



OFFICE BUILDING FOR SALE OR LEASE

4472 Mt Hope Rd

executive summary



4472 Mt Hope Rd | Williamsburg, MI 49690

SALE PRICE:	\$799,000
LEASE PRICE:	A - LEASED B - \$2,100 /MONTH
SUITE SIZE:	A - 2,444 SF B - 2,100 SF
LEASE TYPE:	NNN LEASE (APPROX. \$4.00/SF/YEAR)
BUILDING SIZE:	4,544 SF
YEAR BUILT:	1999
ZONING:	B-2

PROPERTY OVERVIEW

High quality office building located in bustling Acme Township! This 4,544 square foot office building has private offices, conference room, kitchenette, private bathrooms and plenty of storage area in the partial basement. This area of Acme Township has seen quite a bit of new development with new big box stores including Meijer, Tractor Supply and Auto Zone. Currently with 2100 SF suite available.

PROPERTY HIGHLIGHTS

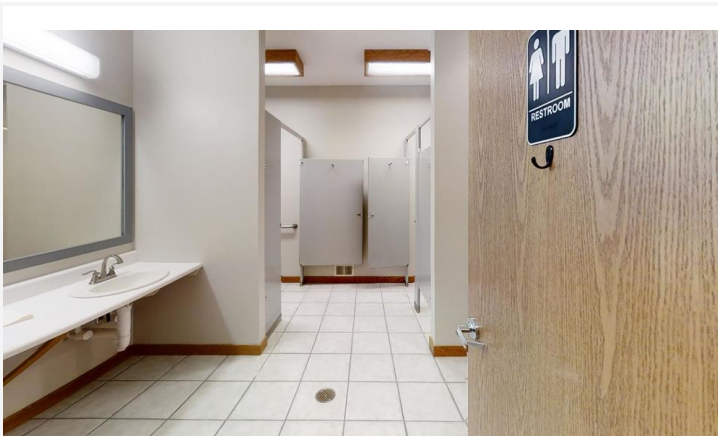
- Newly Remodeled Office Building
- Multi-Tenant
- Excellent Exposure on M 72 E
- Growing Area

