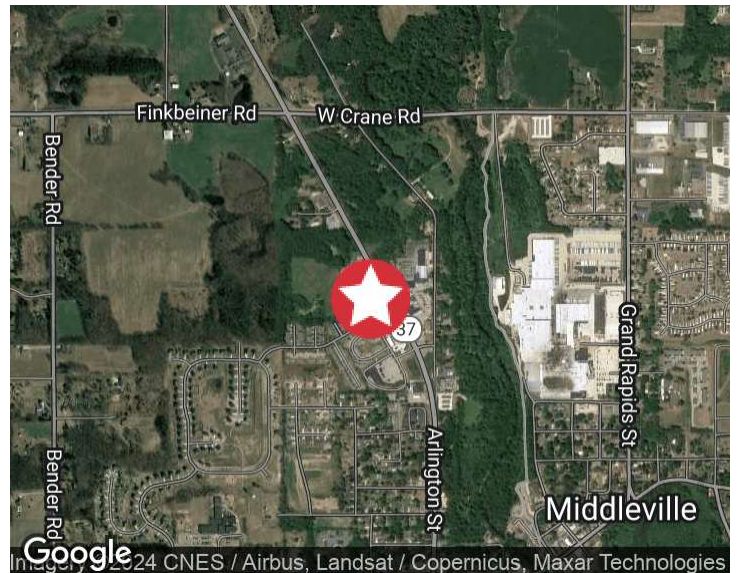




4650 M-37
Middleville, MI 49333

Property Highlights

- Grocery anchored retail center
- Outstanding visibility
- Busy parking lot with great tenant mix
- Ample parking
- Signage available



For More Information

Todd Leinberger, MBA

O: 616 242 1114

todd@naiwwm.com

Lease Overview

4650 M-37
Middleville, MI 49333

Lease Information

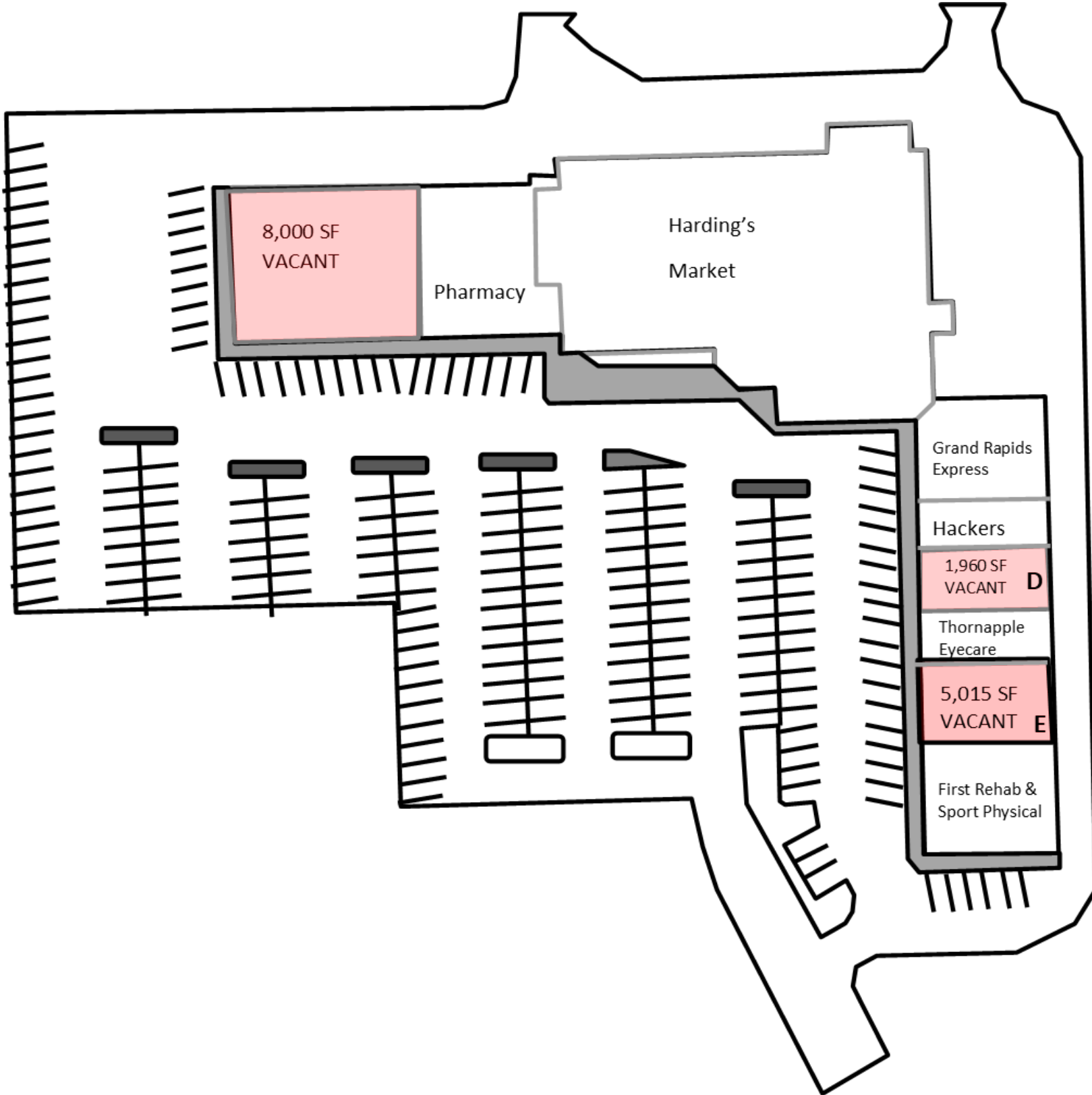
Lease Type:	NNN
Terms:	36-120 months
Signage:	Pylon
Parking:	Ample, on site
Zoning:	Commercial
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow removal, Janitorial, Refuse removal, Phone/Data
Landlord Provides:	Roof and Structural
Renewal Option:	Yes
Current Build Out:	Unfinished
PPN:	41-100-025-20
Possession:	at lease commencement

Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY	TOTAL MONTHLY RENT
4660	8,000 SF	\$4.75	\$3,166.67	\$1,834.00	\$5,000.00
E	5,015 SF	\$8.00	\$3,343.33	\$1,149.27	\$4,492.60
D	1,960 SF	\$8.00	\$1,306.67	\$449.17	\$1,755.84

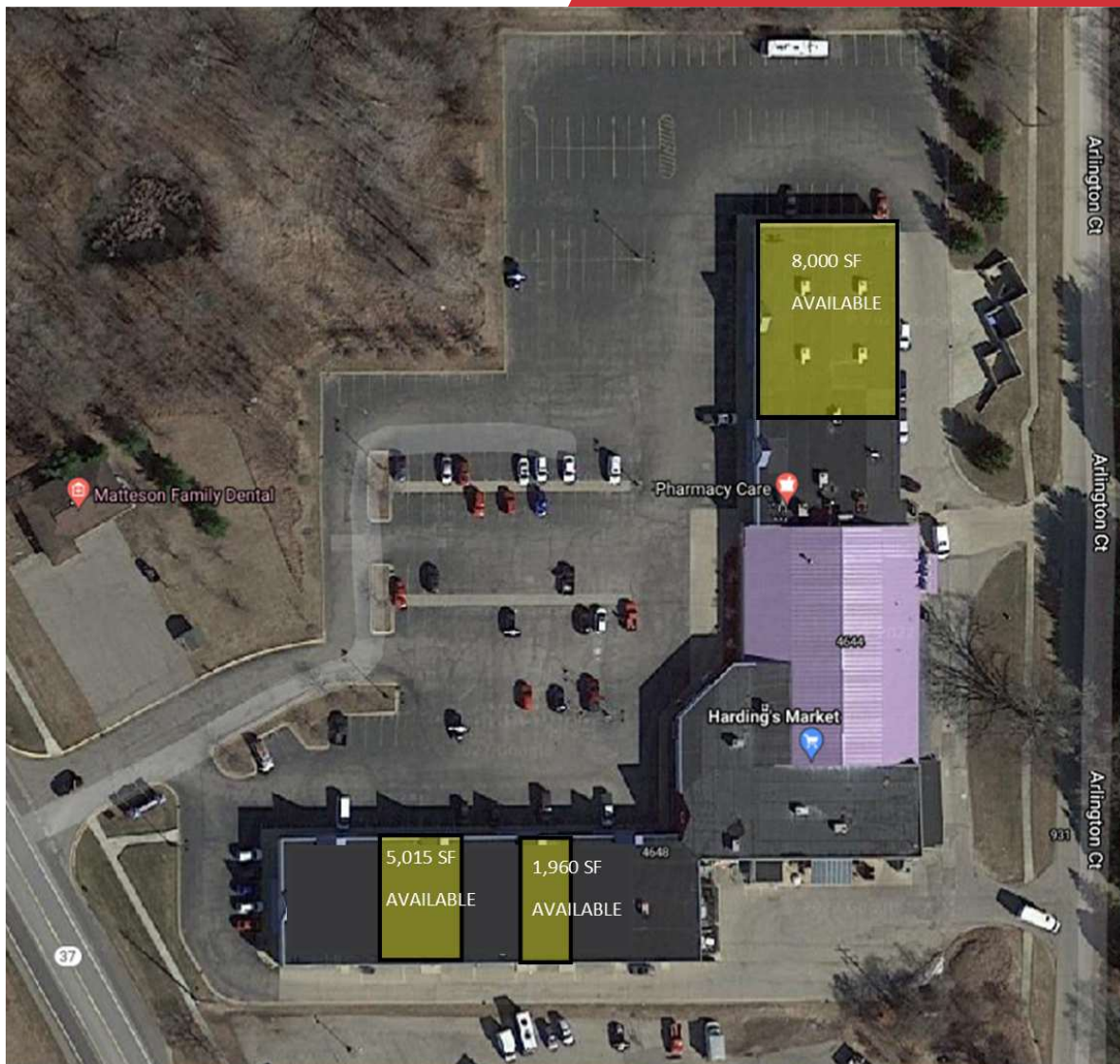
Site Plan

4650 M-37
Middleville, MI 49333



Aerial Availability

4650 M-37
Middleville, MI 49333



Availability

4650 M-37
Middleville, MI 49333



