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1851 44TH ST. SW



1851 44TH ST. SW, WYOMING, MI 49519

PROPERTY HIGHLIGHTS

- Close proximity to US-131
- High traffic counts on busy retail corridor
- Building and monument signage
- Multiple suite sizes/configurations
- On-site parking
- Estimated 2021 NNN: \$4.67 psf
- FOR LEASE: SEE AVAILABILITY CHART

PROPERTY OVERVIEW

Join a mix of local and national tenants that include Jimmy John's, Anytime Fitness, Noble Foods/Restaurant, Edward Jones, Hungry Howie's, 5/3 Bank, and Tami's Bridal. Affordable lease rates make this high-exposure center a great place to be!

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Available SF:	900 - 1,510 SF
Building Size:	23,000 SF

BRADLEY COMPANY
220 Lyon St. NW, Suite 400
Grand Rapids, MI 49503
616.254.0005

DREW NELSON
Senior Advisor
616.975.3739
dnelson@bradleyco.com



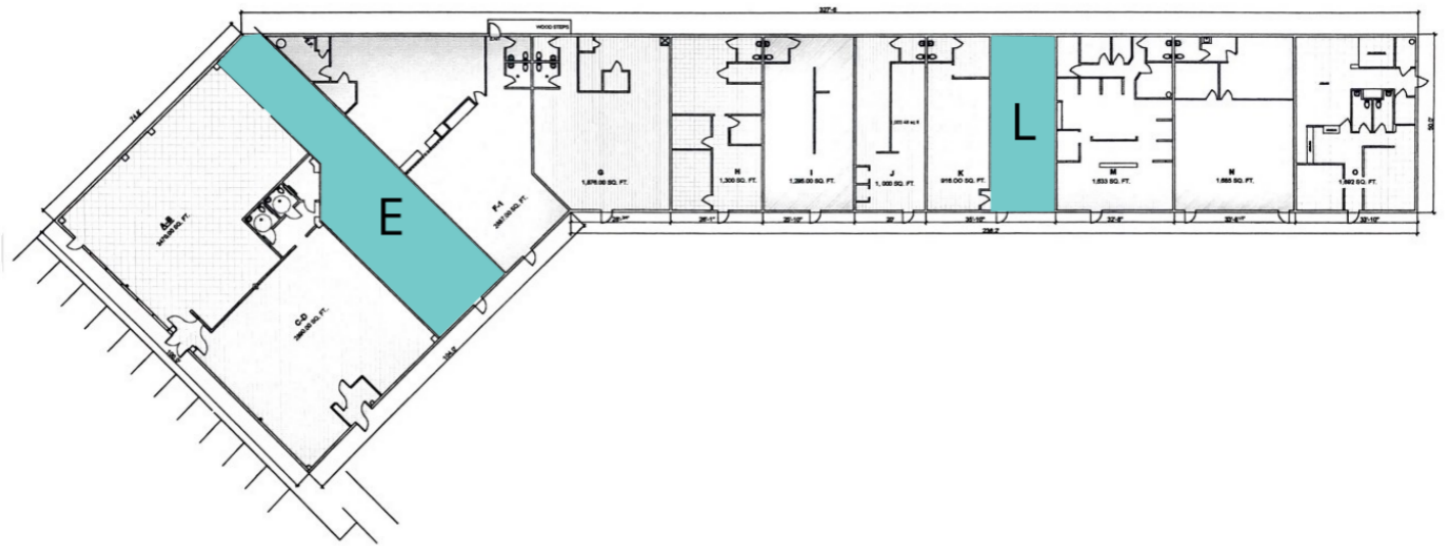
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
E	Available	1,510 SF	NNN	\$13.50 SF/yr
L	Available	900 SF	NNN	\$13.50 SF/yr