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Suite B Layout

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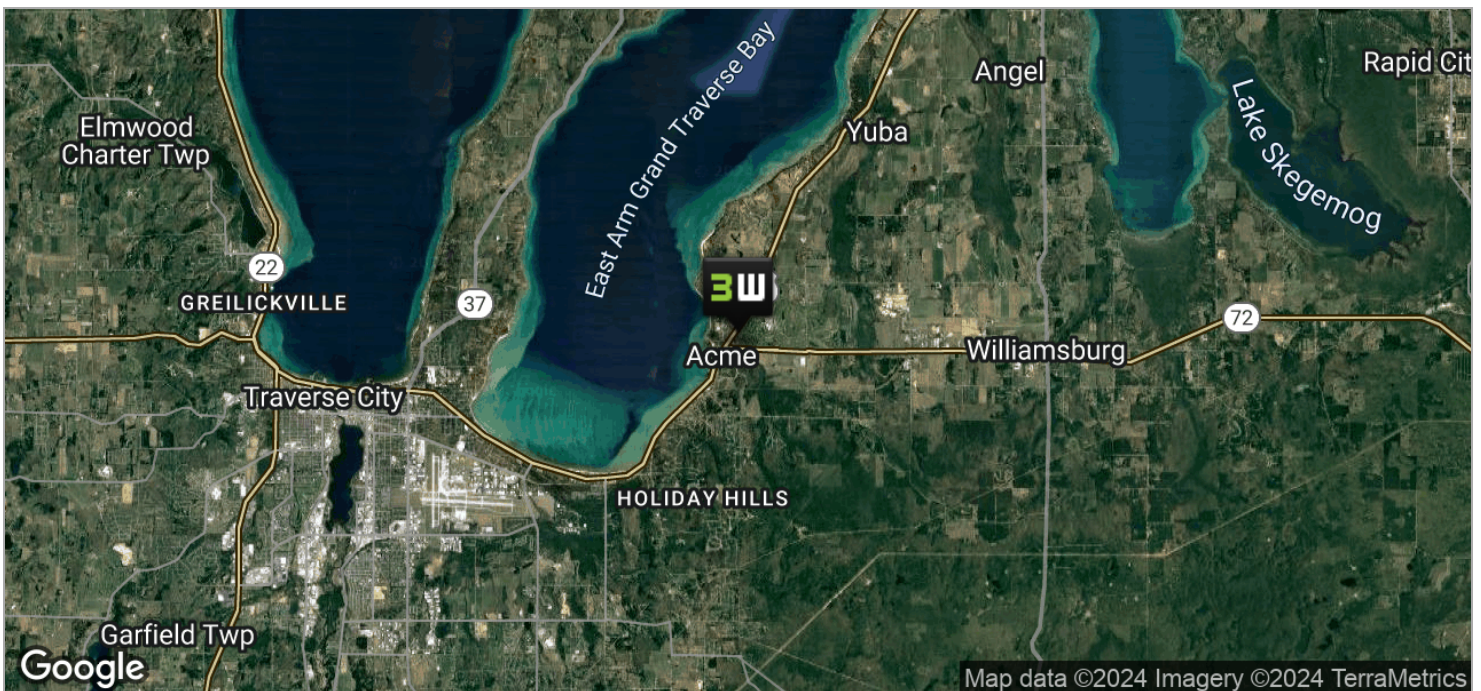
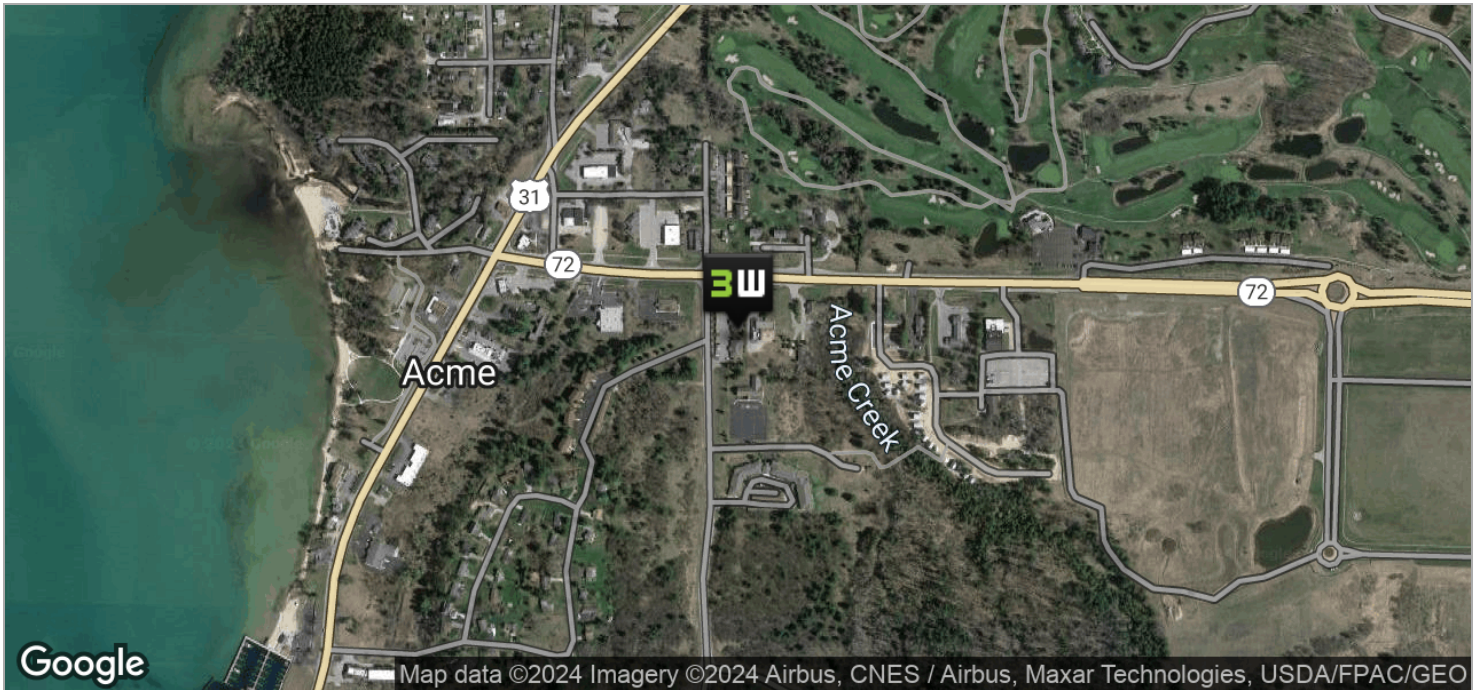
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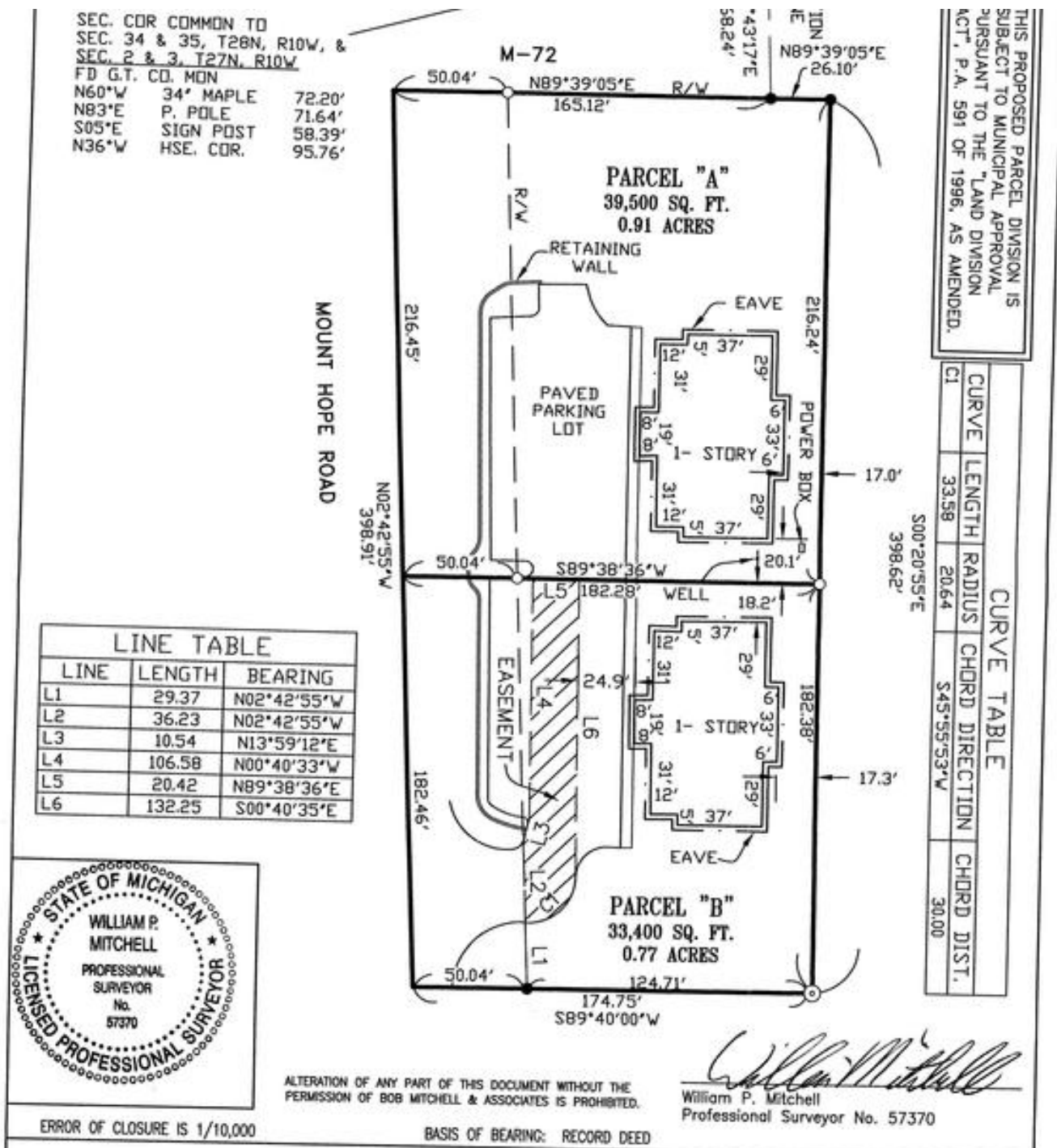
