

SALE/LEASE

INDUSTRIAL



2823 CLYDON AVE. SW



2823 CLYDON AVE. SW, WYOMING, MI 49519

## PROPERTY OVERVIEW

This newly remodeled stand alone industrial property is located just one building south of 28th street near Byron Center Ave, allowing for easy access to both US-131 and I-196. This 8,500sf building has renovated office space, plenty of warehouse space in the back, and has a .7 acre lot giving the building plenty of parking. This is a great fit for any service company needing nice small office space, an overhead door, warehouse space, outdoor parking, and easy access to the highway.

**PRICE REDUCED** \$599,000

## OFFERING SUMMARY

For Lease:	\$5.75/SF/yr (NNN)
Lot Size:	0.69 Acres
Building Size:	8,560 SF
Year Built:	1967
Year Renovated:	2017
Zoning:	I-1

**BRADLEY COMPANY**  
220 Lyon St. NW, Suite 400  
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## PROPERTY HIGHLIGHTS

- Recently renovated
- Easy access to US-131 and I-196
- Ample parking
- Great fit for service companies
- 12' ceilings
- 1-8'x10' overhead door
- Power: 240V x 400 amps
- Taxes: \$7,277.13 (2020)
- Tax Authority: City of Wyoming

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,448	74,475	204,862
Total Households	4,671	28,136	76,636
Average Household Income	\$56,386	\$66,624	\$68,477

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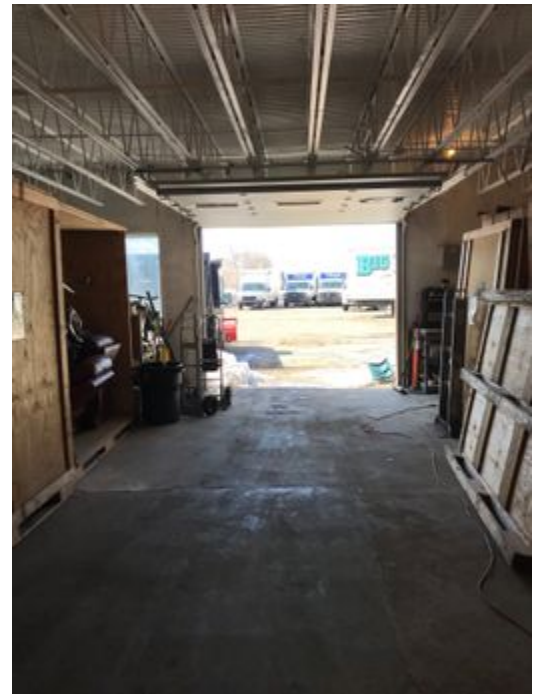
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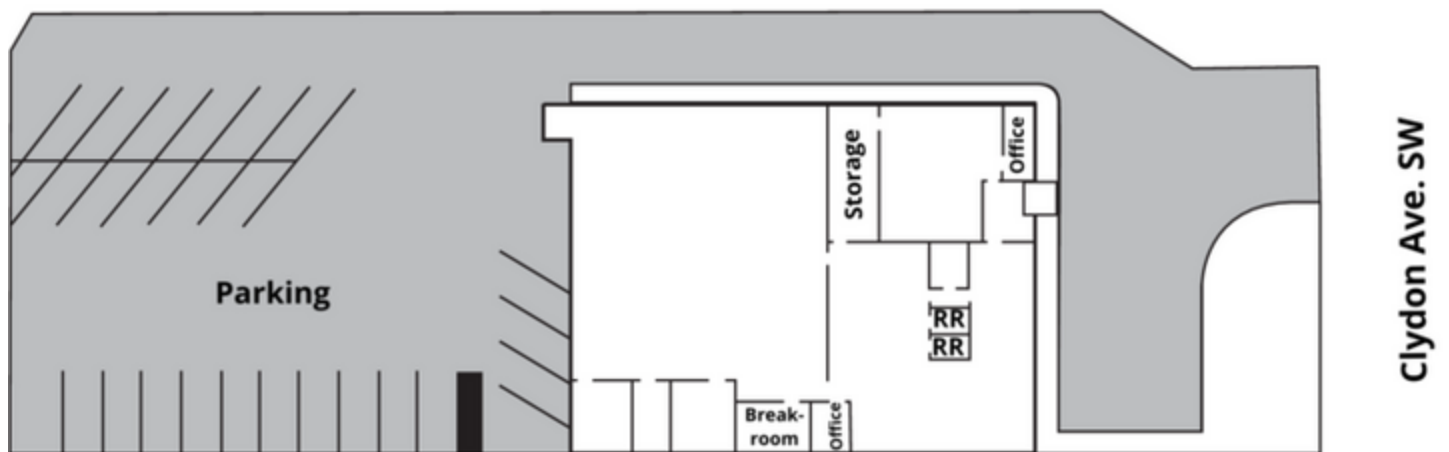
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# MEET YOUR NEIGHBORS

