



5316 Clyde Park Ave SW  
Wyoming, Michigan 49509

### Property Highlights

- Great for retail, office or restaurant space.
- Join retailers Bagel Beanery, Oriental Asian Buffet, Dollar Stretcher, Heffron Farms, Chu's Cleaners, and Fashion Nails II.
- Quick and easy access from US 131 and M-6, close proximity to Hampton Inn and other big box retailers such as Meijer, Target, and Menards.
- Ample parking.
- Pylon and building signage available.
- Onsite storage building for optional additional storage.
- Outstanding area retail with high traffic counts.



For More Information

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# Lease Overview

5316 Clyde Park Ave SW  
Wyoming, Michigan 49509

## Lease Information

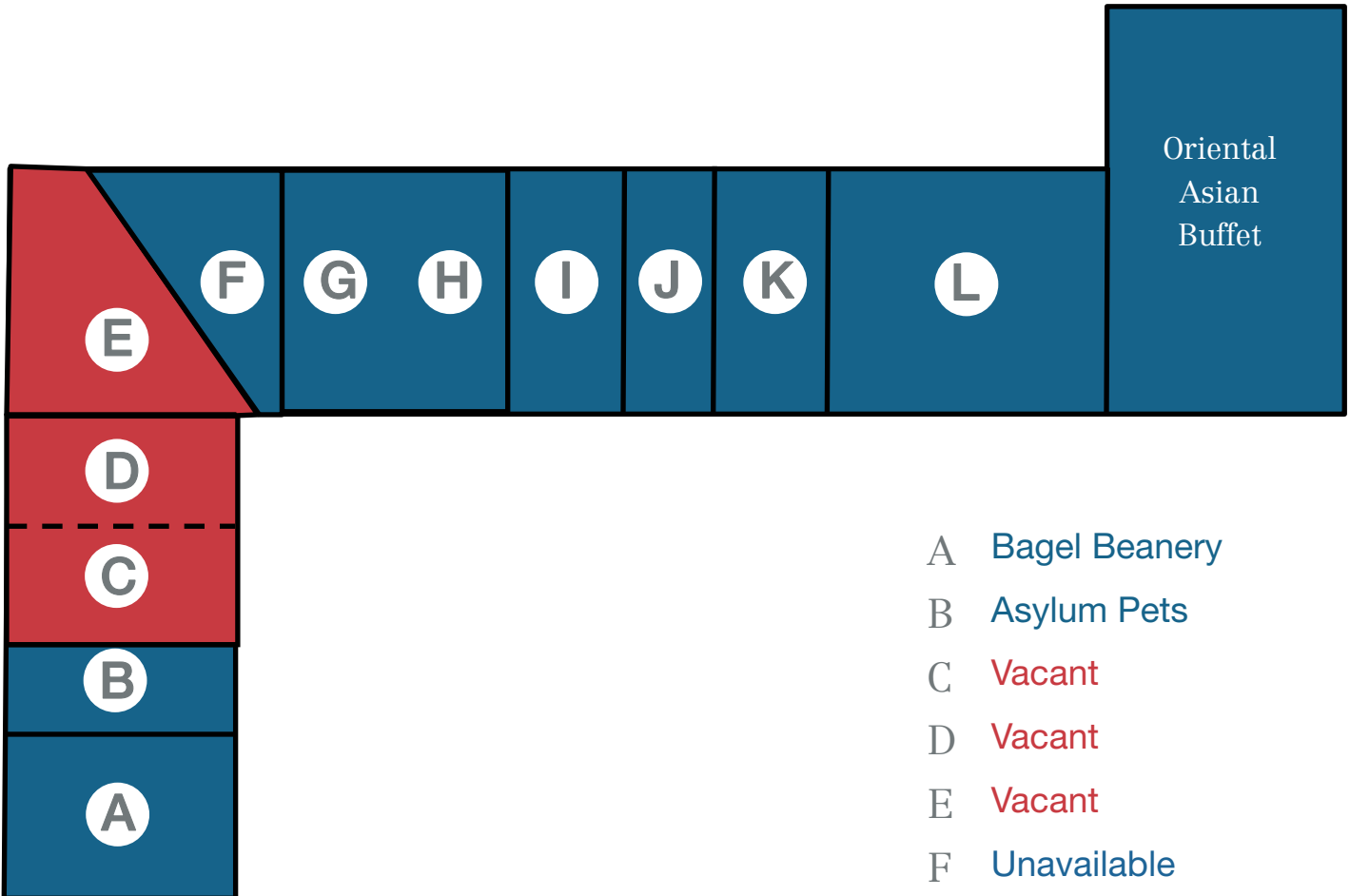
<b>Location:</b>	Clyde Park and 54th Street
<b>Total Building Size:</b>	32,200 SF
<b>Acreage:</b>	3.8 Acres
<b>Signage:</b>	Pylon and Building
<b>Parking:</b>	Ample, Onsite Surface Lot
<b>Zoning:</b>	201- Commercial
<b>Terms:</b>	36 - 60 Months
<b>Tenant Provides:</b>	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse Removal, Phone
<b>Landlord Provides:</b>	Roof & Structural
<b>Renewal Option:</b>	Yes
<b>Municipality:</b>	City of Wyoming
<b>PPN:</b>	41-17-36-101-047
<b>Possession:</b>	At lease commencement