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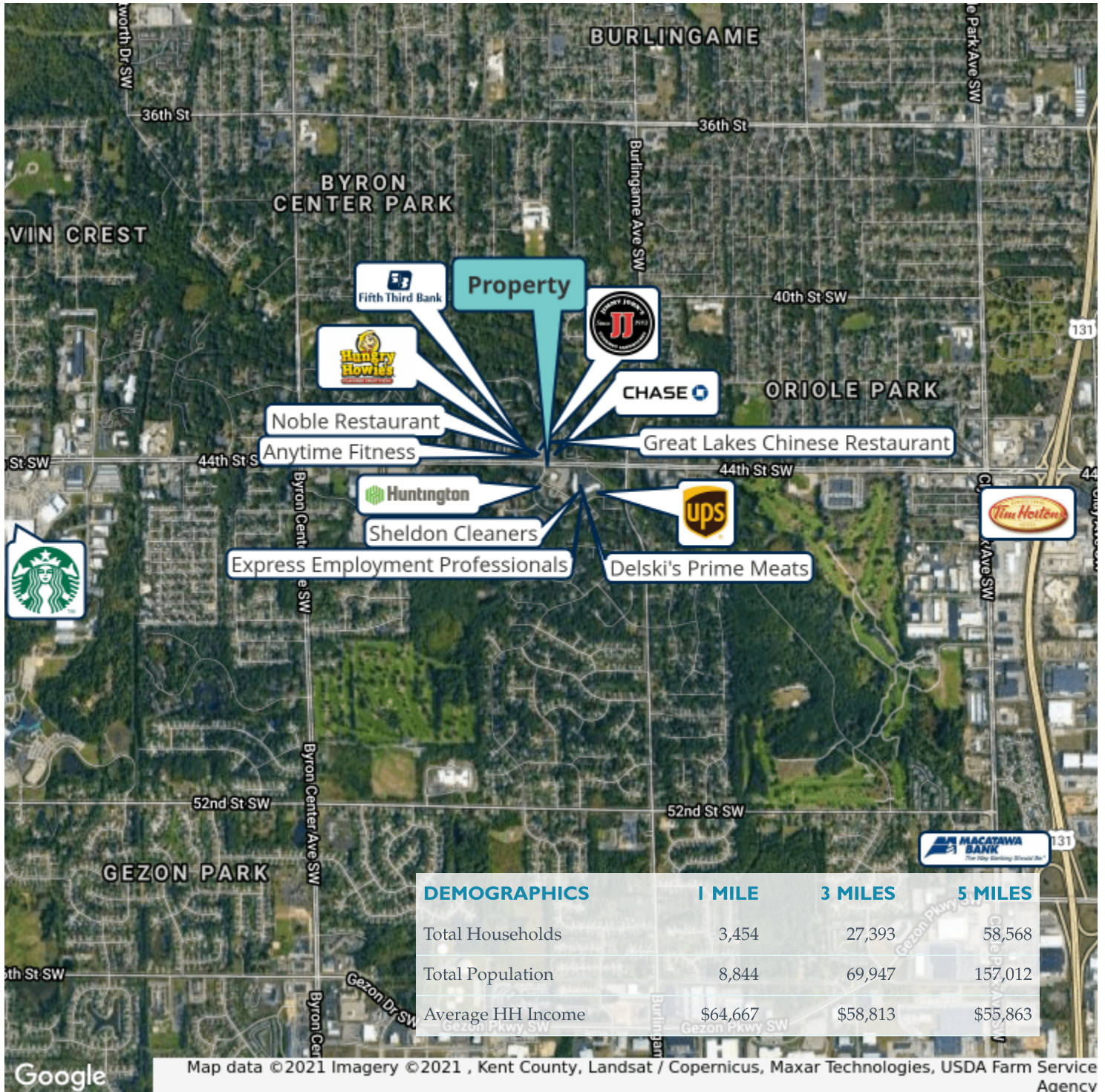


MEET YOUR NEIGHBORS

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Google

Map data ©2021 Imagery ©2021, Kent County, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

