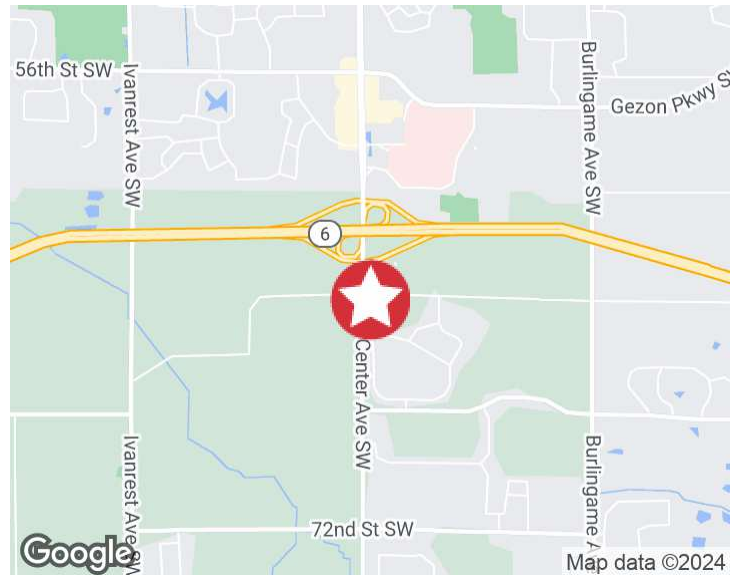




2350 64th SW
Byron Center, Michigan 49315

Property Overview - JBB Place

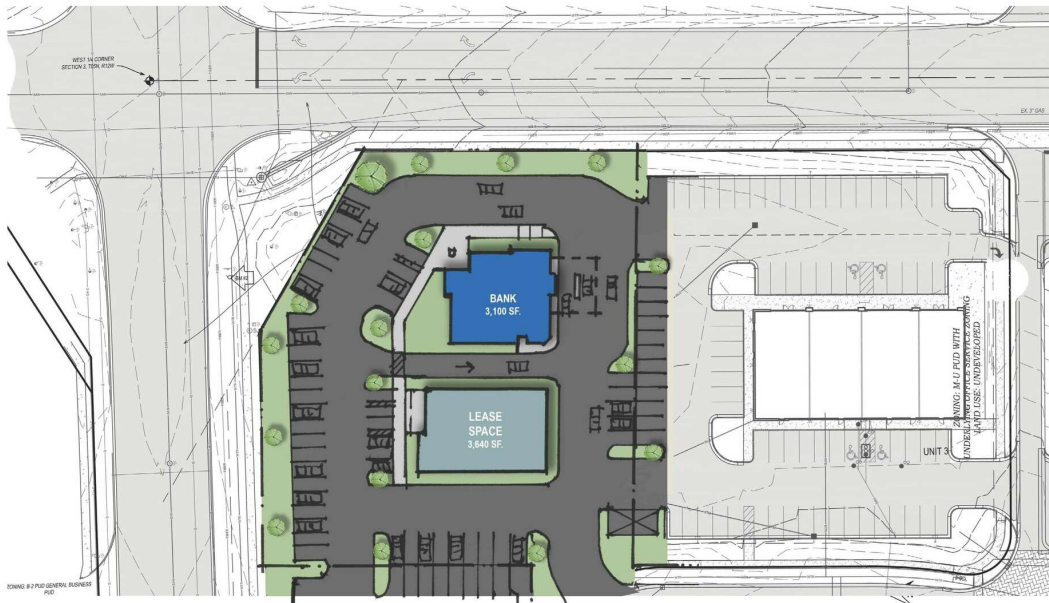
Prominent Highway Interchange location located at the SE corner of 64th St SW and Byron Center Avenue. Currently the site has a completed 51,000 SF office building and a 132 bed assisted living facility. In addition a Hilton Home 2 with over 100 rooms is under construction. Mercy Health Southwest Campus is across the street and Metro Hospital's main campus is just north of them. This is a very dynamic area with tremendous daytime population with several big box retailers nearby. The traffic count along M6 is in excess of 46,000 cars per day. The five available lots can accommodate a multitude of building sizes and retail/office users. Leases are contingent upon the Landlord's approval of the Tenant's use and financials.



