



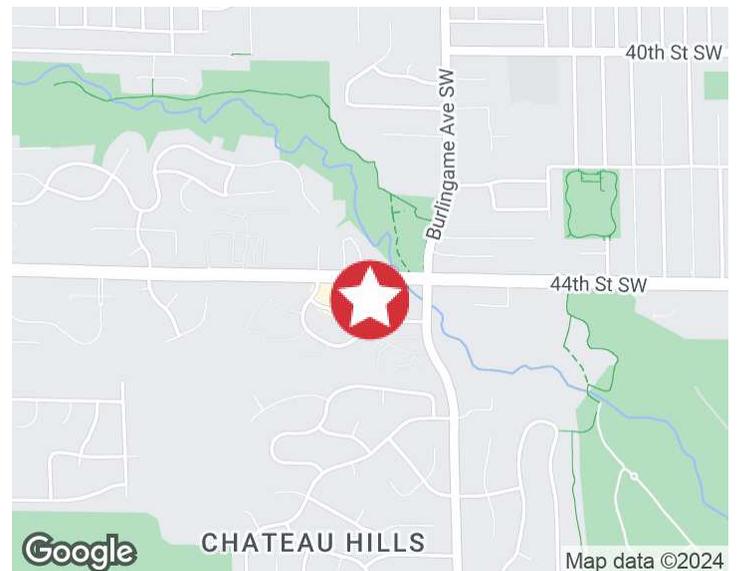
1740 & 1760 44th St SW
Wyoming, Michigan 49519

Property Overview

Chateau Centre is located near Rivertown Crossings Mall with convenient 44th Street access. This is a well-maintained center with long-term tenants and is a proven successful retail center. Excellent demographics and traffic counts makes this West Michigan retail center an attractive location.

Current tenants include Biggby, Russo's Pizza, Boost Mobile, PNC Bank, The UPS Store, Express Employment, Subway, Wash & Wags, Sweetwater Brewery, Hello Yoga, West Michigan Coin and Stamp, and Delski Meats.

Per Grand Valley Metropolitan Council, traffic counts: 30,416 vehicles per day at corner of 44th Street and Burlingame Avenue with 13,169 VPD north on Burlingame Avenue and 10,612 south on Burlingame Avenue.



For More Information

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Asset Overview

1740 & 1760 44th St SW
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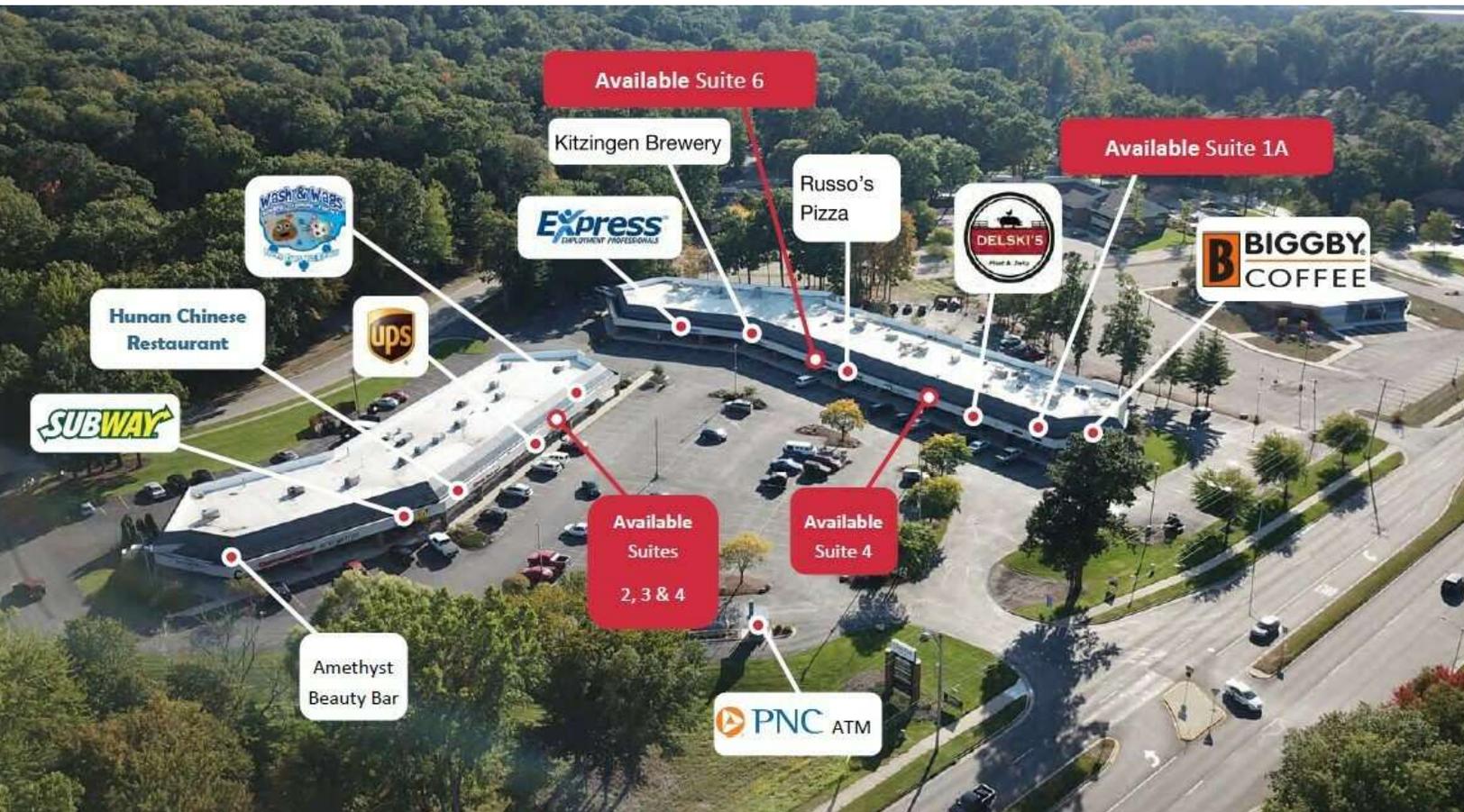
1740 & 1760 44th St SW

