

1820 44<sup>TH</sup> STREET SW  
WYOMING, MICHIGAN

RETAIL FOR LEASE/GROUND LEASE  
3,900 Square Feet | 1.18 Acres Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

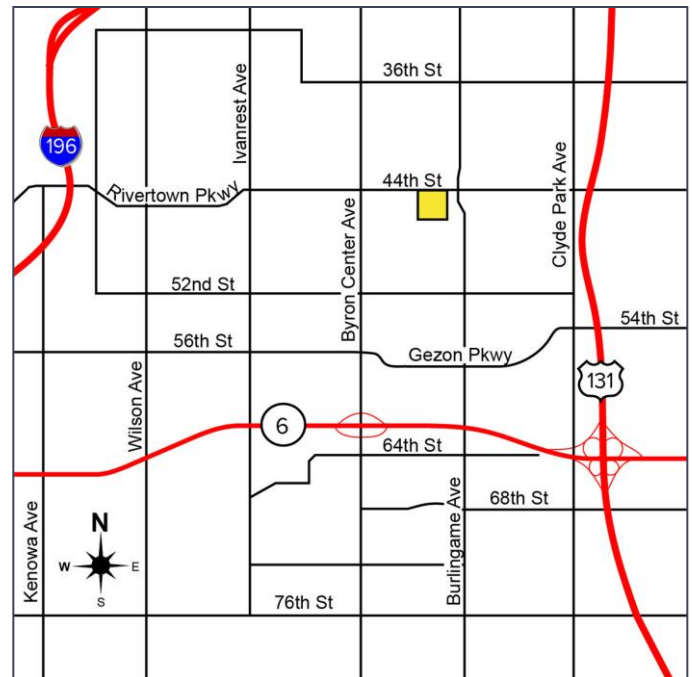
**HIGH VISIBILITY**



## PROPERTY FEATURES

- 9,125 total building square footage
- 3,900 square feet available
- Approximately 1.18 acres of the 2.73-acre parcel available
- Zoned B-1
- Built in 1984; Renovated in 2026
- Retail Lease Rate: \$15.00/sf NNN (\$4,875/mo)
- Ground Lease Rate: \$125,000/yr NNN

**Comments:** Great high-visibility space offers open ceiling concept suite with options to layout your own space. Very strong neighborhood trade area with excellent access to US-131. Features monument signage, on-site parking, great co-tenant business that is very busy and over 1,000 residential apartment units surrounding the property. This is an attractive option for retail, QSR, cafe, coffee, restaurant and more!



For more information, please contact:

