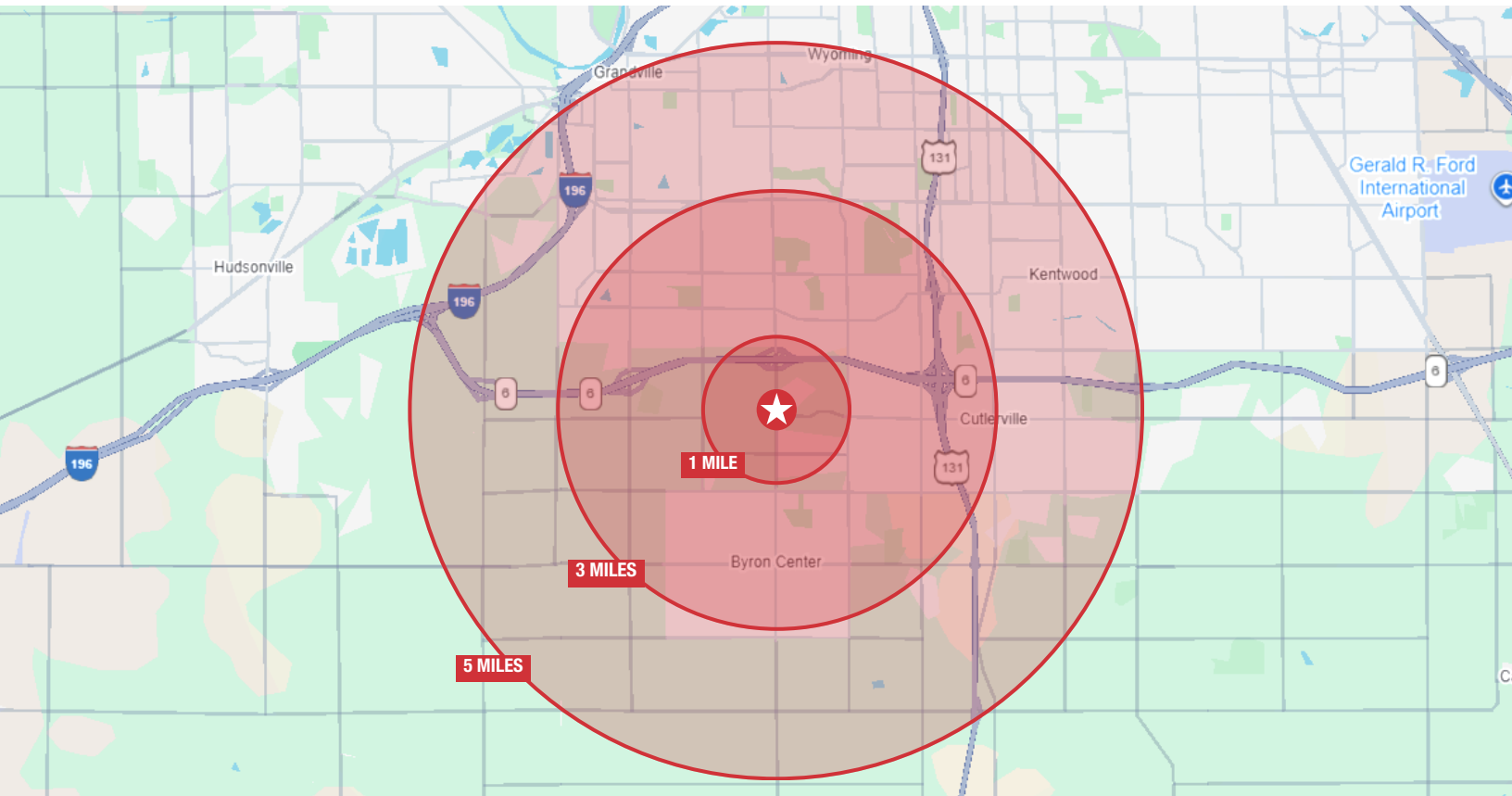
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,426	45,748	145,472
Average Age	40.5	37.8	36.5
HOUSEHOLDS			
Total Households	1,202	18,340	57,387
# of Persons per Household	2.73	2.56	2.58
HOUSEHOLD INCOME			
Average Household Income	\$107,041	\$86,965	\$72,124
Average House Valuation	\$359,195	\$322,524	\$267,236

145K

POPULATION
(5 MILES)

\$86K

AVERAGE HH INCOME
(3 MILES)



2350 64TH SW UNIT 2
BYRON CENTER, MI 49315

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LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

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MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

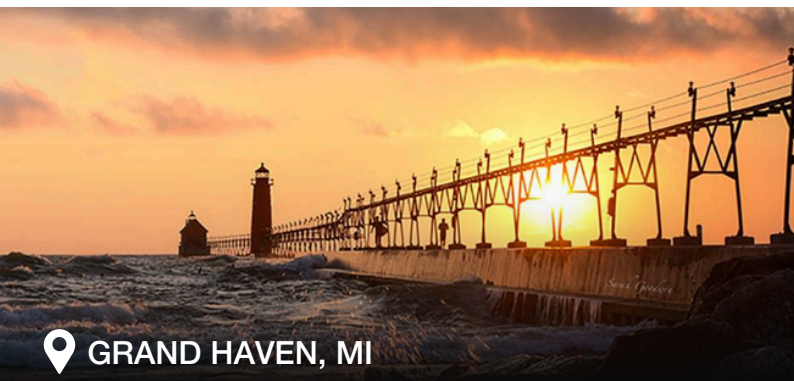
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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