Location:	Southwest corner of 44th St & Burlingame Avenue between I-196 and US-131
Total Building Size:	43,543 SF (1740 & 1760)
Construction:	Brick and Glass
HVAC:	Gas/Forced Air
Air Conditioning:	100%
Signage:	Yes
Parking:	On-site; paved and lighted
Sprinklers:	Yes
Zoning:	B-3 Business District, Planned Shopping



Availability

1740 & 1760 44th St SW
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Offering Overview

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Lease Information

Terms	36-60 months; 3% annual increases
Tenant Responsibilities	Pro-rata share of real estate taxes, insurance, maintenance, liability insurance and utilities (separately metered, phone/data services and janitorial)
Landlord Provides	Roof & Structural maintenance, HVAC replacements
Possession	At lease execution

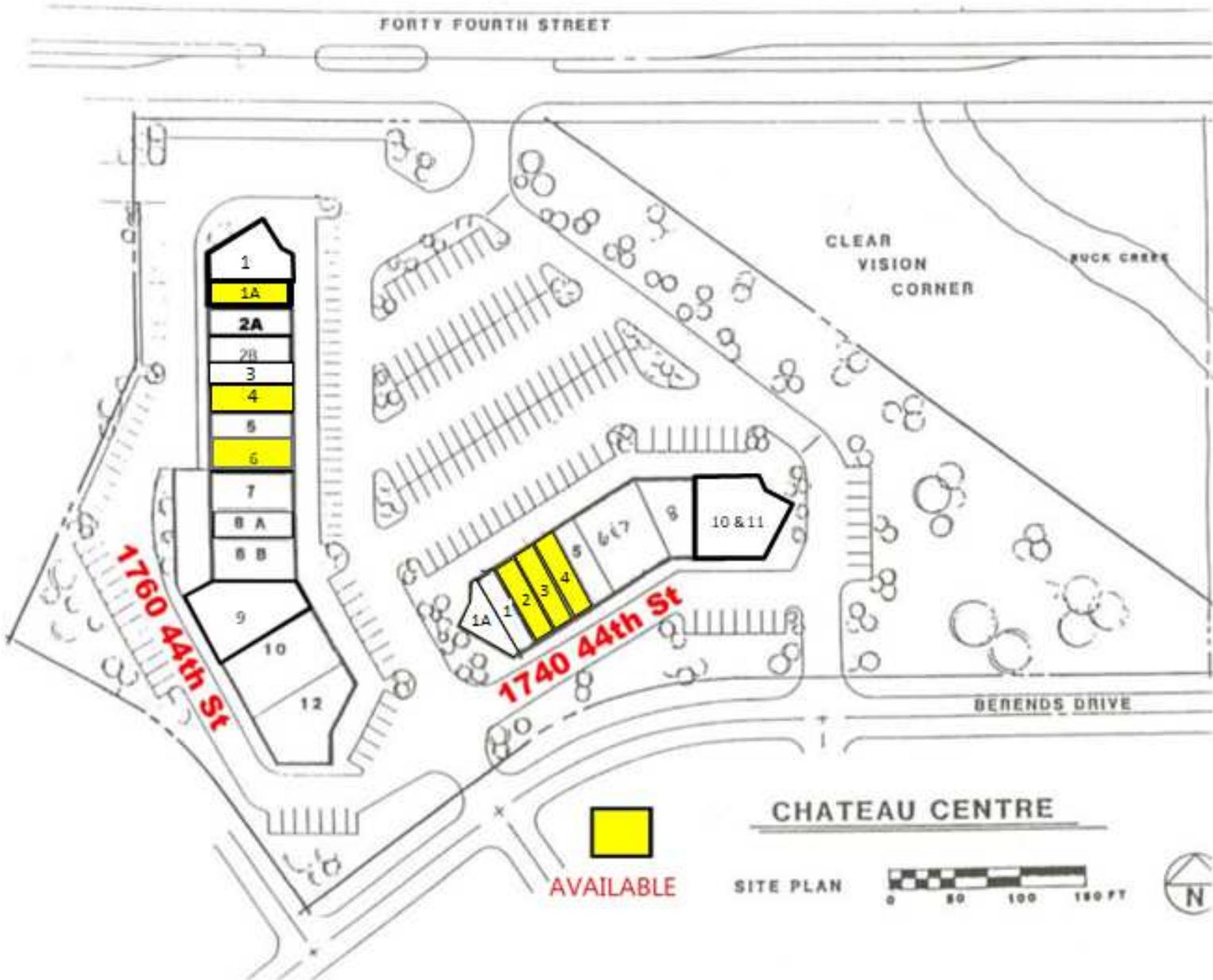


Availability

	RENTABLE SF	RATE/SF/YR	MONTHLY RENT	ESTIMATED CAM/MONTH (\$3.83/SF)	TOTAL MONTHLY RENT
1760 44th St SW					
Suite 1a	1,630	\$12.95	\$1,759	\$520	\$2,279
Suite 4	1,265	\$11.95	\$1,260	\$404	\$1,663
Suite 6	1,686	\$11.95	\$1,688	\$538	\$2,226
1740 44th St SW					
Suite 2	1,175	\$12.50	\$1,224	\$375	\$1,599
Suite 3 & 4	2,350	\$11.95	\$2,340	\$750	\$3,090
Suite 2, 3 & 4	3,525	\$11.95	\$3,510	\$1,125	\$4,635

