

SALE/LEASE

OFFICE



# THE BRITTNEY BUILDING



3639 CLYDE PARK AVE., WYOMING, MI 49509

## PROPERTY OVERVIEW

Welcome to the Brittney Building, a 22,500 square foot multi-tenant property located the heart of desirable Wyoming, Michigan! Current building tenants consist of a restaurant, salon, and gathering spaces. A 5,600 square foot former pediatrics office suite is also available for lease. Should a buyer choose, they could redevelop the entire property as it sits on 1.39 acres just off US-131.

## OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	\$6.00/SF/YR (NNN)
Available SF:	5,600 RSF
Lot Size:	1.39 Acres
Building Size:	22,500 SF

## PROPERTY HIGHLIGHTS

- Move-in ready medical suite
- Priced at under \$27 per square foot (sale)
- Affordable lease rates
- Free on-site parking
- Great location just off US-131 & 36th Street interchange
- Potential investment or redevelopment opportunity
- Dedicated tenants

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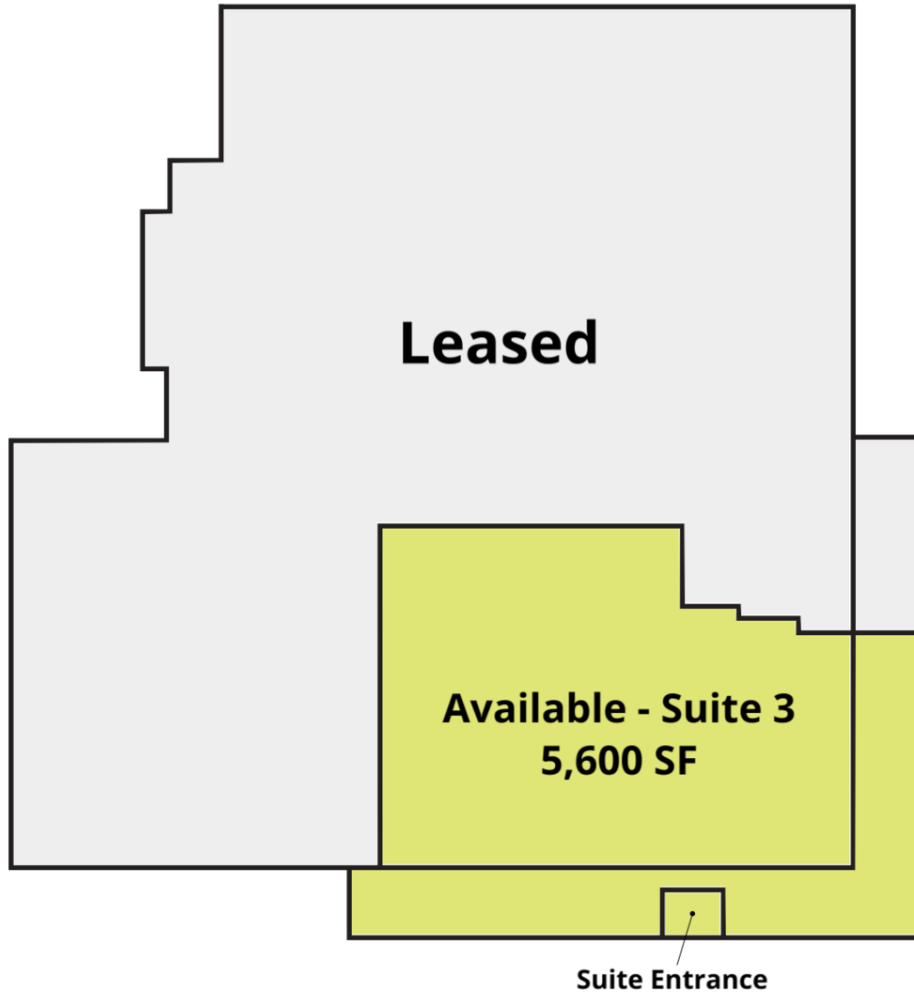
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
3	Available	5,600 SF	Modified Gross	\$12.50 SF/yr

