



RETAIL PROPERTY FOR SALE

1717 28TH STREET

1717 28th St , Wyoming, MI 49519

JAKE DOMANSKI

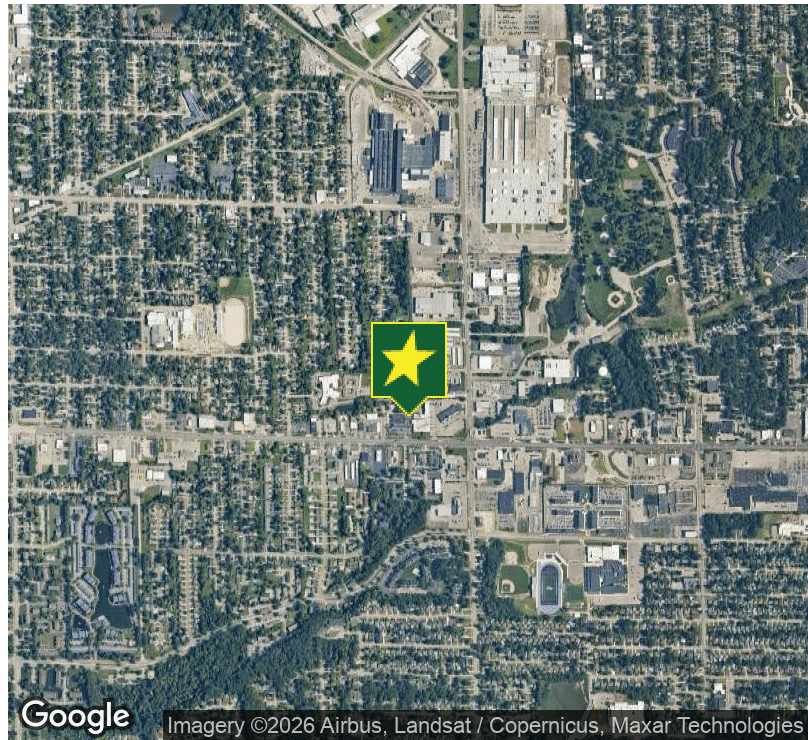
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EXECUTIVE SUMMARY



Google

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OFFERING SUMMARY

Lease Rate:	\$13.50 (NNN)
NNN:	2026–2027: \$8.53 psf
	2028–2029: \$7.38 psf
	2030+: \$6.93 psf
Building Size:	11,250 SF
Available SF:	1,250-2,507 Sq Ft
Lot Size:	1.085 Acres
Year Built:	1994
Zoning:	B-2 Commercial
County:	Kent
Tax ID:	41-17-10-477-066

PROPERTY OVERVIEW

NorthStar Commercial is pleased to present Suite H at 1717 28th Street SW, Wyoming, MI 49519 — 1,257 square feet of retail or office space, with the option to expand to 2,507 square feet by combining with Suite I. The space joins strong co-tenants including RX Optical, Willow Insurance, Tacos El Cuñado, All About Beauty, and AI Burger & Wings, all on one of West Michigan's busiest commercial corridors. Directly across the street, Magnus Capital Partners is delivering 586 new apartment units in a multi-phase development, with a new pedestrian overpass connecting those residents to the center.