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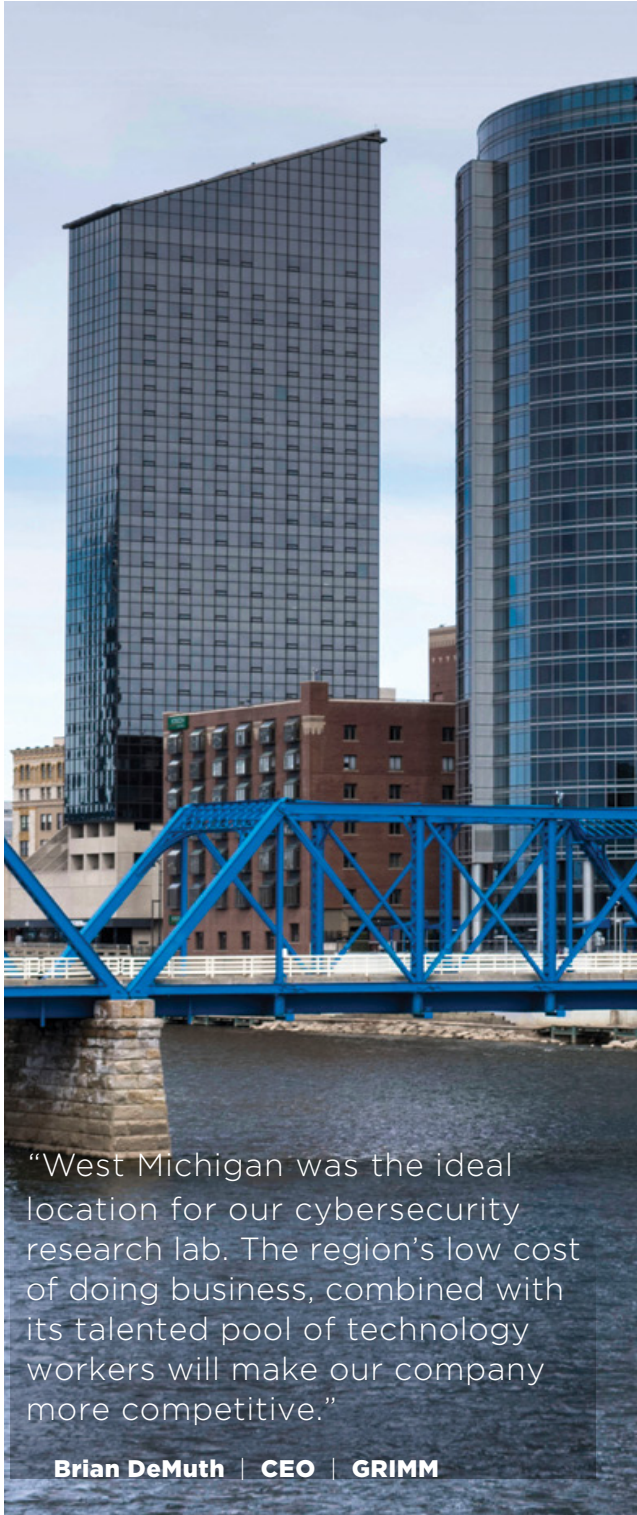
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“West Michigan was the ideal location for our cybersecurity research lab. The region’s low cost of doing business, combined with its talented pool of technology workers will make our company more competitive.”

Brian DeMuth | CEO | GRIMM

WELCOME TO WEST MICHIGAN

HOME TO ONE OF THE FASTEST GROWING ECONOMIES IN THE U.S.

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it is no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for advanced manufacturing, life science and medical devices, food processing, and technology.

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TOP INDUSTRY CLUSTERS

GROW, INNOVATE, AND SUCCEED IN WEST MICHIGAN

Since its introduction as the Furniture City in 1876, West Michigan has been a leading center for quality, technical expertise, and innovation. The economy has since diversified beyond its furniture beginnings, and is now a center for manufacturing excellence, life science discovery, and technological innovation.

The following industries are driving the growth of the Grand Rapids region.

