

For Lease

Retail



1851 44th St. SW

Wyoming, MI, 49519

Located along busy 44th Street SW in Wyoming, The Ridge offers highly visible, neighborhood retail space just minutes from US 131 and RiverTown Crossings Mall in Grandville. Tenants tap into strong everyday traffic generated by nearby anchors like Meijer, Target, Walmart Supercenter, and the RiverTown Crossings corridor, while flexible suites from about 900 to 5,010 square feet accommodate everything from local shops and services to regional and national concepts.

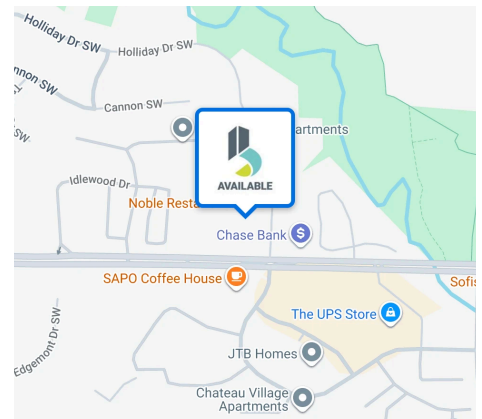
Highlights

- High-visibility location along 44th Street SW. (Traffic Count: 31,200 VPD)
- Easy access to US-131.
- Building and monument signage available.
- On-site parking.
- Flexible suite sizes.
- Competitive lease rates.
- Ideal for retail, service, medical, salon, and professional office users.

Lease Rate \$13.75-18.00 SF/YR
(NNN)

Available SF 900-5,010 SF

Building Size 23,122 SF



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Exterior Photos

1851 44th St. SW, Wyoming, MI 49519



Interior Photos-Suite A/C

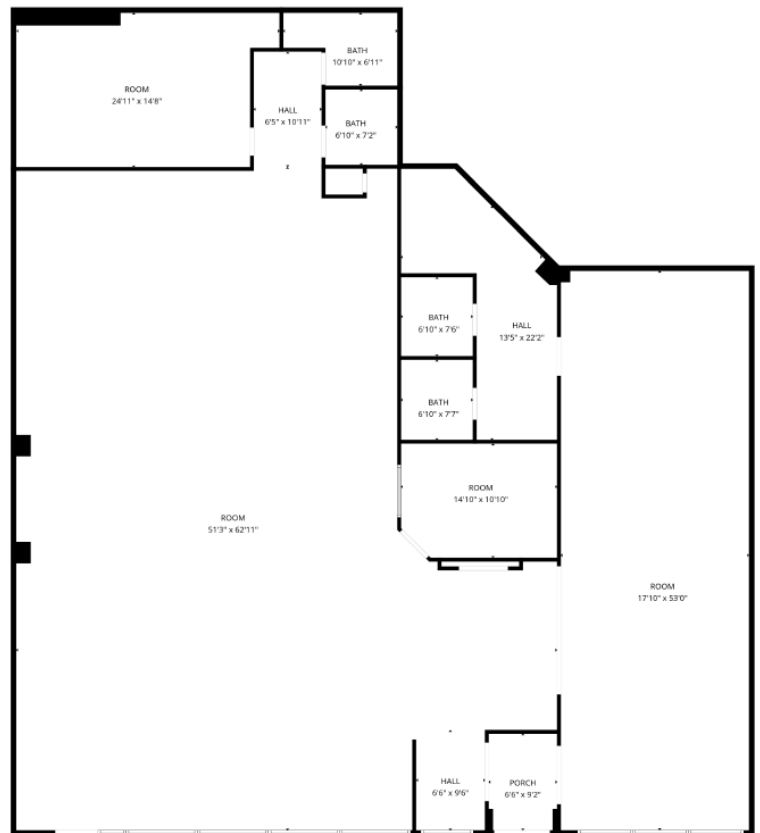


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Suite A & C ideal for users such as: larger format restaurants, destination medical, or multi service user.

Suite can be demised - Suite A | 3,470 SF & Suite C | 1,540 SF



Parking Lot

44th St.