PROPERTY HIGHLIGHTS

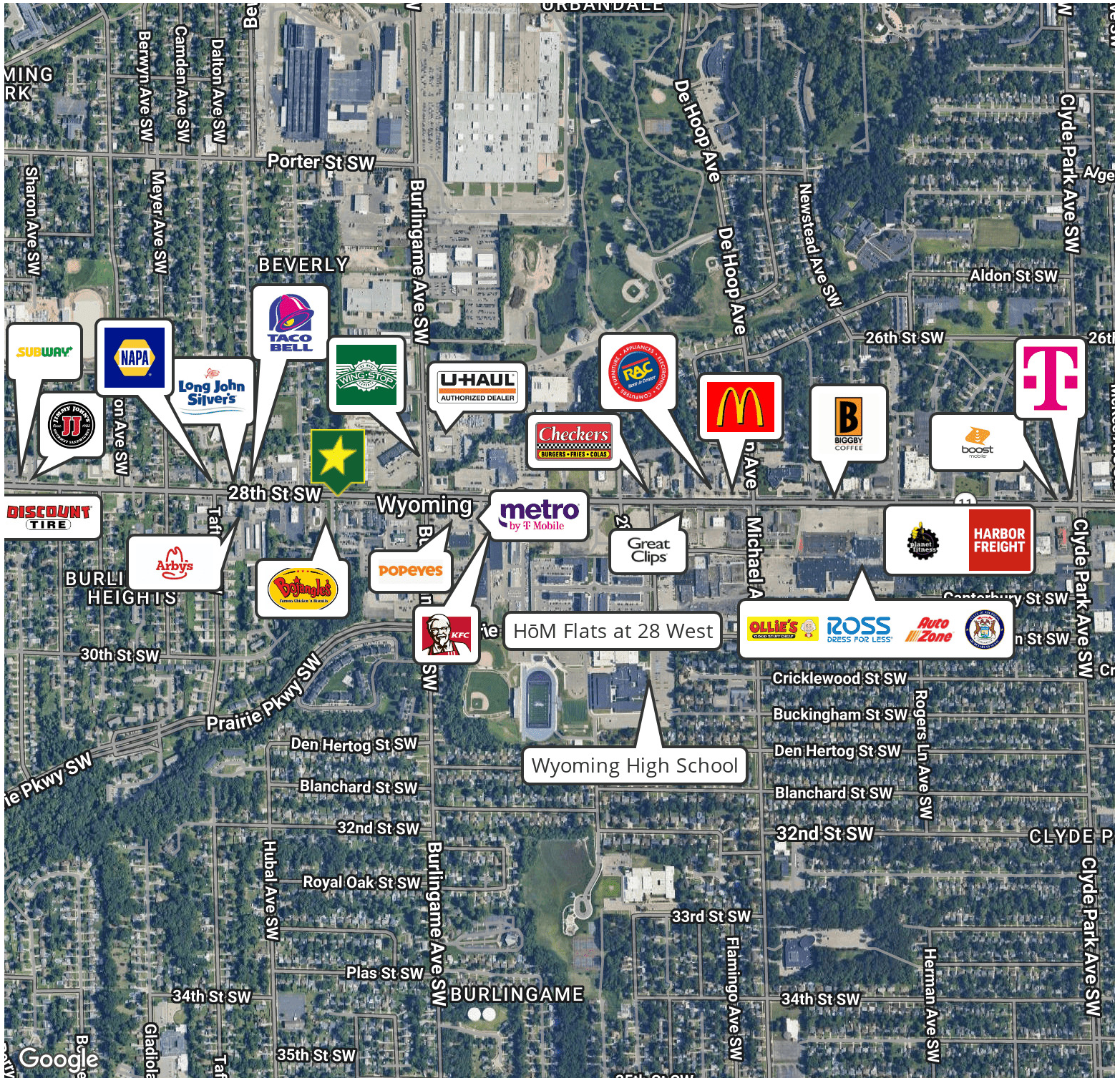
- Suites Available: Suite H (1,257 SF) or Suites H & I Combined (2,507 SF)
- Parking: 30 Spaces
- Parcel ID: 41-17-10-477-059
- Co-Tenants: RX Optical, Willow Insurance, Tacos El Cuñado, All About Beauty, AI Burger & Wings
- Access: Excellent ingress/egress with high visibility from 28th Street

