

2945 S. DIVISION AVENUE
WYOMING, MICHIGAN

OFFICE FOR SALE
2,298 Square Feet Available



**SIGNATURE
ASSOCIATES**
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FREE-STANDING BUILDING



PROPERTY FEATURES

- 2,298 total building square feet
- 80' x 114' lot size
- Zoned FBC
- 12' ceiling height
- Security system
- Built in 1995
- Sale Price: \$395,000 (\$171.89/sf)

Comments: Prime office or mix-use building along busy Division Avenue. Just off 28th Street and less than a 1/2 mile from US-131. Garage included with the property. Ample parking on-site with great frontage, this site can be used for office, mix-use, work/live opportunity, cafe, non-traditional retailer, salon, insurance and more.



For more information, please contact:

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2945 S. Division Avenue – Wyoming, Michigan

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Aerial



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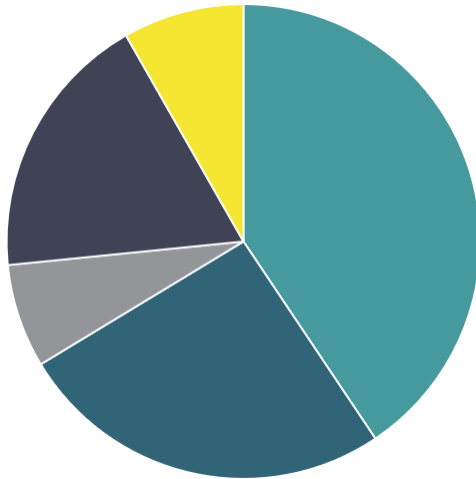
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Demographics

DEMOGRAPHICS (2025 ESTIMATES)

| | POPULATION | HOUSEHOLDS | MEDIAN HOUSEHOLD INCOME | HOUSEHOLD EXPENDITURES ANNUALLY | HOUSEHOLD EXPENDITURES MONTHLY |
|--------|------------|------------|-------------------------|---------------------------------|--------------------------------|
| 1 MILE | 11,283 | 3,984 | \$69,136 | \$369.35M | \$7,726 |
| 3 MILE | 130,971 | 48,156 | \$69,868 | \$4.41B | \$7,635 |
| 5 MILE | 295,998 | 116,941 | \$76,669 | \$11.07B | \$7,892 |

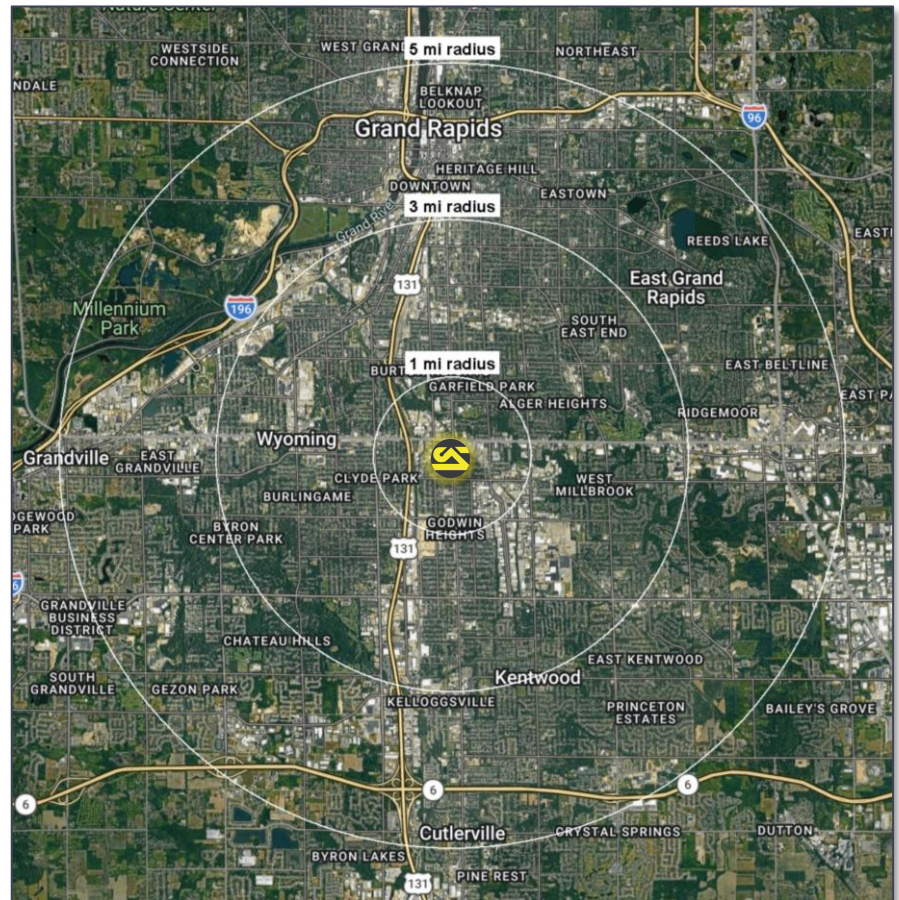
Education within 3 Miles



- High School Graduate 33.9%
- Some College 21.5%
- Associate Degree Only 5.9%
- Bachelor Degree Only 15.3%
- Graduate Degree 6.9%

