



**707 West Superior Street  
Wayland, Michigan 49348**

**Property Highlights**

- 3,000 SF Retail Suite
- Open Floor Plan with Restroom and Storage Area
- Building and Pylon Signage Available
- Located Along Heavily Travelled W. Superior St.
- Ample Parking



For More Information

**Jason Makowski, SIOR**

O: 616 575 7034 | C: 616 262 8532  
jasonm@naiwwm.com

**Paul Oosterbaan**

O: 616 575 7054 | C: 269 760 2101  
paulo@naiwwm.com

# Property Overview

707 West Superior Street  
Wayland, Michigan 49348

## Property Overview

3,000 SF retail suite available within this multi-tenant retail building. Open floor plan with restroom and small storage area. Co-tenants include Boost Mobile, Edward Jones and Ivy Rehab. Pylon and building signage available. Located along heavily travelled W. Superior Street and within close proximity to US-131.

## Property Information

|                             |   |
|-----------------------------|---|
| <b>Location:</b>            | US - 131 & Main Street                    |
| <b>Municipality:</b>        | City of Wayland                           |
| <b>PPN:</b>                 | 03-24-56-006-100                          |
| <b>HVAC:</b>                | Gas/Forced Air                            |
| <b>Total Building Size:</b> | 7,587 SF                                  |
| <b>Signage:</b>             | Building and Pylon                        |
| <b>Parking:</b>             | Surface; On-Site w/Ample Spaces           |
| <b>Zoning:</b>              | C-1 / Office, Service Commercial District |
| <b>Building Class:</b>      | B   |



# Lease Overview

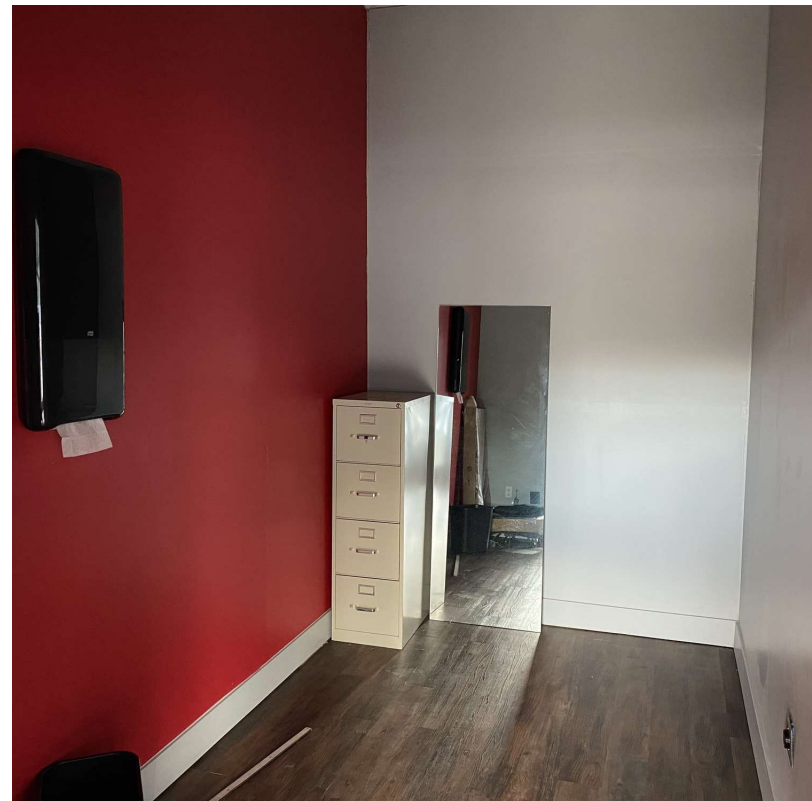
707 West Superior Street  
Wayland, Michigan 49348

## Lease Information

|                           |   |
|---------------------------|---|
| <b>Lease Type:</b>        | NNN   |
| <b>Terms:</b>             | 24 - 60 Months  |
| <b>Tenant Provides:</b>   | Air Conditioning, Electric, Gas/Heat, Insurance, Janitorial, Phone, Refuse Removal, Sewer, Snow Removal, Taxes, Water |
| <b>Landlord Provides:</b> | Roof and Structural   |
| <b>Renewal Option:</b>    | Yes   |