1717 28TH STREET

ADDITIONAL PHOTOS



RETAILER MAP



City of Wyoming, Michigan
 March 20th, 2026
ZONING MAP

MAP LEGEND

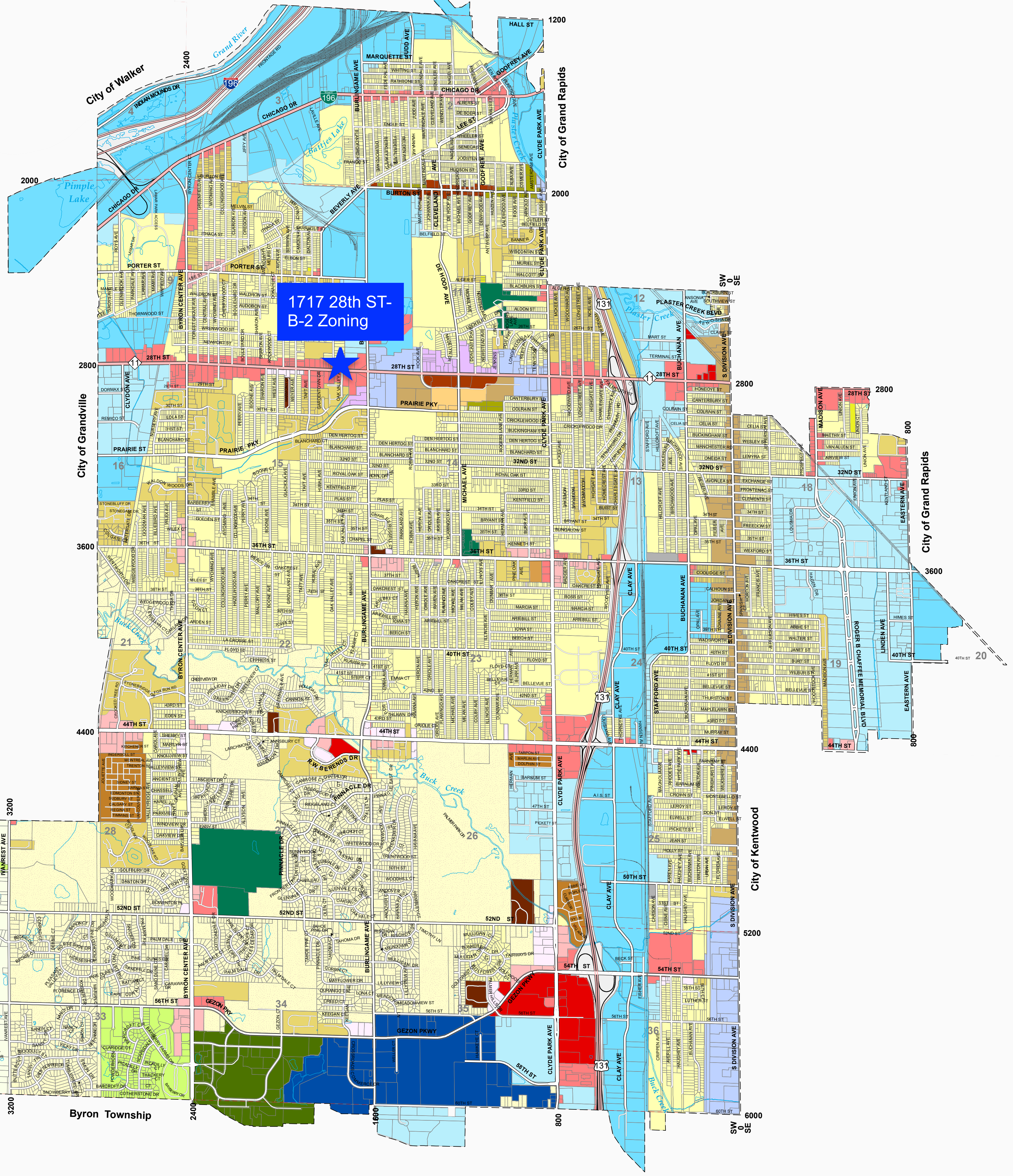
	Zoning Code	
Street Centerlines		

City of Wyoming Zoning Map
 Derived from official City of Wyoming data through the Regional Geographic Information System (REGIS).

This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy and should be verified through other means. Any duplication is restricted under copyright laws and the Enhanced Access to Public Records Act, PA 462 of 1996, as amended.

Questions regarding this map may be directed to:
 City of Wyoming, Department of Planning & Economic Development
 PO Box 905, 1155 28th St SW, Wyoming, Michigan 49509-0905
 (616) 530-7258 ~ Fax: (616) 249-3442 ~ plan_info@wyomingmi.gov
<http://www.ci.wyoming.mi.us/FRservices.htm>

The City of Wyoming Zoning Code and Form Based Code (FBC) can be accessed here:
<https://www.wyomingmi.gov/About-Wyoming/City-Departments/Inspections1>



Sec. 90-401B. Principal permitted uses.