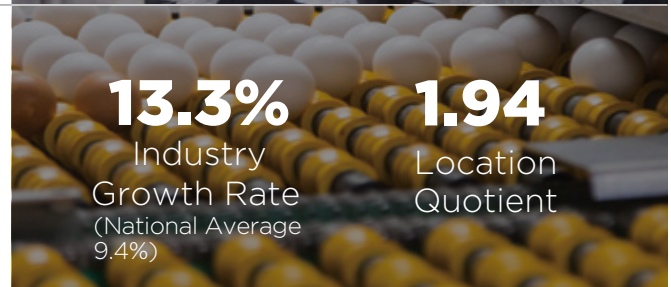
ADVANCED MANUFACTURING

West Michigan is home to one of the nation's largest and most diverse manufacturing sectors. We are national leaders in plastics, biopharmaceuticals, medical devices, production technology, automotive, office furniture, aerospace, and more. If you can dream it, we can make it.



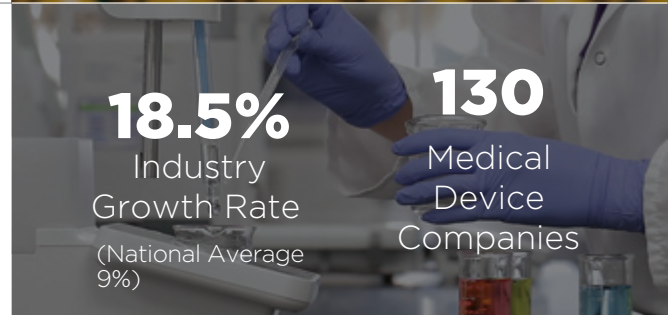
FOOD PROCESSING AND AGRIBUSINESS

Abundant natural resources combined with one of the most agriculturally diverse regions in the country has created a recipe for success in West Michigan. With over \$1.5 billion in economic impact, this industry is an economic powerhouse.



LIFE SCIENCES AND MEDICAL DEVICES

West Michigan is home to some of the most advanced healthcare, research, and education facilities in the Midwest. This collaborative environment is driving innovation and shaping the future of medical device technology and manufacturing.



INFORMATION TECHNOLOGY AND COMMUNICATIONS

West Michigan's growing tech industry is powered by some of the best talent in the nation. From cybersecurity to custom software development, this industry is solving the future's most pressing challenges.



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WEST MICHIGAN BY THE NUMBERS

13-COUNTY REGION POPULATION DATA

1,606,562
POPULATION

36.9
MEDIAN AGE

584,482
HOUSEHOLDS

832,429
LABOR FORCE

85,483
COLLEGE ENROLLMENT

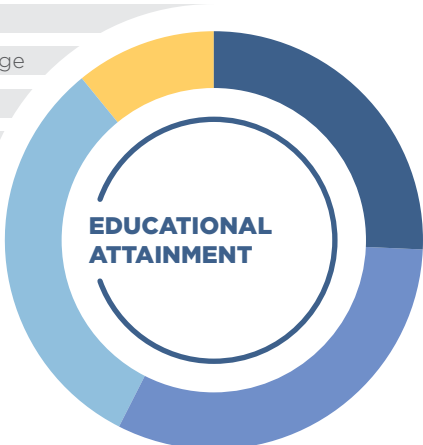
DATA SOURCES: Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

COLLEGES & UNIVERSITIES	ENROLLMENT
Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendall College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges & Universities	1,566
Total	85,483

DATA SOURCE: The Right Place, Inc.

#1 Top States for Auto Manufacturing Jobs - Michigan
Bureau of Labor Statistics

- 25.7%** Bachelor's or Higher
- 31.8%** Associate/Some College
- 31.6%** High School Diploma
- 10.9%** Other



DATA SOURCE: US Census Bureau ACS

STEM DEGREE COMPLETIONS	COMPLETIONS
Science (Life & Physical)	1,426
Technology	659
Engineering	1,107
Mathematics	190
Health Sciences	3,769

DATA SOURCE: EMSI

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