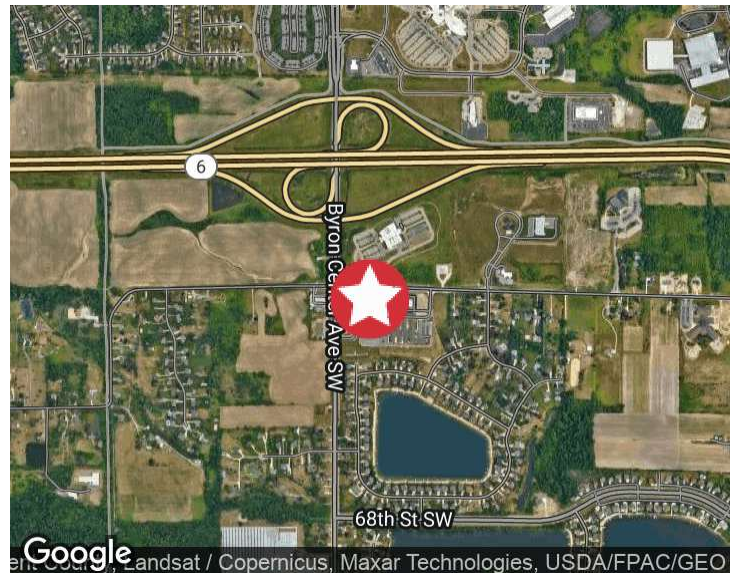




**2324 64th SW**  
**Byron Center, Michigan 49315**

**Property Highlights**

- Prominent Highway Interchange.
- Located at the SE corner of 64th St SW and Byron Center Ave.
- This is a very dynamic area with tremendous daytime population with two hospitals nearby.
- The traffic count along M-6 is in excess of 46,000 cars per day.
- Leases are contingent upon the Landlord's approval of the tenant's use and financials.



For More Information

**Bob Lotzar**

O: 616 575 7041 | C: 616 304 6124  
bobl@naiwwm.com

# Asset Overview

2324 64th SW  
Byron Center, Michigan 49315

## 2324 64th St SW

<b>Location:</b>	Building 3 located off Byron Center at 64th Street SW
<b>Total Building Size:</b>	8,120 SF
<b>Construction:</b>	Completed by Fall 2022
<b>Parking:</b>	On site surface, ample parking for site.
<b>Zoning:</b>	Mixed Use PUD



# Lease Overview

2324 64th SW  
Byron Center, Michigan 49315

## Lease Information

<b>Lease Type:</b>	NNN
<b>Terms:</b>	36 - 60 months
<b>PPN:</b>	41-21-03-302-003
<b>Possession:</b>	8/1/2022

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	ANNUAL	TOTAL MONTHLY RENT
1	8,000 SF	\$30.00	-	\$20,000.00
2	4,000 SF	\$30.00	-	\$10,000.00
3	2,000 SF	\$30.00	-	\$5,000.00
<b>VL</b>	54,885 SF	\$110,000.00	\$110,000.00	-