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# MEET YOUR NEIGHBORS

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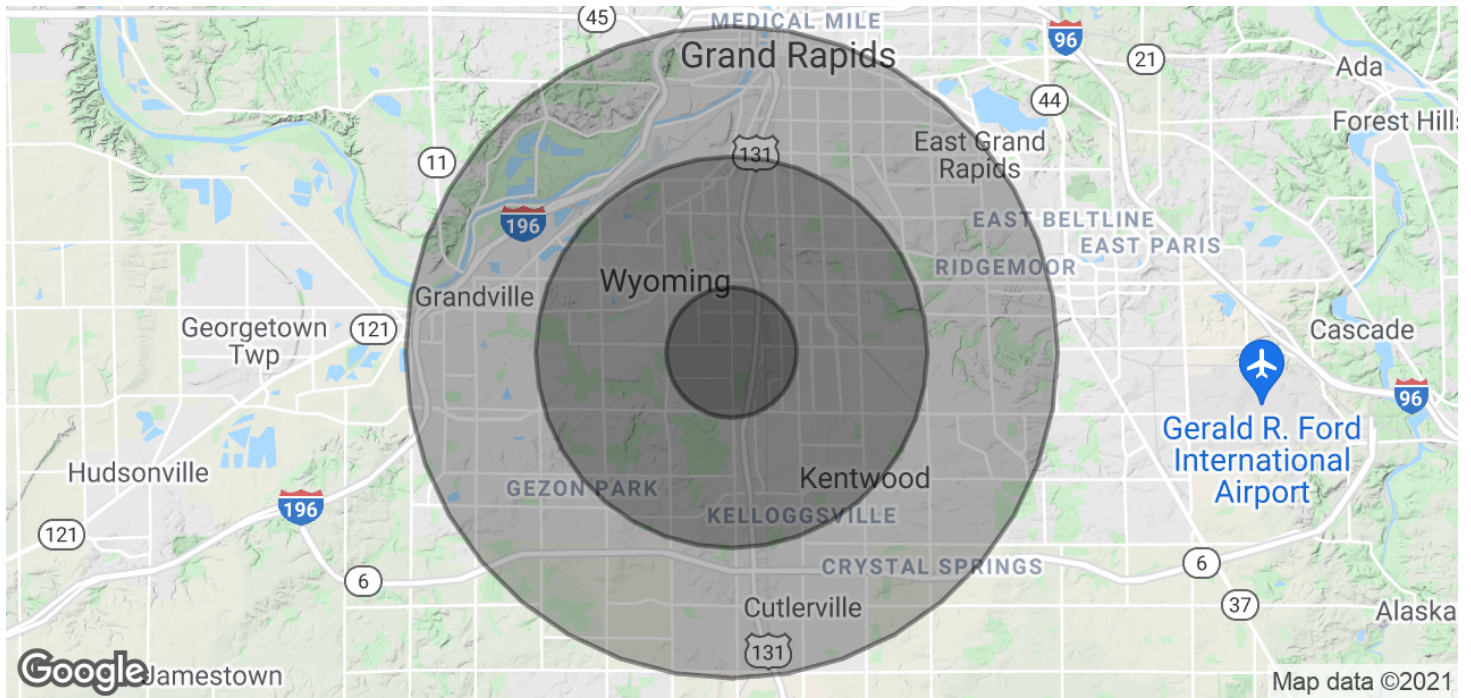


# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,656	106,016	259,569
Average age	32.7	30.6	31.5
Average age (Male)	30.6	30.0	30.5
Average age (Female)	33.8	31.0	32.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,479	37,915	96,731
# of persons per HH	2.7	2.8	2.7
Average HH income	\$46,983	\$48,805	\$50,321
Average house value	\$119,360	\$126,009	\$130,802

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