- (1) Banks.
- (2) Savings and loans.
- (3) Mortgage companies.
- (4) Uses similar to the above.
- (5) Clothing services as follows:
 - (a) Laundry agency.
 - (b) Self-service laundry and dry cleaning.
 - (c) Dry cleaning establishment using not more than two clothes cleaning units, neither of which shall have a rated capacity of more than 40 pounds, using cleaning fluid which is nonexplosive and nonflammable.
 - (d) Dressmaking.
 - (e) Millinery.
 - (f) Tailor and pressing shop.
 - (g) Shoe repair shop.
- (6) Equipment services as follows:
 - (a) Radio or television shop.
 - (b) Electric appliance shop.
 - (c) Watch repair shop.
 - (d) Shoe repair shop.
 - (e) Uses similar to the above.
- (7) Food service (excluding drive-in type businesses), the business of which shall be conducted entirely within an enclosed building, except that outdoor seating areas shall be permitted (such seating areas may be located in required yard setbacks, provided that such seating shall not impede pedestrian walkways or parking lots, and shall not include table service; all such seating shall be removed when out of season), as follows:
 - (a) Grocery, baked goods and delicatessen.
 - (b) Restaurant.
 - (c) Ice cream stand or shop.
 - (d) Uses similar to the above.
- (8) Offices as follows:
 - (a) Business.
 - (b) Medical.
 - (c) Professional.
- (9) Personal services as follows:
 - (a) Barbershop.
 - (b) Beauty shop.

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- (c) Health salon.
 - (d) Photographic studio.
 - (e) Uses similar to the above.
- (10) Retail service and retail stores generally as follows:
- (a) Drugstore.
 - (b) Hardware store, paint and wallpaper
 - (c) Stationer.
 - (d) News dealer.
 - (e) Apparel shop.
 - (f) Household appliances.
 - (g) Flower shop.
 - (h) Gift shop.
 - (i) Variety stores.
 - (j) Bookstores, recordings and videos for sale or rental, except those defined as an adult bookstore.
- (11) Accessory buildings and uses customarily incidental to the above uses.
- (12) Off-street parking.
- (13) Municipal buildings and uses.
- (14) Physical culture facilities, gymnasiums, and reducing salons
- (15) Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens, and other similar uses.
- (16) Nursery schools, day nurseries, and child care facilities for the care of seven or more people.
- (Code 1983, § 60.52; Ord. No. 2-96, § 1, 2-20-96; Ord. No. 8-00, § 2, 5-15-00; Ord. No. 3-11, § 2, 5-2-11; Ord. No. 1-23, § 7, 2-6-23; Ord. No. 9-23, § 1, 6-5-23)

Sec. 90-402B. Permitted uses after special approval.

The following uses may be permitted in the B-1 business district subject to the approval of the planning commission:

- (1) Public utility buildings, telephone exchange buildings, electric transformers.
- (2) Radio and television towers.
- (3) Secondhand dealer.
- (4) Drive through restaurants.
- (5) Urgent care centers.
- (6) Outdoor cookers (when accessory to a brick-and-mortar restaurant) (see section 90-332).
- (7) Transitional housing for more than ten individuals.
- (8) Permanent supportive housing for more than ten individuals.

(Code 1983, § 60.53; Ord. No. 02-08, § 1, 2-4-08; Ord. No. 02-09, § 1, 4-6-09; Ord. No. 3-11, § 3, 5-2-11; Ord. No. 17-14, § 1, 8-4-14; Ord. No. 1-23, § 8, 2-6-23)

Sec. 90-407B. Principal permitted uses.