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY	TOTAL MONTHLY RENT
<b>C</b>	1,808 SF	\$13.95	\$2,101.80	\$565.00	\$2,666.80
<b>D</b>	2,272 SF	\$13.95	\$2,641.20	\$710.00	\$3,351.20
<b>E</b>	3,240 SF	\$13.95	\$3,766.50	\$1,012.50	\$4,779.00

# Site Plan

5316 Clyde Park Ave SW  
Wyoming, MI



- A Bagel Beanery
- B Asylum Pets
- C Vacant
- D Vacant
- E Vacant
- F Unavailable
- G All Star Sports
- H All Star Sports
- I Heffron Farms
- J Chu's Cleaners
- K Fashion Nails
- L Dollar Stretcher

# Additional Photos

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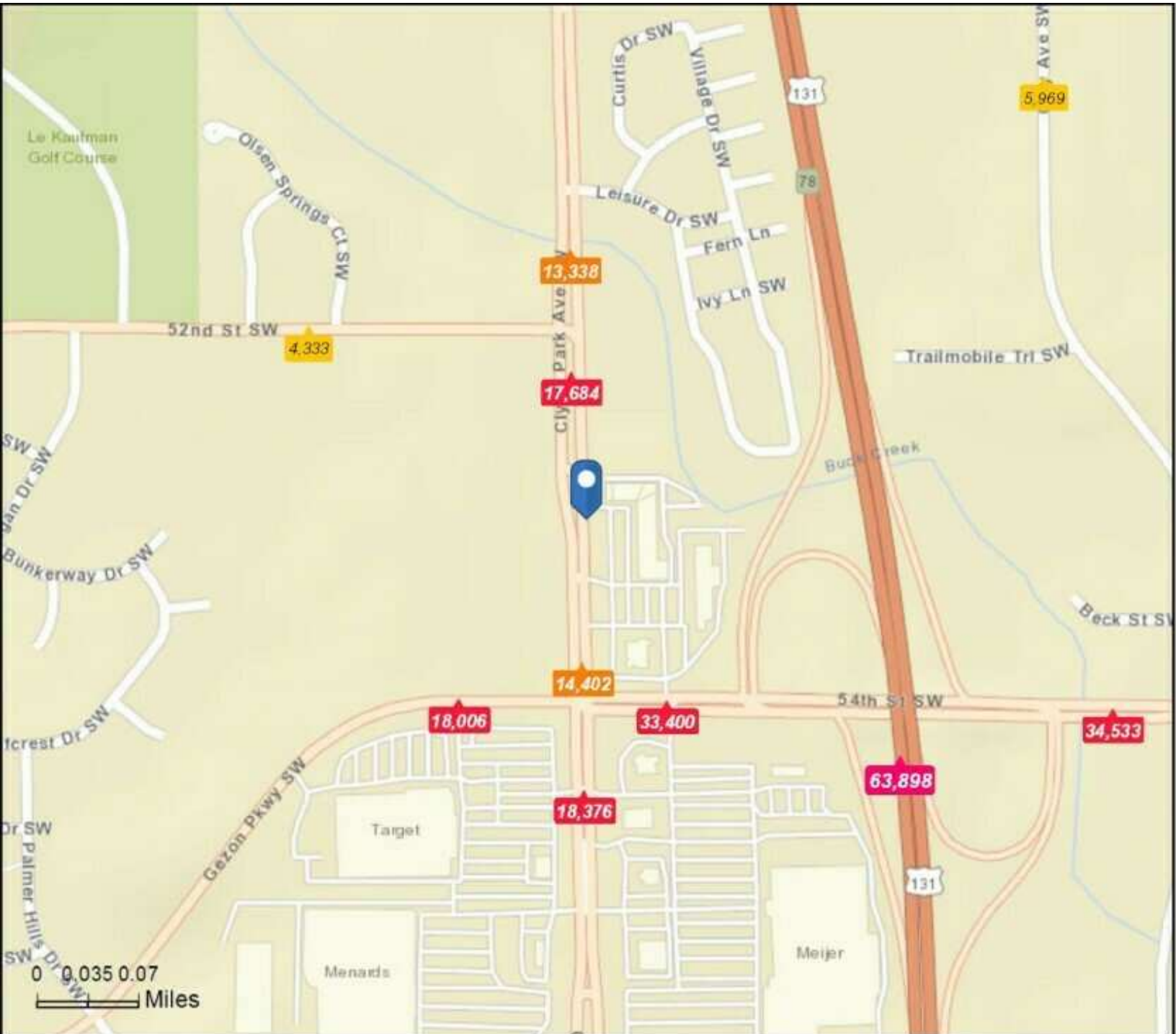
# Retailer Map