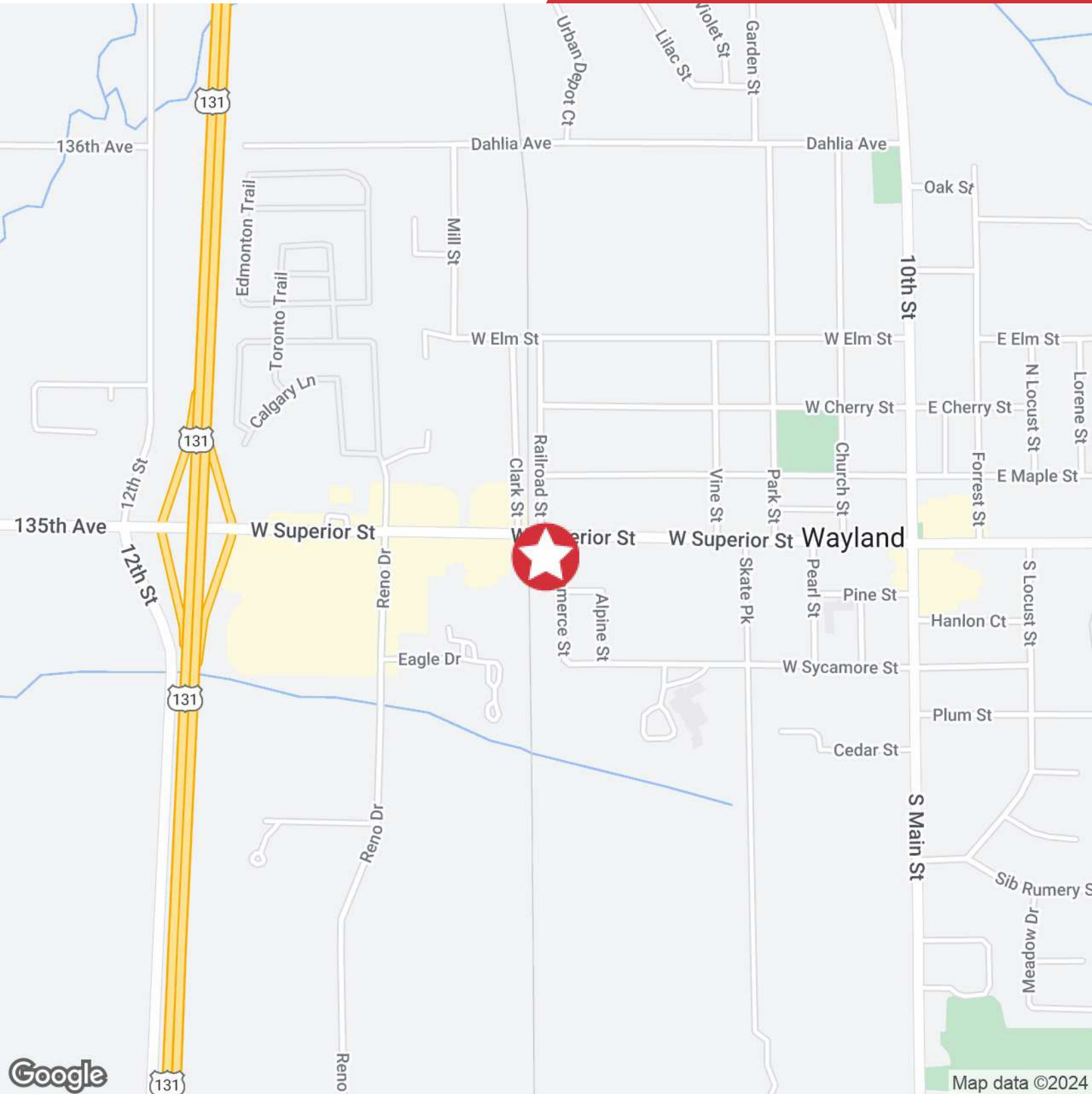
## Availability

| SUITE | RENTABLE SF | RATE / SF / YR | CAM CHARGE MONTHLY<br>APPROX. \$4.00/SF | TOTAL MONTHLY RENT |
|-------|-------------|----------------|---|--------------------|
| 707   | 3,000 SF    | \$10.00        | \$1,000.00                              | \$3,500.00         |