- (1) All principal permitted uses in the B-1 business district.
- (2) Retail businesses whose principal activity is the sale of new merchandise within a completely enclosed building. Up to 15 percent of the sales area may be used for the sale of used merchandise.
- (3) Business service establishments, such as office machine, printing and copying.
- (4) Any service establishment of an office, showroom or workshop nature, such as a decorator, upholsterer, caterer, exterminator, building contractor and similar establishments that require outlet, except that no outdoor storage yards shall be permitted.
- (5) Physical culture facilities, such as gymnasiums and reducing salons.
- (6) Automobile, truck, motorcycle, trailer, recreation vehicle or boat showrooms, excluding outdoor storage or display of sales product.
- (7) Business schools or private schools operated for a profit.
- (8) Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations.
- (9) Hotels and motels.
- (10) Printing and publishing.
- (11) Bus passenger station.
- (12) Funeral homes or mortuaries.
- (13) Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards, pens and other similar uses.
- (14) Commercial greenhouses of less than 1,000 square feet in floor area.
- (15) Business recreation uses as follows:
 - (a) Indoor theater.
 - (b) Bowling alley.
 - (c) Skating rink.
- (16) Accessory buildings and uses customarily included incidental to the above uses.
- (17) Off-street parking.
- (18) Reserved.
- (19) Reserved.
- (20) Nursery schools, day nurseries and child care facilities for the care of seven or more people.
- (21) Reserved.
- (22) Athletic training facility.

(Code 1983, § 60.55; Ord. No. 15-99, § 2, 11-15-99; Ord. No. 03-07, § 1, 2-5-07; Ord. No. 7-09, § 6, 12-21-09; Ord. No. 14-12, §§ 2, 3, 1-7-13; Ord. No. 12-13, § 5, 9-3-13; Ord. No. 5-14, § 1, 3-17-14; Ord. No. 15-23, § 2, 12-4-23; Ord. No. 12-25, § 4, 10-20-25)

Sec. 90-408B. Permitted uses after special approval.

The following uses may be permitted in the B-2 business district, subject to the approval of the planning commission:

- (1) All permitted uses after special approval in the B-1 business district.
- (2) Amusement machine parlors.
- (3) Automobile car wash establishments.
- (4) Drive through restaurants.
- (5) Automobile gasoline and automobile service stations.
- (6) Wholesale stores, storage facilities, warehouses, distributing plants, freezers and lockers. Not permitted in the downtown development authority area.
 - (a) Open air business uses. Not permitted in the downtown development authority area, with the exception of outdoor dining with table service.
 - (b) New or used motor vehicles, except those trucks exceeding 5,500 pounds in vehicle weight, or recreation vehicles, including boats, snowmobiles, travel trailers, campers, motor homes, tents and accessory equipment sales or rental, wherein motor vehicles or recreation vehicles are stored or displayed outside.
 - (c) New or used mobile homes, excavation equipment, machinery or farm implement sales. Not permitted in the downtown development authority area.
 - (d) Commercial greenhouses exceeding 1,000 square feet of floor area. Not permitted in the downtown development authority area.
- (11) College or university.
- (12) Radio or television tower.
- (13) Uses similar to the principal permitted uses of section 90-407B and not listed elsewhere in this chapter as a principal permitted use or permitted use after special approval.
- (14) Boardinghouses. Not permitted in the downtown development authority area.
- (15) Cocktail lounges, nightclubs, dancehalls, and bars.
- (16) Adult businesses as defined in section 14-2 of this Code. Not permitted in the downtown development authority area.
- (17) Billiard rooms and pool halls. Not permitted in the downtown development authority area.
- (18) Sales of used merchandise, pawnshop or secondhand dealers, and rental of new or used merchandise excluding motor vehicles.
- (19) Multiple family.
- (20) Places of worship.
- (21) Community centers.

(22) Outdoor cookers (when accessory to a brick-and-mortar restaurant) (see section 90-332).

(23) Transitional housing for more than ten individuals.