**JOE RIZQALLAH**  
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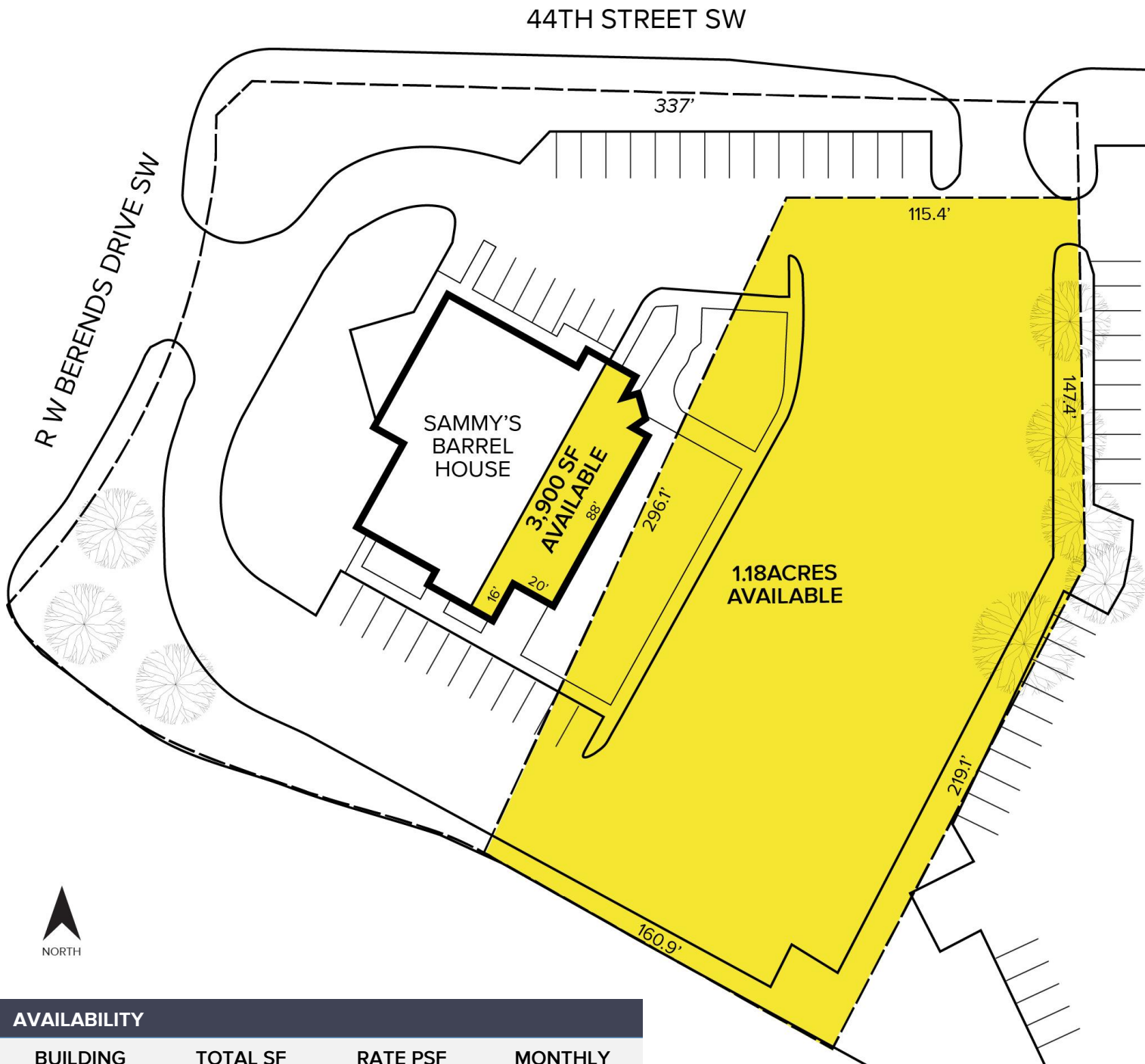
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# 1820 44<sup>th</sup> Street SW – Wyoming, Michigan

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1.18 Acres  
AVAILABLE

## Site Plan



\*\*\*Dimensions are approximate – to be verified\*\*\*

### AVAILABILITY

BUILDING	TOTAL SF	RATE PSF	MONTHLY
SUITE B	3,900	\$15.00 NNN	\$4,875
LAND	TOTAL ACRES	ANNUAL	MONTHLY
Ground Lease	1.18	\$125,000	\$10,417

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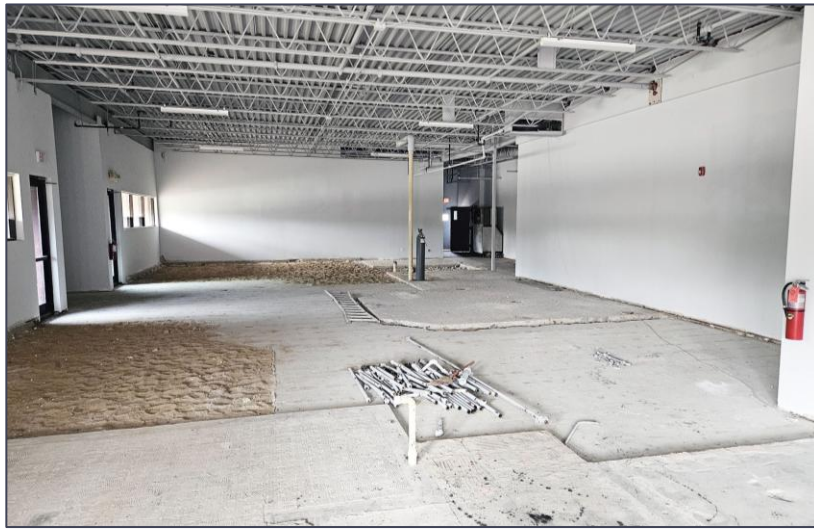
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Aerial



**DEMOGRAPHICS**

	POPULATION	MED. HH INCOME
1 MILE	11,092	\$88,986
3 MILE	84,411	\$79,184
5 MILE	210,700	\$76,902

**TRAFFIC COUNTS (TWO-WAY)**

28,854	44 <sup>th</sup> St west of Burlingame Ave
31,269	44 <sup>th</sup> St east of Burlingame Ave
13,340	Burlingame Ave north of 44 <sup>th</sup> St
11,541	Burlingame Ave south of 44 <sup>th</sup> St

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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.