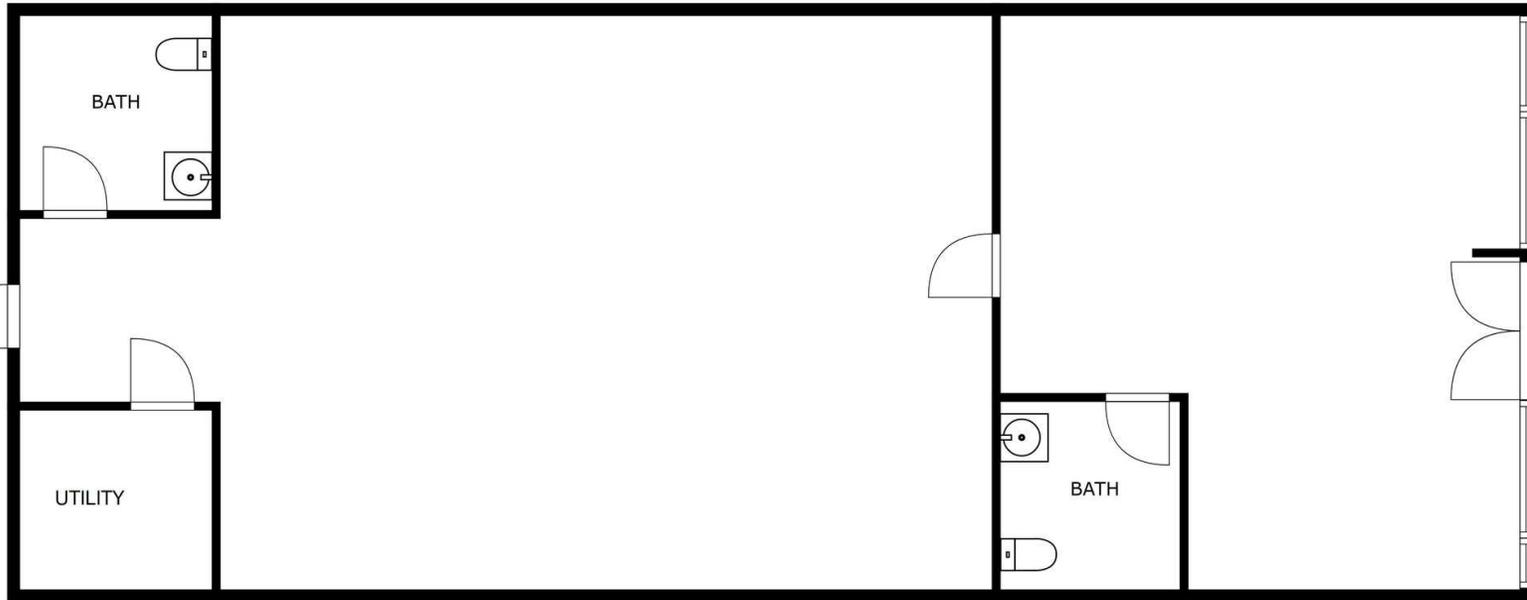
Site Plan

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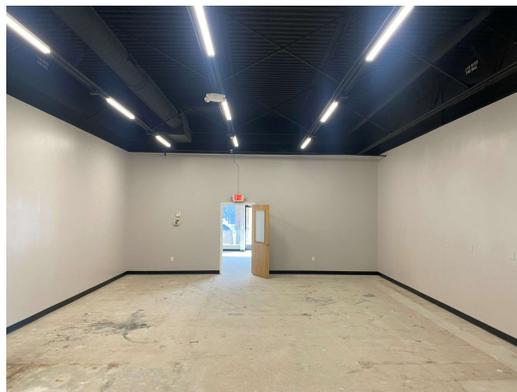


Suite 1a - 1,630 SF

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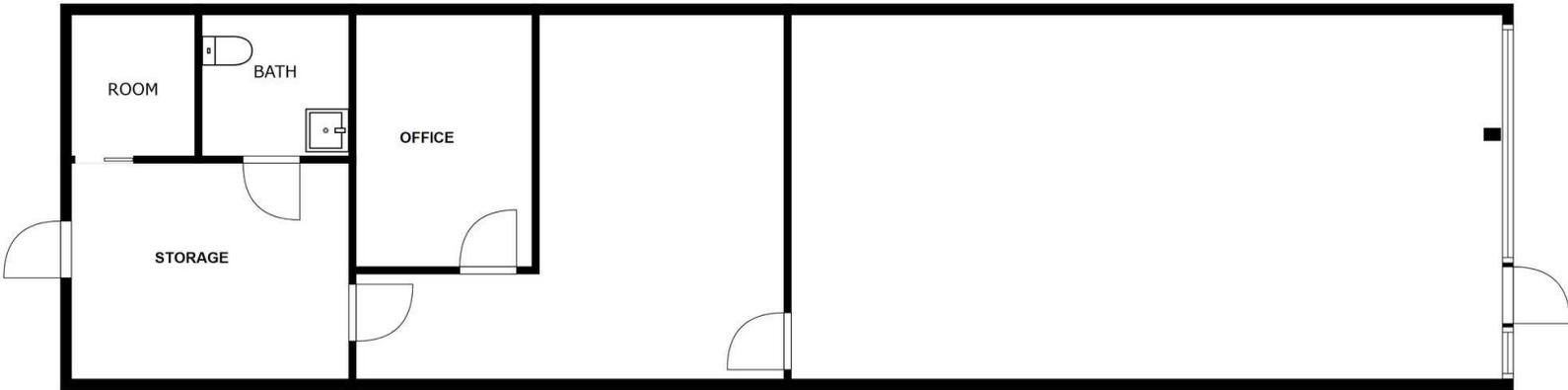