5316 Clyde Park Ave SW  
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# Traffic Counts

5316 Clyde Park Ave SW  
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## Executive Summary

5316 Clyde Park Ave SW, Wyoming, Michigan, 49509 2  
5316 Clyde Park Ave SW, Wyoming, Michigan, 49509  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.86789  
Longitude: -85.68383

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,308	80,226	193,431
2010 Population	3,540	81,593	200,137
2019 Population	3,971	88,666	217,141
2024 Population	4,205	92,445	226,763
2000-2010 Annual Rate	0.68%	0.17%	0.34%
2010-2019 Annual Rate	1.25%	0.90%	0.89%
2019-2024 Annual Rate	1.15%	0.84%	0.87%
2019 Male Population	50.3%	49.2%	48.9%
2019 Female Population	49.7%	50.8%	51.1%
2019 Median Age	37.0	35.7	35.0

In the identified area, the current year population is 217,141. In 2010, the Census count in the area was 200,137. The rate of change since 2010 was 0.89% annually. The five-year projection for the population in the area is 226,763 representing a change of 0.87% annually from 2019 to 2024. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2019 White Alone	74.4%	73.8%	68.7%
2019 Black Alone	4.3%	9.0%	12.9%
2019 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2019 Asian Alone	8.5%	5.5%	4.9%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	8.0%	6.7%	8.6%
2019 Two or More Races	3.9%	4.4%	4.3%
2019 Hispanic Origin (Any Race)	17.3%	14.6%	17.5%

Persons of Hispanic origin represent 17.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.1 in the identified area, compared to 64.8 for the U.S. as a whole.