For More Information

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SITE PLAN
SE CORNER OF 64TH SW & BYRON CENTER AVE



Lease Overview

2350 64th SW
Byron Center, Michigan 49315

Lease Information

Lease Type:	NNN
Terms:	240 Months
Municipality:	Byron Township
PPN:	41-21-03-302-001
Zoning:	Commercial PUD

Availability

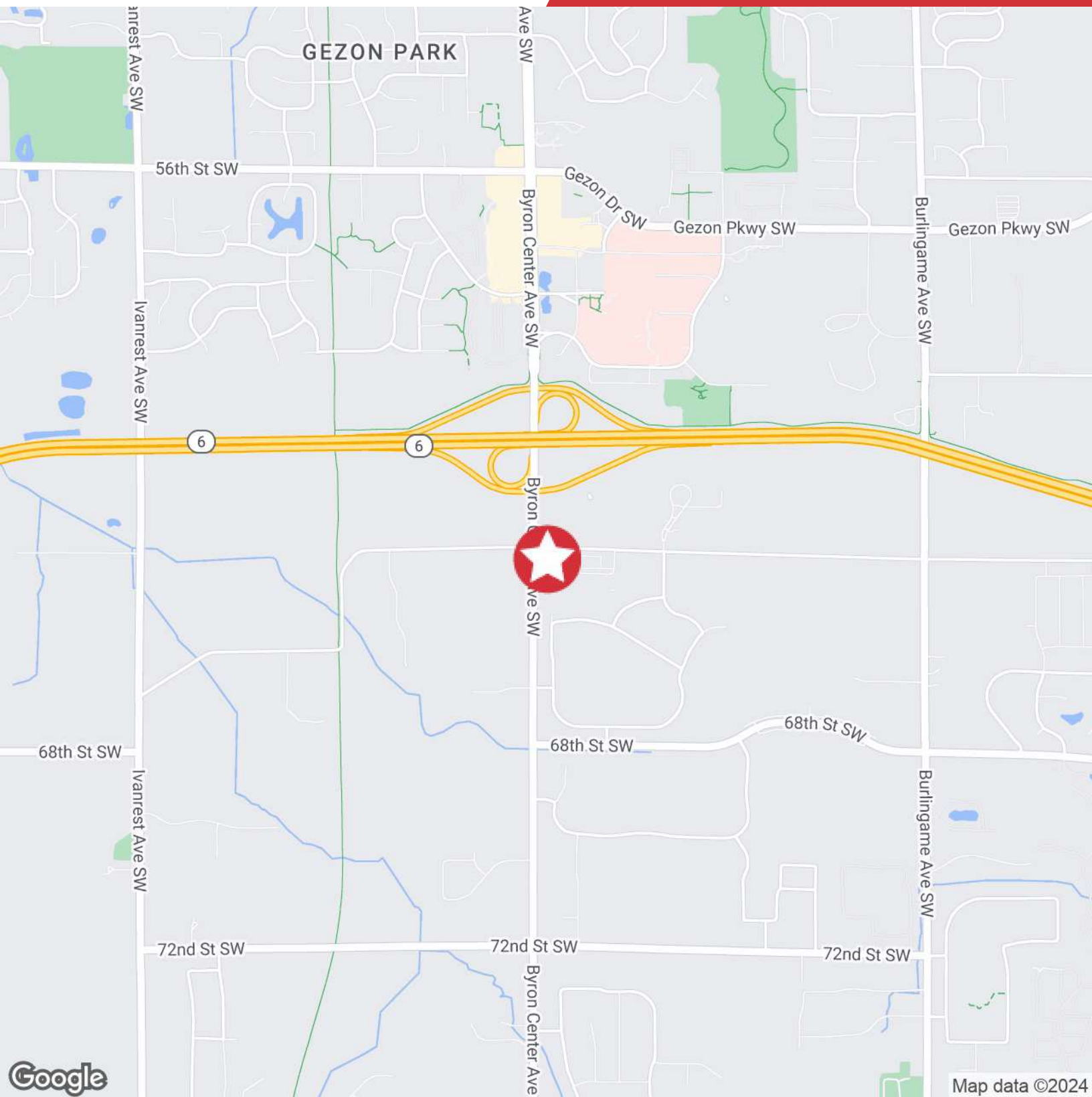
SUITE	RENTABLE SF	RATE YEAR
Unit 2	52,272 SF	\$125,000.00