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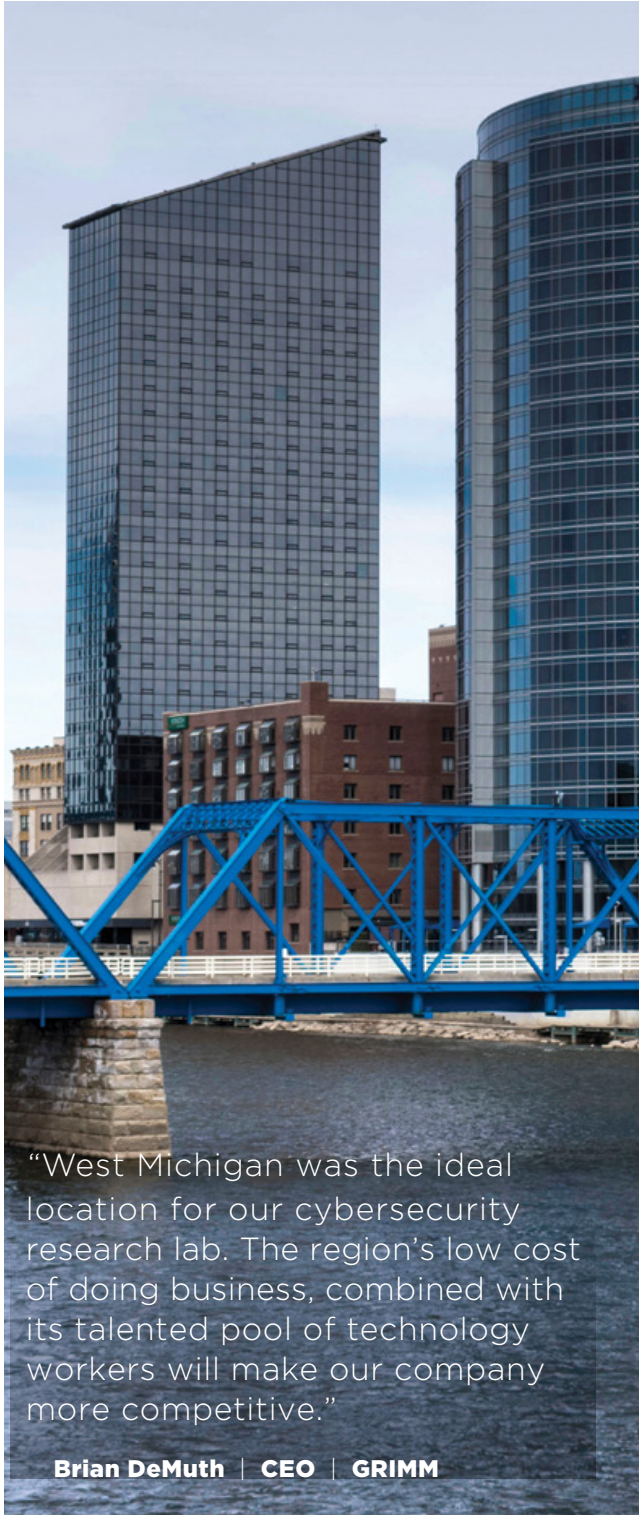
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“West Michigan was the ideal location for our cybersecurity research lab. The region’s low cost of doing business, combined with its talented pool of technology workers will make our company more competitive.”

**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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## 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

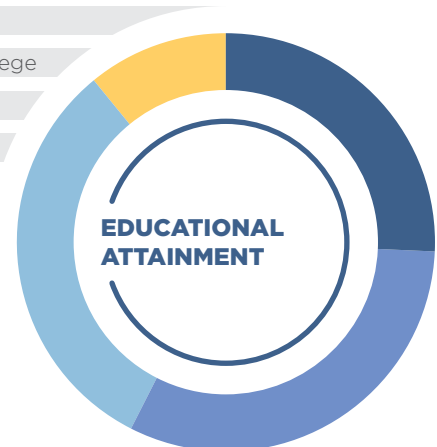
**Total**

**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

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