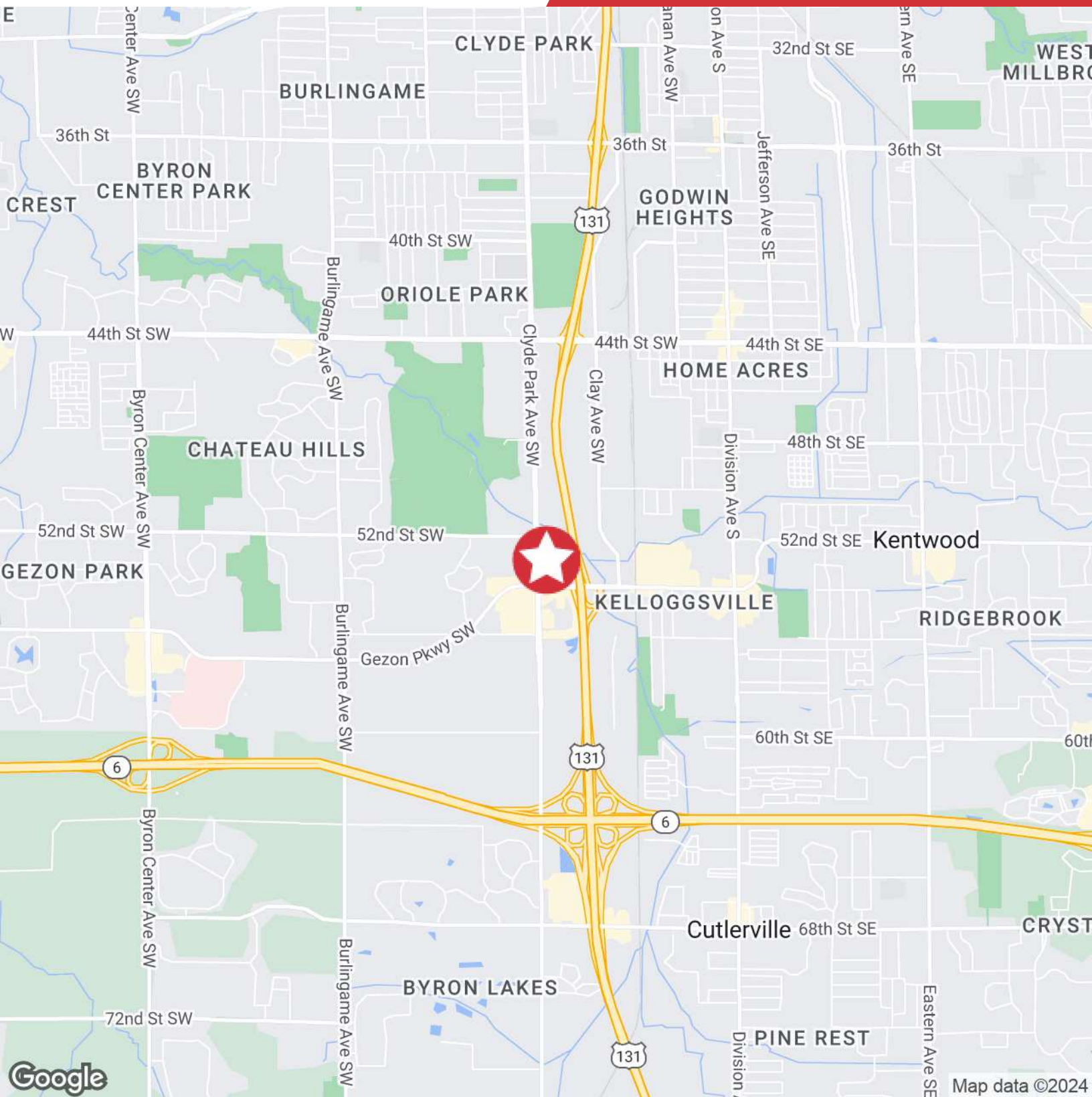
### Households

	1 mile	3 miles	5 miles
2019 Wealth Index	71	64	71
2000 Households	1,284	31,249	72,229
2010 Households	1,335	31,425	74,449
2019 Total Households	1,487	33,992	80,282
2024 Total Households	1,571	35,402	83,717
2000-2010 Annual Rate	0.39%	0.06%	0.30%
2010-2019 Annual Rate	1.17%	0.85%	0.82%
2019-2024 Annual Rate	1.11%	0.82%	0.84%
2019 Average Household Size	2.66	2.59	2.68

The household count in this area has changed from 74,449 in 2010 to 80,282 in the current year, a change of 0.82% annually. The five-year projection of households is 83,717, a change of 0.84% annually from the current year total. Average household size is currently 2.68, compared to 2.67 in the year 2010. The number of families in the current year is 54,053 in the specified area.

# Location Map

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# 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.