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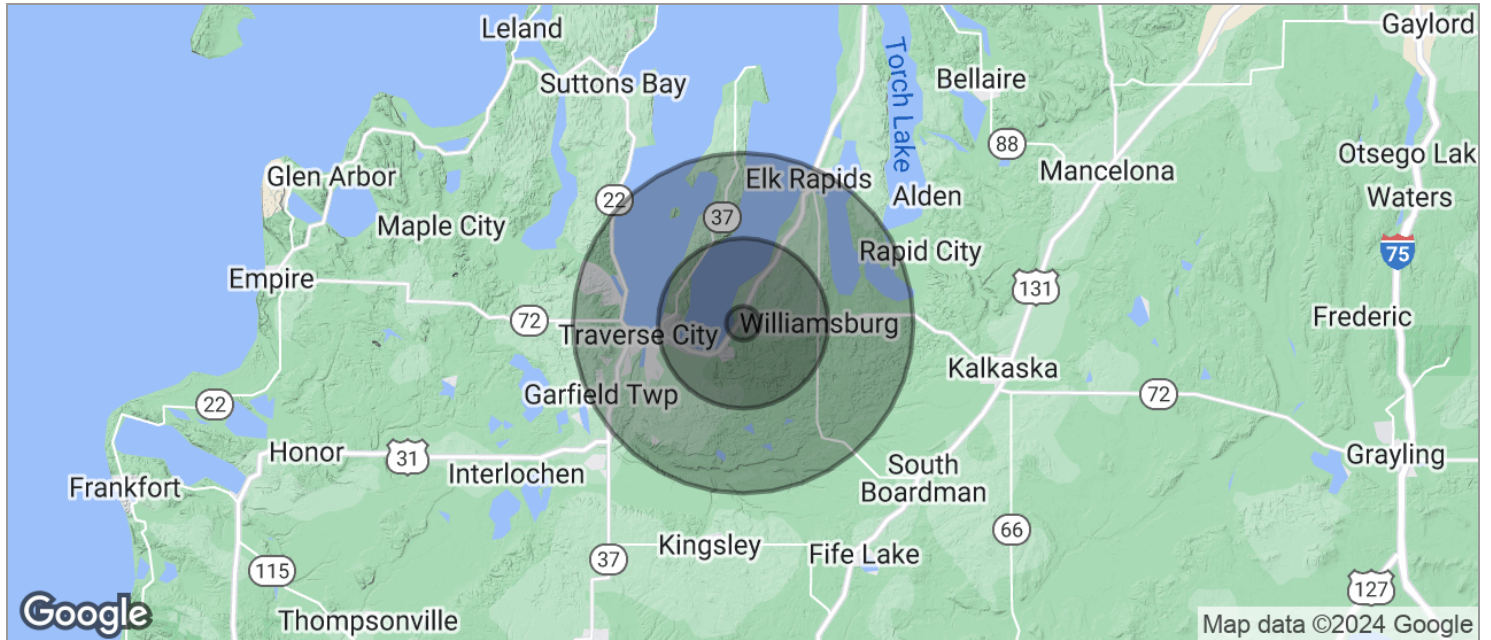
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POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	271	8,784	42,938
MEDIAN AGE	44.6	42.7	41.3
MEDIAN AGE (MALE)	43.8	40.6	39.1
MEDIAN AGE (FEMALE)	45.7	44.8	43.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	109	3,621	18,543
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$95,355	\$71,652	\$61,719
AVERAGE HOUSE VALUE	\$204,979	\$204,741	\$216,783

* Demographic data derived from 2020 ACS - US Census

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