

815 36TH STREET SW
WYOMING, MICHIGAN

RETAIL FOR LEASE
5,000 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

EXCELLENT VISIBILITY



PROPERTY FEATURES

- 5,000 total building square feet
- Excellent visibility
- Located on 0.34 acres
- Lease Rate: \$12.00/sf NNN (\$5,000/mo)
- 2025 NNN Expense: \$1.75/sf
- Sublease through 02/01/2030

Comments: Prime street-level retail space with full sized basement for storage. High-visibility location on one of Clyde Park's busiest corridors with steady foot and vehicle traffic. High-traffic intersection and nearby amenities (coffee shops, dining, services) drive impulse visits and repeat foot traffic.



For more information, please contact:

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815 36th Street SW – Wyoming, Michigan

Retail For Lease

5,000
Square Feet
AVAILABLE

Aerial



Updated Exterior Lighting



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	14,903	\$74,990
3 MILE	112,773	\$70,990
5 MILE	274,710	\$77,118

TRAFFIC COUNTS (TWO-WAY)

20,512	36 th St east of Clyde Park Ave
17,318	36 th St west of Clyde Park Ave
13,734	Clyde Park Ave north of 36 th St
15,002	Clyde Park Ave south of 36 th St

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