# Location Map

707 West Superior Street  
Wayland, Michigan 49348



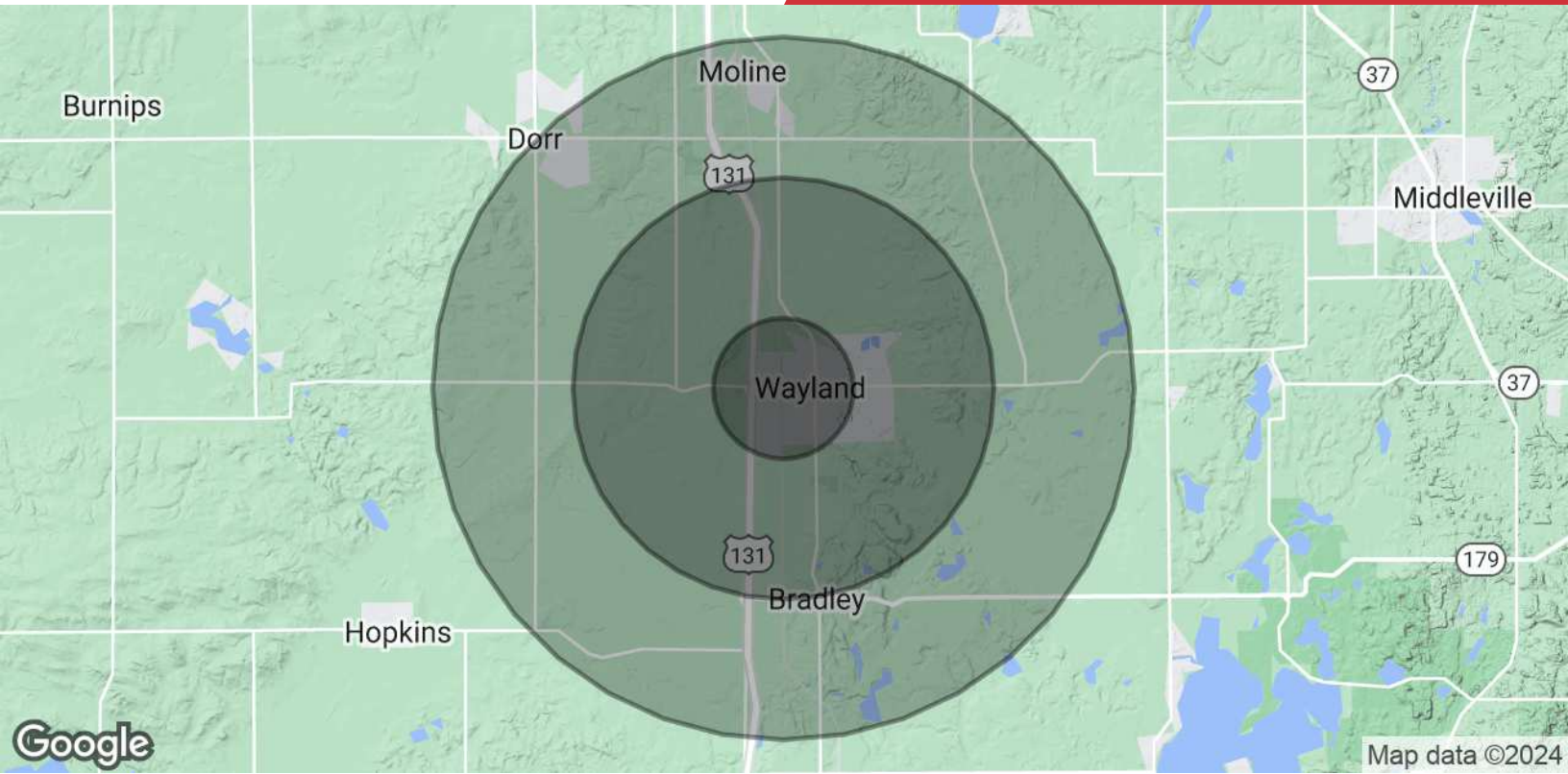
# Retailer Map

707 West Superior Street  
Wayland, Michigan 49348



# Demographics Map & Report

707 West Superior Street  
Wayland, Michigan 49348



| POPULATION                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------|-----------|-----------|-----------|
| <b>Total Population</b>     | 1,383     | 6,677     | 12,603    |
| <b>Average Age</b>          | 33.2      | 35.6      | 38.3      |
| <b>Average Age (Male)</b>   | 34.8      | 35.3      | 37.3      |
| <b>Average Age (Female)</b> | 32.3      | 36.2      | 39.5      |
| HOUSEHOLDS & INCOME         | 1 MILE    | 3 MILES   | 5 MILES   |
| <b>Total Households</b>     | 561       | 2,620     | 5,028     |
| <b># of Persons per HH</b>  | 2.5       | 2.5       | 2.5       |
| <b>Average HH Income</b>    | \$59,200  | \$65,582  | \$69,501  |
| <b>Average House Value</b>  | \$115,000 | \$146,069 | \$169,719 |

2020 American Community Survey (ACS)