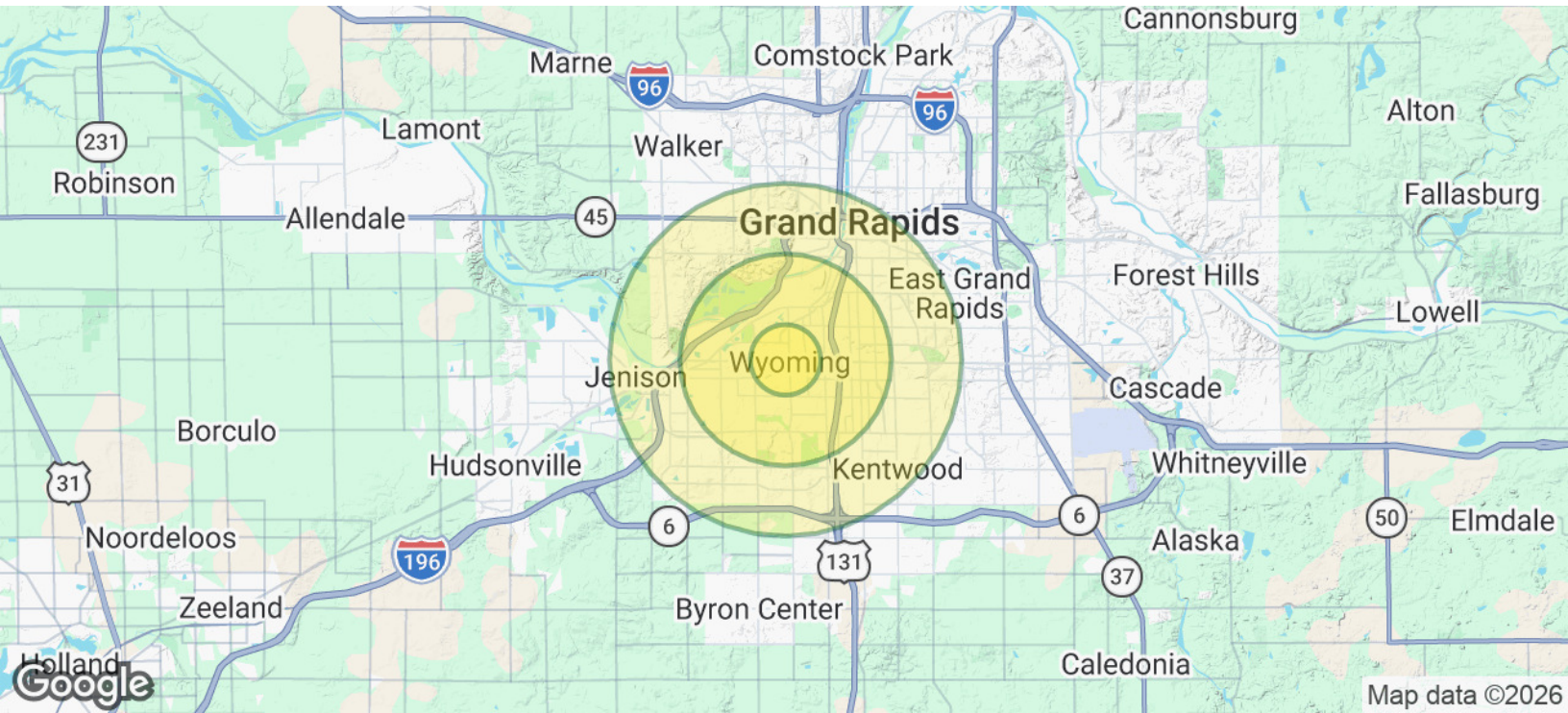
(24) Permanent supportive housing for more than ten individuals.

(25) Emergency shelter within 0.25 mile of a dedicated transit stop, medical clinic, or hospital.

(26) Event center.

(Code 1983, § 60.56; Ord. No. 15-97, §§ 3, 4, 6-16-97; Ord. No. 21-98, § 2, 10-5-98; Ord. No. 15-99, § 3, 11-15-99; Ord. No. 12-00, § 2, 7-17-00; Ord. No. 10-01, § 3, 5-21-01; Ord. No. 15-01, § 2, 8-6-01; Ord. No. 19-03, § 1, 10-6-03; Ord. No. 02-07, § 1, 1-8-07; Ord. No. 03-07, § 2, 2-5-07; Ord. No. 7-09, § 6, 12-21-09; Ord. No. 3-11, §§ 4, 5, 5-2-11; Ord. No. 17-14, § 2, 8-4-14; Ord. No. 1-23, § 9, 2-6-23; Ord. No. 12-24, § 4, 11-4-24; Ord. No. 8-25, § 4, 7-7-25; Ord. No. 12-25, § 5, 10-20-25)

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,260	97,533	234,178
Average Age	30.8	30.0	31.2
Average Age (Male)	30.6	29.6	30.5
Average Age (Female)	31.0	30.4	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,286	34,641	88,118
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$42,639	\$47,466	\$49,628
Average House Value	\$116,403	\$123,348	\$131,070

2020 American Community Survey (ACS)

MEET THE TEAM



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