FLOOR 1

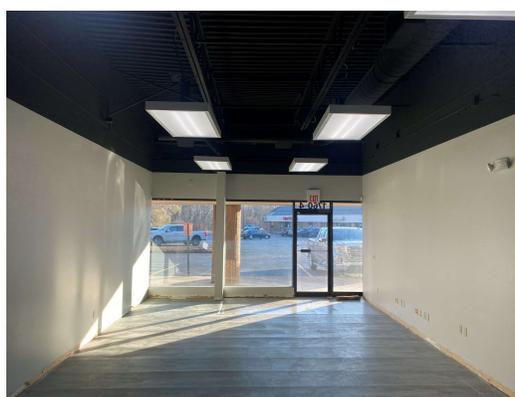


Suite 4 - 1,265 SF

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SUITE 4
FLOOR 1



Suite 6 - 1,686 SF

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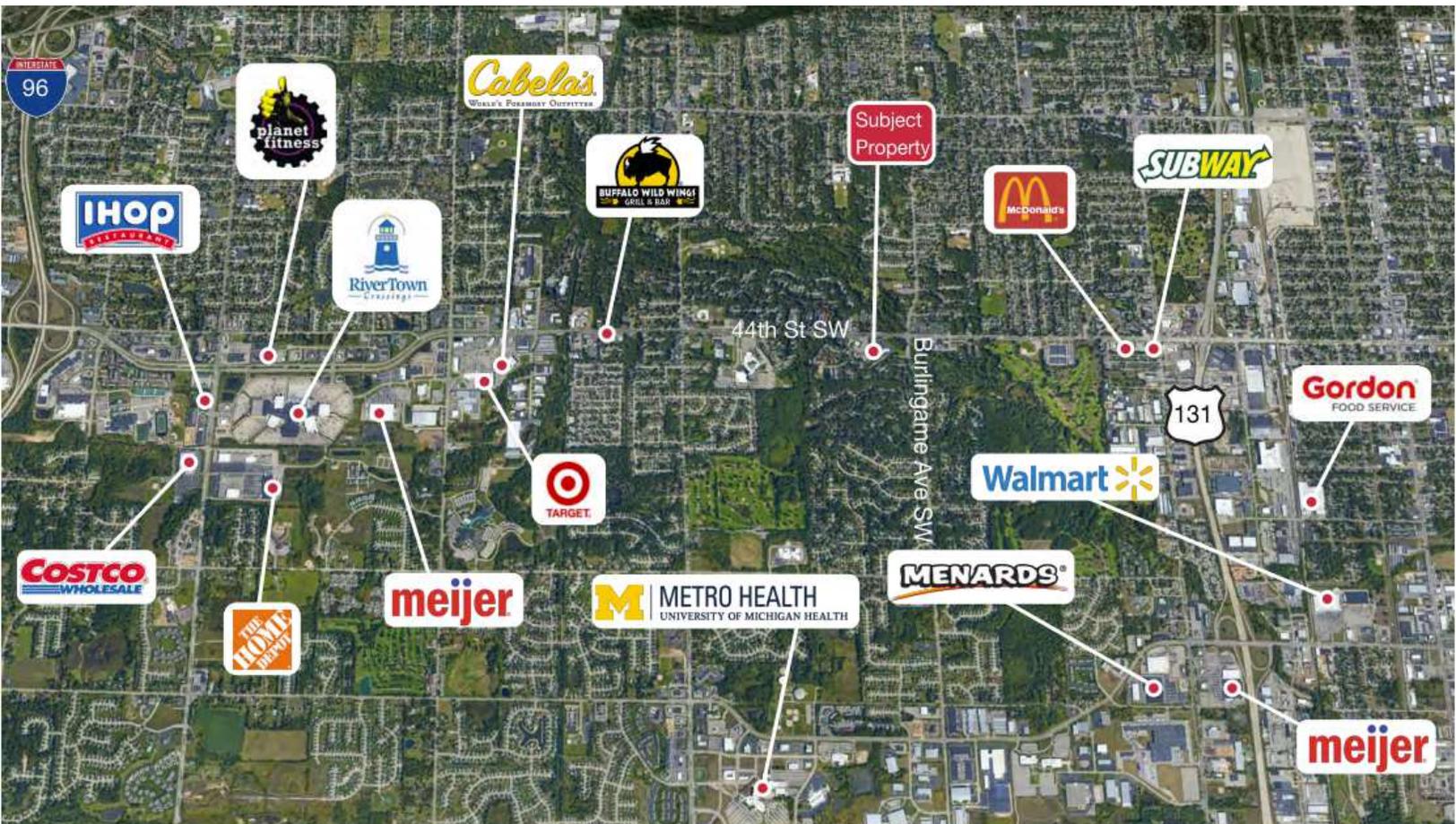