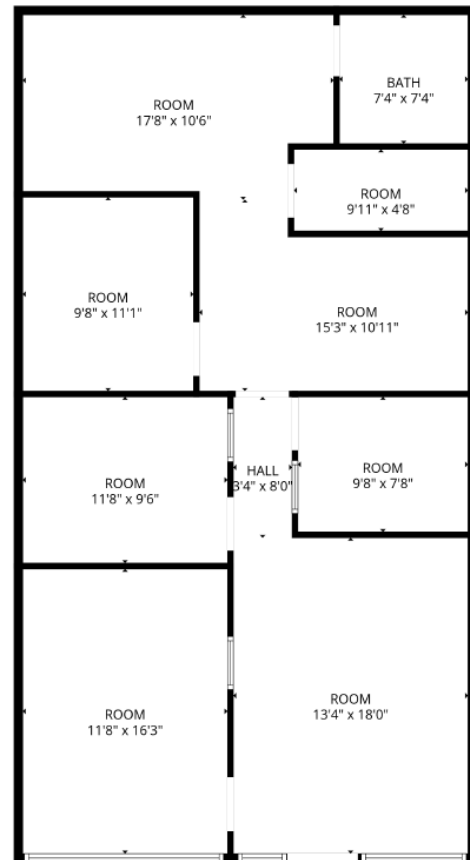
Interior Photos-Suite H

1851 44th St. SW, Wyoming, MI 49519



Ideal for salon/spa, therapy/clinic, tutoring center, insurance or financial office that values private rooms; emphasize minimal build out needed due to demising walls.

Suite H | 1,876 SF

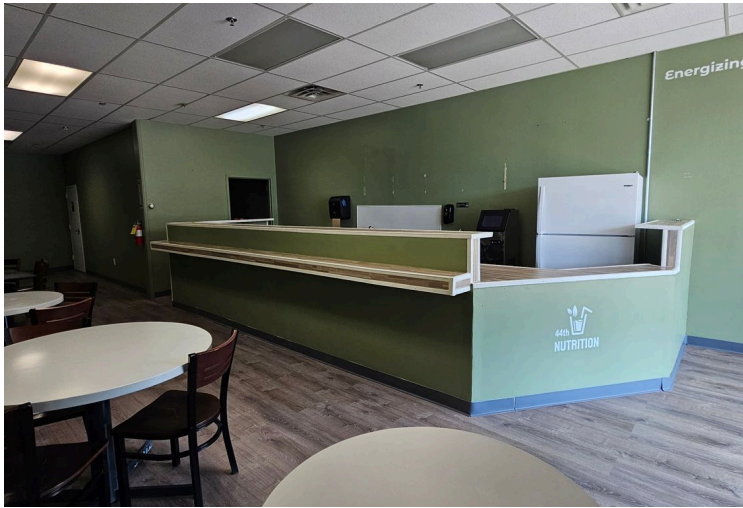


Parking Lot

44th St.

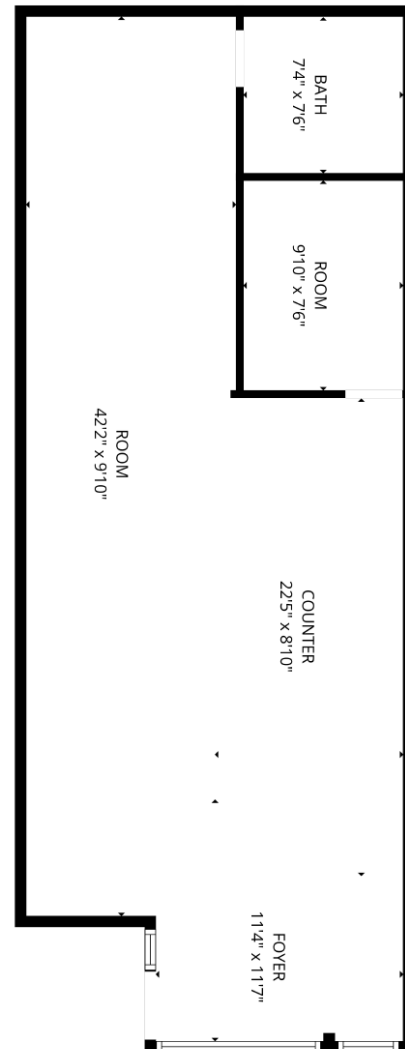
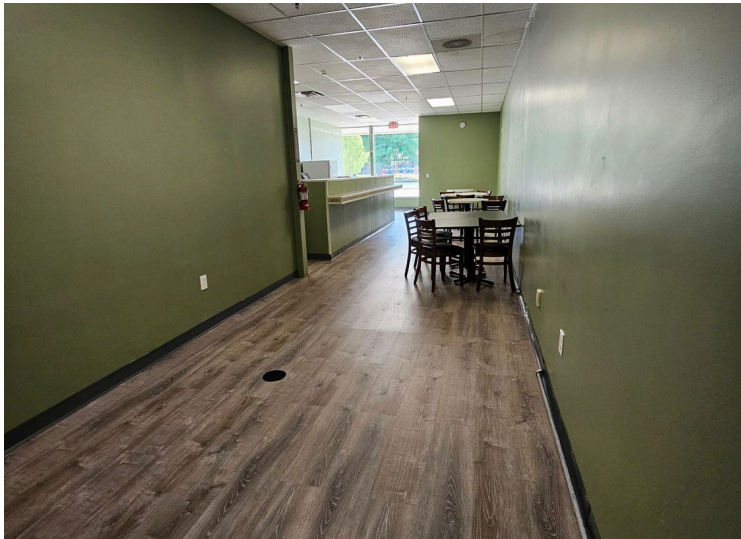
Interior Photos-Suite L

1851 44th St. SW, Wyoming, MI 49519



Perfect for grab and go food, coffee, small salon, boutique shop; strong for local entrepreneurs.