Daytime Demos Within 3 Miles

3,708 Total Business
10,782 Total Employees



TRAFFIC COUNTS (TWO-WAY)

| | |
|--------|--|
| 15,358 | Division Avenue south of 28 th Street |
| 16,108 | Division Avenue north of 28 th Street |
| 35,893 | 28 th Street east of Division Avenue |
| 34,403 | 28 th Street east of Division Avenue |

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Context Area & Use Standards

| TABLE 90-1408 CORRIDOR GENERAL AREA (CG) | | | | | | | | | |
|---|--------------------|------------------------|-----------------|--------------------|-----------|----------|------------------|---------------------|----------------|
| Specific Use | Mixed Use Building | Zero Lot Line Building | Retail Building | Live/Work Building | Apartment | Rowhouse | Two-Family House | Single-Family House | Civic Building |
| Accessory uses | P | P | P | P | P | | | | P |
| Any use in retail sales of 20,000 square feet or more | P | P | P | | | | | | |
| Apparel shop | P | P | P | P | | | | | |
| Art, including art work, art supplies and framing materials | P | P | P | P | | | | | |
| Automobile gasoline/convenience store | | | P ^D | | | | | | |
| Automobile repair and service entirely within an enclosed building, except body shops, painting and refinishing, automobile washes, automobile gasoline and automobile service stations | | | | | | | | | |
| Automobile sales | | | | | | | | | |
| Automobile, motorcycle, trailer, recreational vehicle or boat showrooms | | | | | | | | | |
| Baked goods | P | P | P | P | | | | | |
| Bank and financial institution | P | | | | | | | | |
| Barbershop | P | | | P | P# | | | | |
| Beauty shop | P | | | P | P# | | | | |
| Bowling alley | | | | | | | | | |
| Bus transfer station | P | | | | | | | | P |
| Business office | P | P ^D | P ^D | P | P# | | | | |
| Business service establishments | P | P ^D | P ^D | P | P# | | | | |
| Car wash | | | S ^D | | | | | | |
| College or university | | | | | | | | | P |
| Commercial greenhouse | S ^D | | S ^D | | | | | | |
| Community center | P | | | | | | | | |
| Convalescent or nursing homes | | | | | | | | | |
| Dance hall/nightclub | S | S | S | | | | | | |
| Delicatessen | P | P | P | P | | | | | |
| Drive-through establishments | S | S | S | | | | | | |
| Drugstore | P | P | P | P | | | | | |
| Dry cleaning establishment (per 90-401B (5) (c)) | | P | P | | | | | | |
| Eating and drinking establishments (without drive-through service) | P | P | P | | P# | | | | |
| Flower shop | P | P | P | P | | | | | |

P = Permitted use. P^D = Permitted in Division Avenue Form Based Code Area only. P\$ = Permitted use on floors two and above. P# = Permitted use on first floor only. S = Special Land Use. S^D = Special Land Use Permitted in Division Avenue only. Blank cell = Use not permitted.

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| TABLE 90-1408 CORRIDOR GENERAL AREA (CG) (CONTINUED) | | | | | | | | | |
|--|--------------------|------------------------|-----------------|--------------------|-----------|----------|------------------|---------------------|----------------|
| Specific Use | Mixed Use Building | Zero Lot Line Building | Retail Building | Live/Work Building | Apartment | Rowhouse | Two-Family House | Single-Family House | Civic Building |
| Funeral homes or mortuaries | | | | | | | | | |
| General merchandise store | P | P | P | P | | | | | |
| Grocery | P | P | P | P | P# | | | | |
| Hardware store, paint and wallpaper | P | P | P | P | | | | | |
| Health and fitness | P | | | | P# | | | | |
| Hotel | P\$ | | | | | | | | |
| Indoor skating rink | | | | | | | | | |
| Indoor theater | P | P | P | | | | | | |
| Medical office | P | p ^D | p ^D | P | P# | | | | |
| Microbrewery, small distiller | P | P | P | | | | | | |
| Multiple family dwellings | P\$ | | | P | P | | | | |
| Municipal uses | | | | | | | | | P |
| Nursery schools, day nurseries, and dependent care facilities for seven or more people | P\$ | | | P | P# | | | | |
| Open air business | | | S | | | | | | |
| Outdoor eating and drinking establishments having table service when part of an indoor eating and drinking establishment | P | P | P | | | | | | |
| Parking structures | | | | | | | | | |
| Photographic studio | P | P | P | P | | | | | |
| Pool hall/billiards | | | | | | | | | |
| Printing and publishing | P | | | P | | | | | |
| Professional office | P | p ^D | p ^D | P | P# | | | | |
| Religious or social service assembly | | | | | | | | | |
| Secondhand business | S | S | S | | | | | | |
| Self-service laundry and dry cleaning | P | | | | | | | | |
| Single-family detached dwelling | | | | | | | | | |
| State licensed residential facility | | | | | | | | | |
| Two-family dwellings/rowhouses | | | | | | | | | |
| Veterinary hospitals and clinics, excluding outdoor use of property for exercise yards or pens | P# | | P | | | | | | |

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