SUITE 6
FLOOR 1



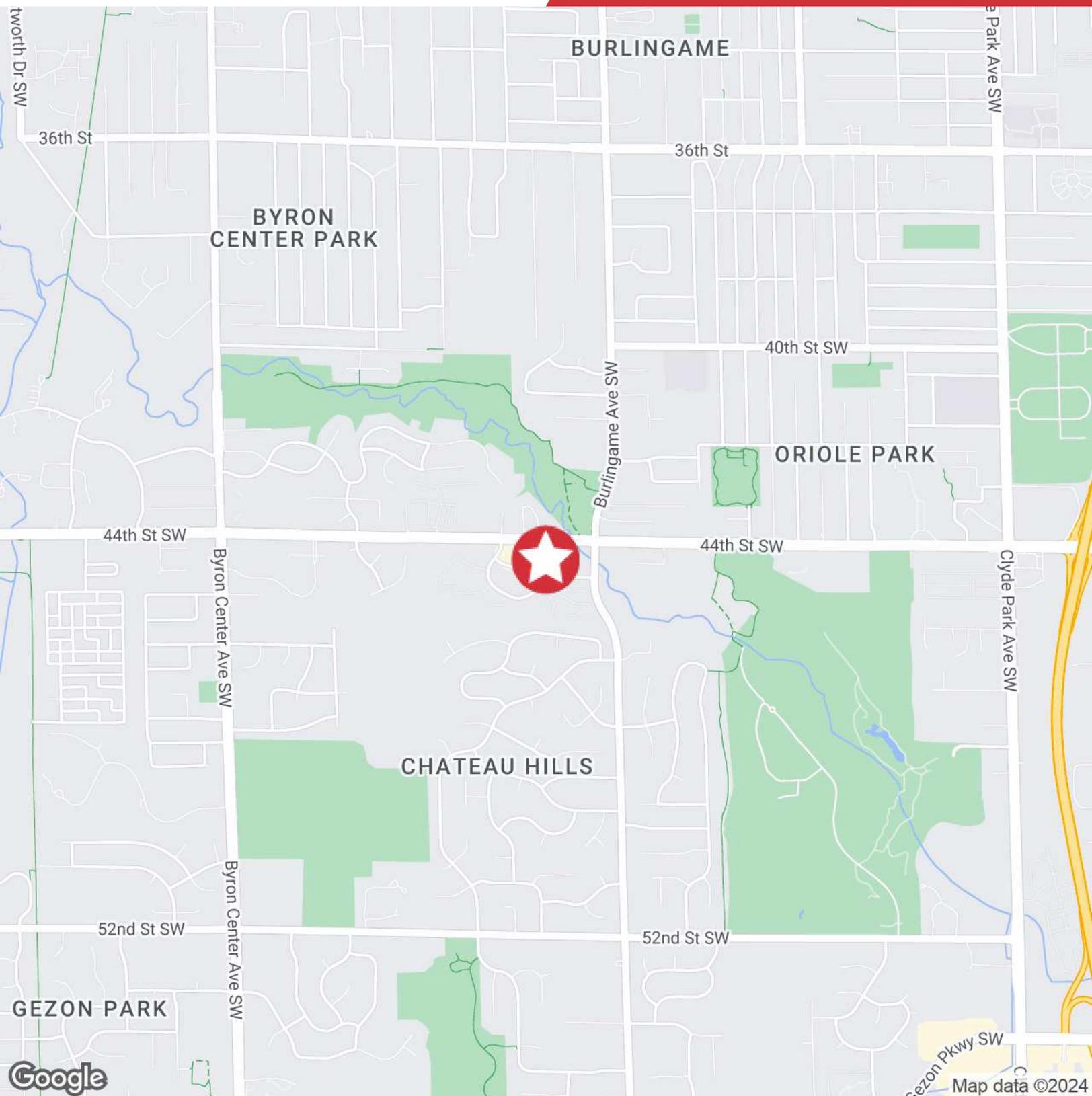
Retail Map

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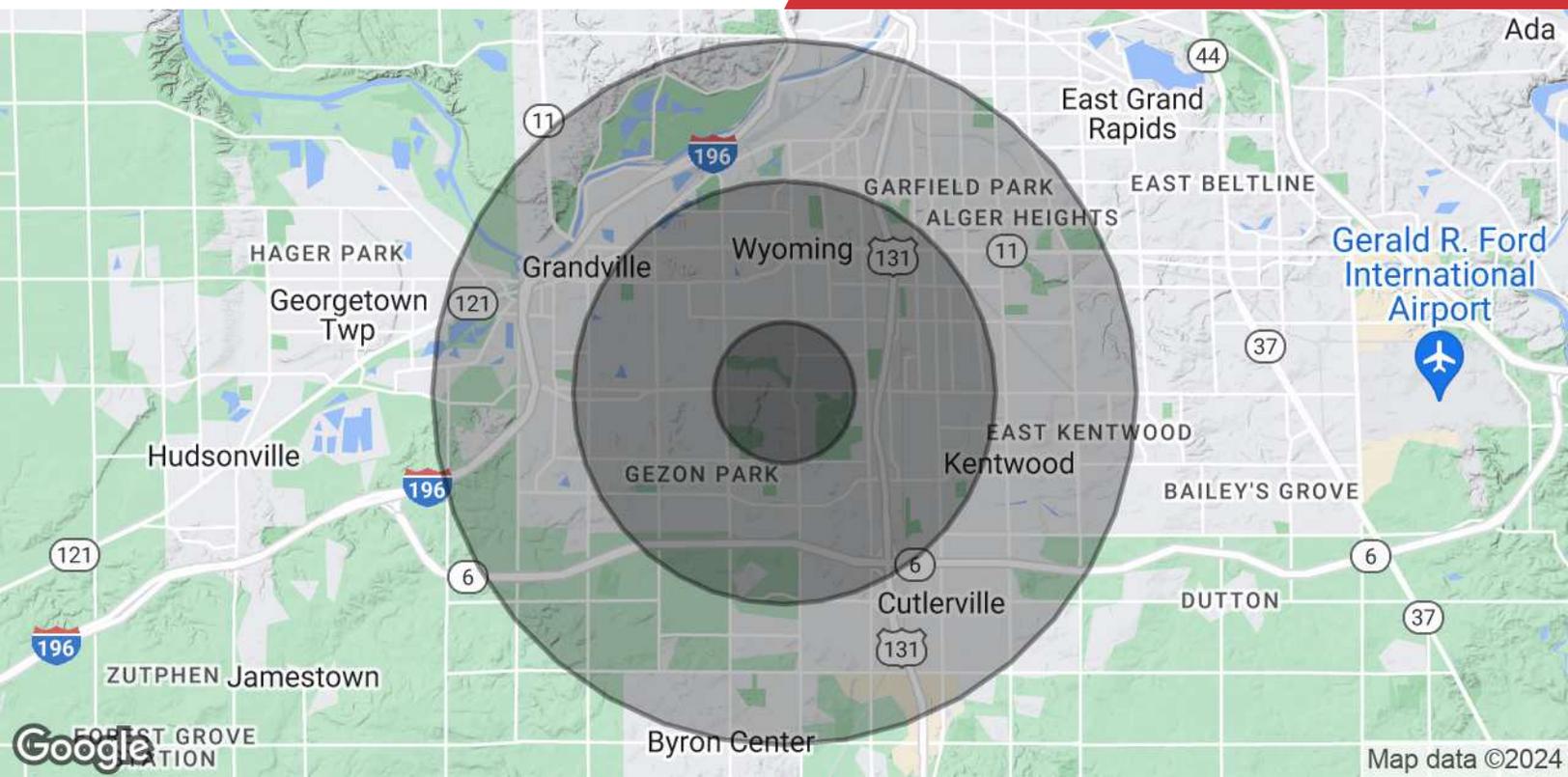
Location Map

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Demographics Map & Report

1740 & 1760 44th St SW
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,594	77,228	196,840
Average Age	32.9	33.2	31.8
Average Age (Male)	32.7	32.3	30.7
Average Age (Female)	32.5	34.0	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,807	29,941	72,044
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$56,473	\$54,344	\$53,138
Average House Value	\$152,841	\$146,530	\$131,339
TRAFFIC COUNTS			
44th Street & Burlingame	30,416/day		

2020 American Community Survey (ACS)