Suite L | 900 SF



Parking Lot

44th St.

Plans

1851 44th St. SW, Wyoming, MI 49519



Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
A	3,470 SF	NNN	\$18.00 SF/YR
C	1,540 SF	NNN	\$18.00 SF/YR
A & C	5,010 SF	NNN	\$17.00 SF/YR
H	1,876 SF	NNN	\$15.75 SF/YR
K & L	1,800 SF	NNN	\$13.75 SF/YR
L	900 SF	NNN	\$13.75 SF/YR

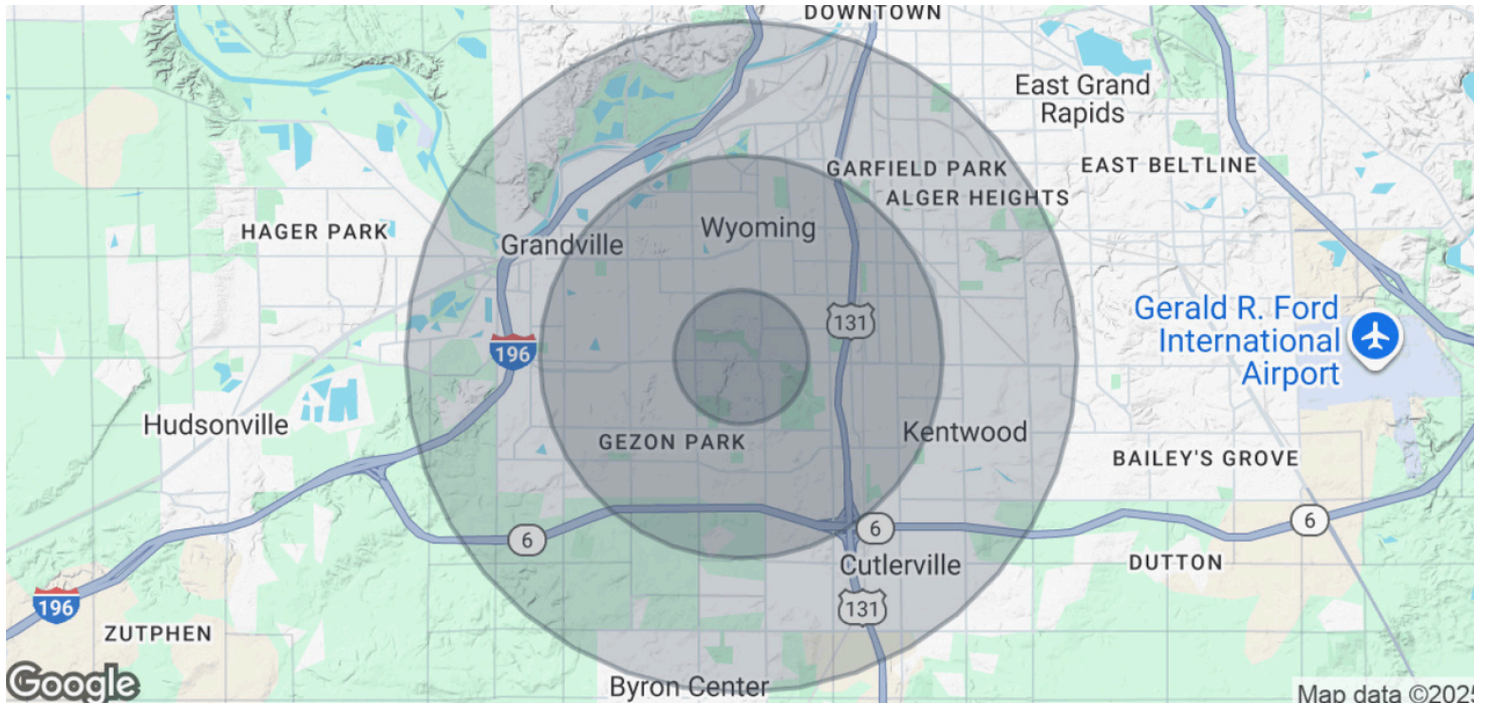
Retailer Map

1851 44th St. SW, Wyoming, MI 49519



Demographics

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Demographics

	1 Miles	3 Miles	5 Miles
Total Population	8,844	69,947	157,012
Average Age	33.0	33.5	32.9
Average Age (Male)	32.8	32.5	31.9
Average Age (Female)	33.4	34.4	33.9
Total Households	3,454	27,393	58,568
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$64,667	\$58,813	\$55,863
Average House Value	\$185,611	\$154,814	\$141,034