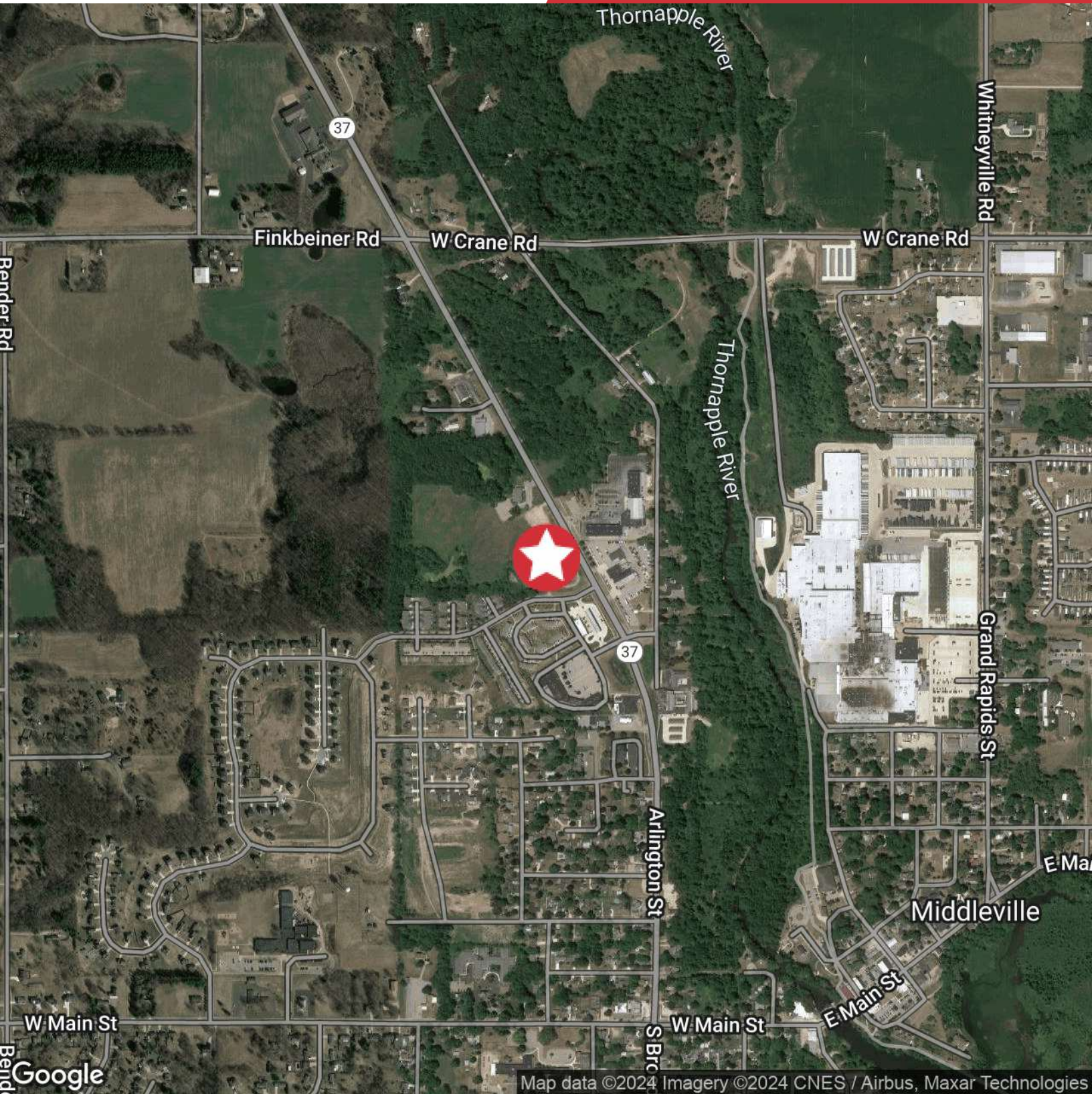
Additional Photos

4650 M-37
Middleville, MI 49333



Location Map

4650 M-37
Middleville, MI 49333



Retailer Map

4650 M-37
Middleville, MI 49333

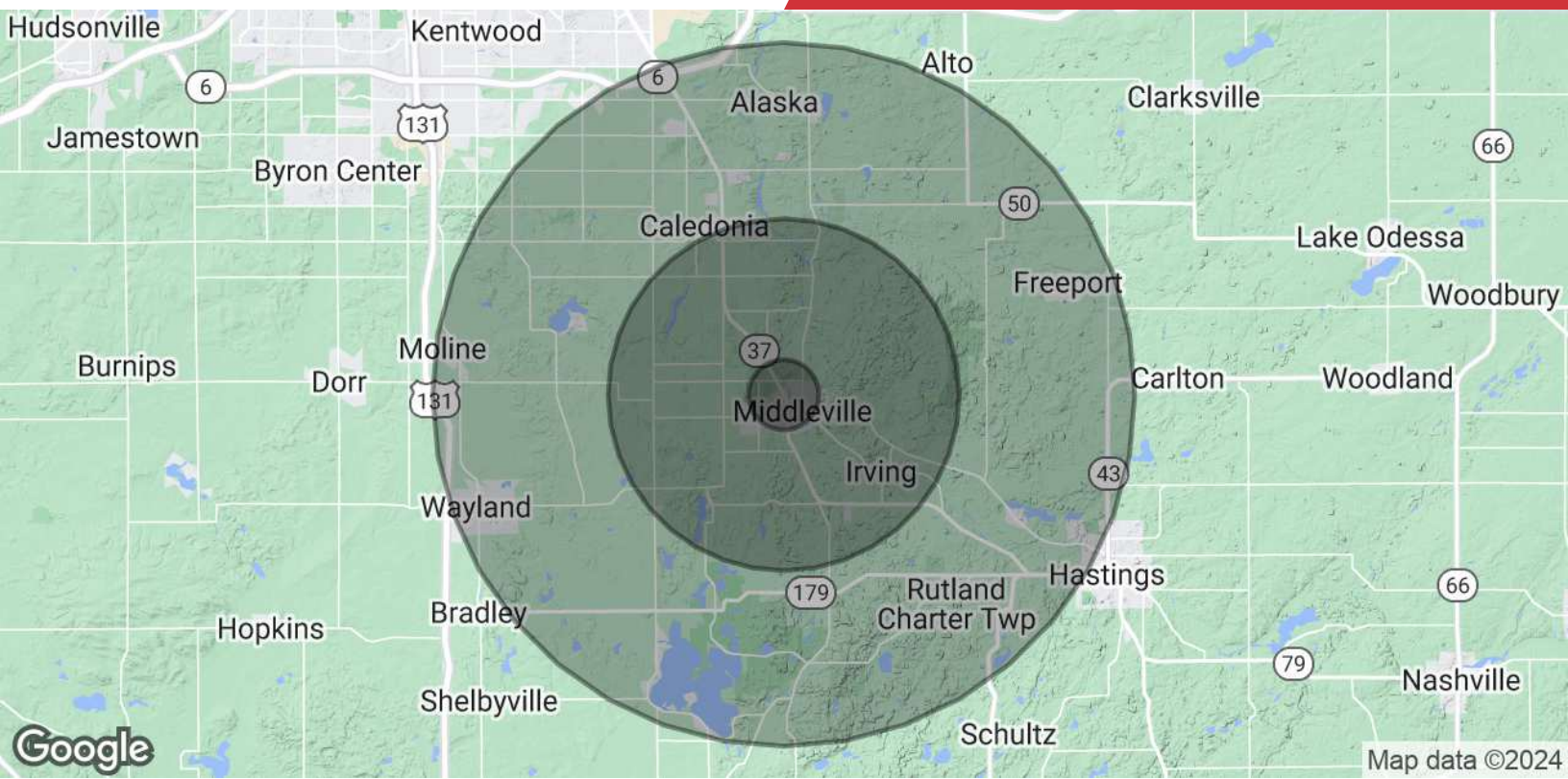


Google

Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

Demographics Map & Report

4650 M-37
Middleville, MI 49333



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	680	15,236	54,393
Average Age	35.0	36.9	38.0
Average Age (Male)	34.3	36.3	37.2
Average Age (Female)	36.2	37.9	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	235	5,380	19,776
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$67,613	\$71,857	\$73,662
Average House Value	\$180,067	\$192,474	\$211,971

* Demographic data derived from 2020 ACS - US Census



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.