RETAIL MAP

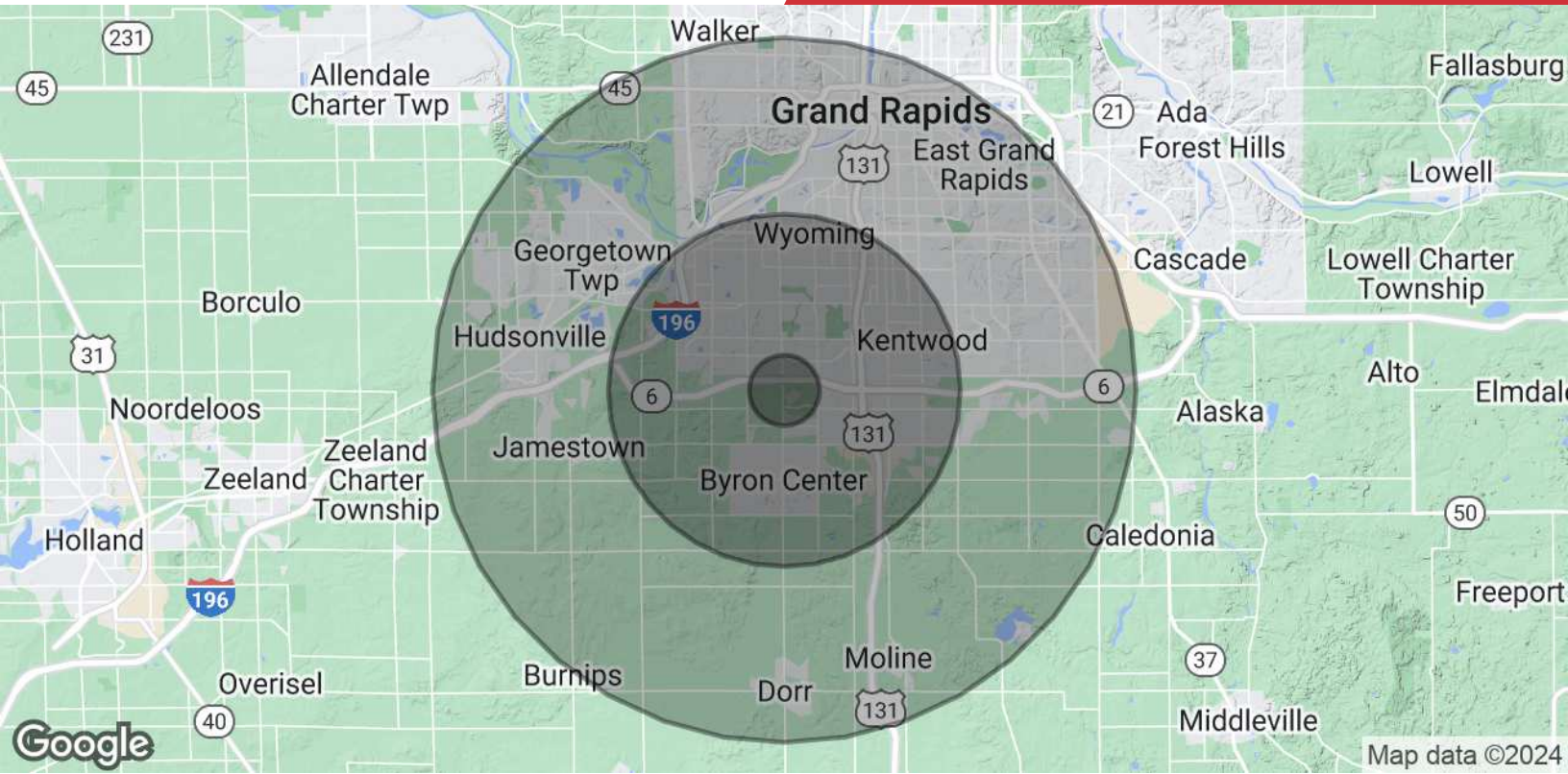
Location Map

2350 64th SW
Byron Center, Michigan 49315



Demographics Map & Report

2350 64th SW
Byron Center, Michigan 49315



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

2020 American Community Survey (ACS)

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.