# Retailer Map

2324 64th SW  
Byron Center, Michigan 49315

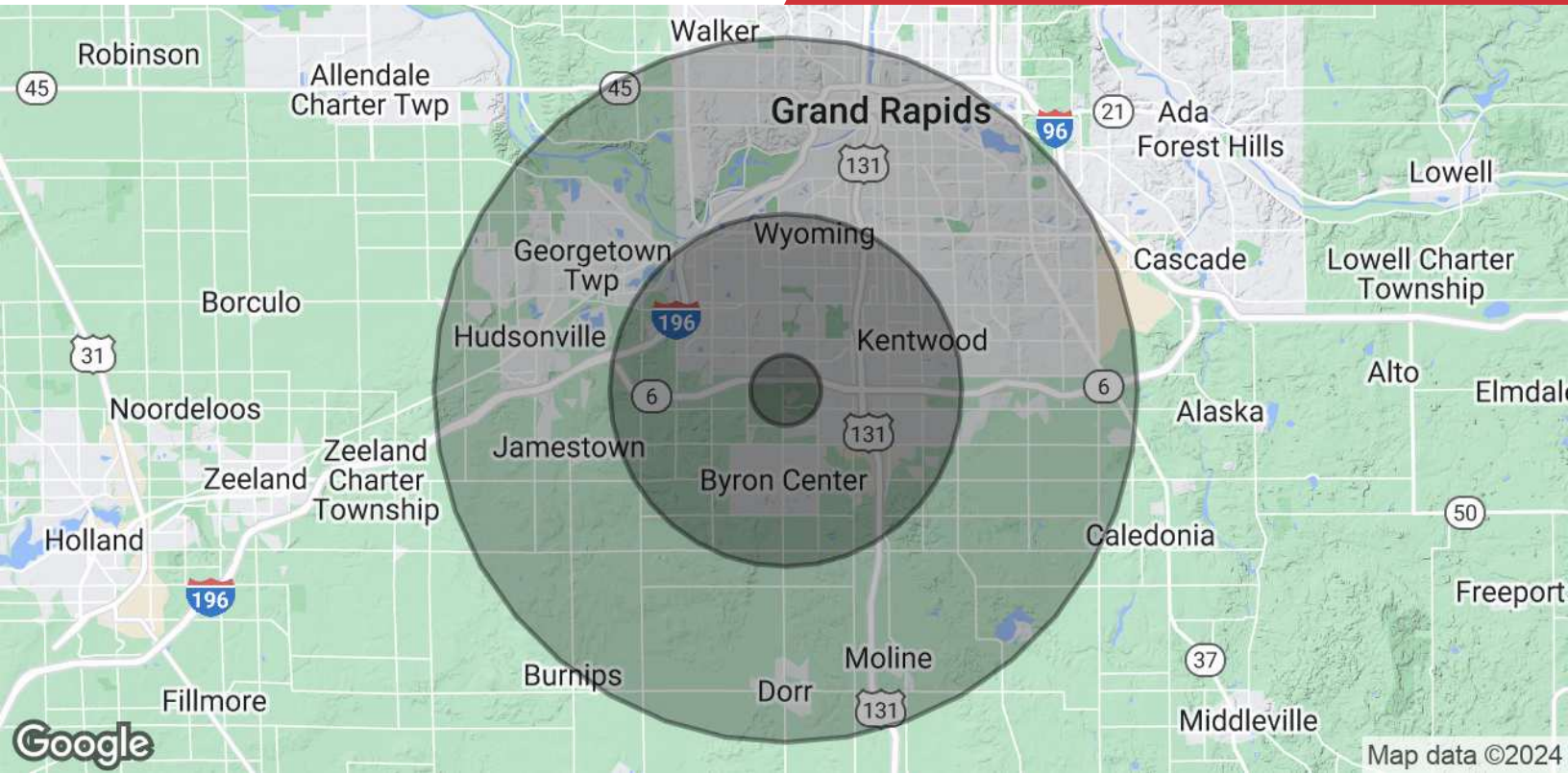


Google

Map data ©2022 Imagery ©2022 TerraMetrics

# Demographics Map & Report

2324 64th SW  
Byron Center, Michigan 49315



POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	3,083	125,147	479,607
<b>Average Age</b>	38.3	34.3	33.0
<b>Average Age (Male)</b>	37.4	33.0	31.9
<b>Average Age (Female)</b>	38.8	35.7	33.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	1,182	48,470	180,942
<b># of Persons per HH</b>	2.6	2.6	2.7
<b>Average HH Income</b>	\$72,735	\$59,658	\$57,465
<b>Average House Value</b>	\$224,618	\$147,113	\$146,585
TRAFFIC COUNTS			
<b>64th &amp; Byron Center</b>	16,487/day		

\* Demographic data derived from 2020 ACS - US Census



# West Michigan Overview

## West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

## Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

## Grand Rapids Ranking

- #1 Fastest Growing US Economy  
-HeadlightData
- #19 Best Cities in the US  
- USNews
- #3 Big Cities with the Healthiest Markets  
-SmartAsset
- #4 Housing Markets to Watch 2017  
- Trulia
- #5 Best Large Cities to Start a Business  
- WalletHub

### Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

### Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

### Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.