



2426 Eastern Ave SE
Grand Rapids, Michigan 49507

Property Highlights

- Located in the vibrant Alger Heights neighborhood.
- Rear and street parking.
- Neighbors include The Old Goat, Real Food Café, Ken's Fruit Market, Alger Hardware Store, Brass Ring Brewery, JB's Pizza Parlor, Sip Coffee & Cocktails, Making Thyme Kitchen, Over the Top Academy of Dance.



For More Information

Bill Tyson

O: 616 242 1103

billt@naiwwm.com

Lease Overview

2426 Eastern Avenue Southeast
Grand Rapids, Michigan 49507

Lease Information

Lease Type:

NNN (CAM costs estimated by \$2,500 Yearly Parking Association, \$4,961.88 Yearly Taxes and Yearly Insurance costs.

Terms:

36-60 month terms available

PPN:

41-18-08-301-011

Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY	TOTAL MONTHLY RENT
2426 Eastern Ave. SE	4,860 SF	\$8.64	\$3,500.01	\$708.75	\$4,208.00

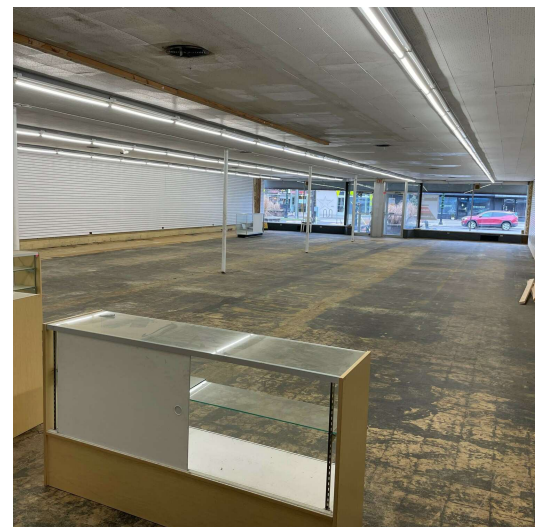
Location:

Alger Heights is a small neighborhood in Grand Rapids. It is the only neighborhood that was built up during World War II and The Great Depression. Alger Heights makes for a great place to call home with many local businesses, easy to walk around in, good food, and a quick drive to Downtown Grand Rapids.



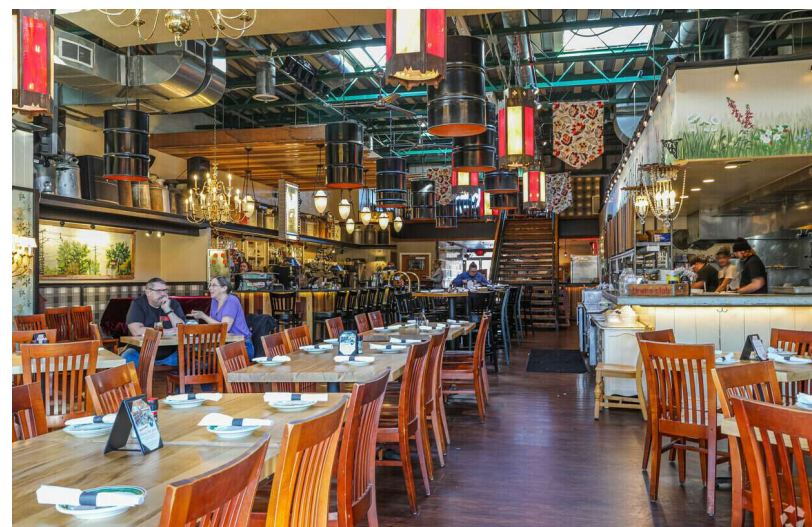
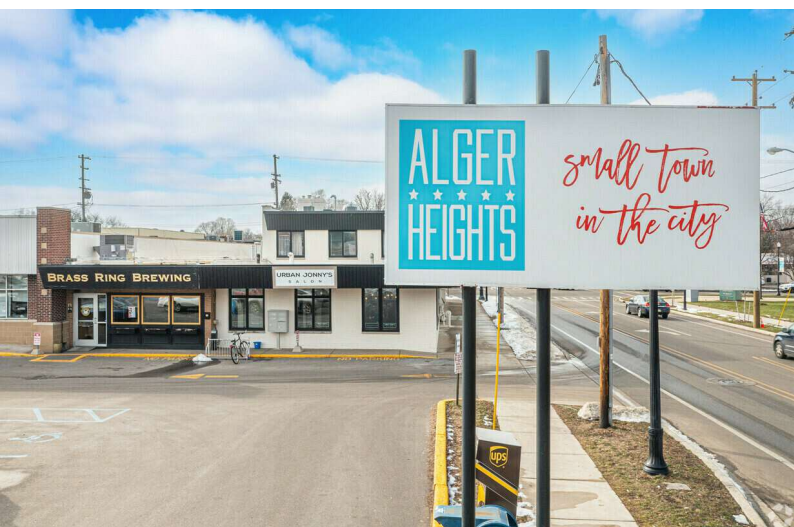
Building Photos

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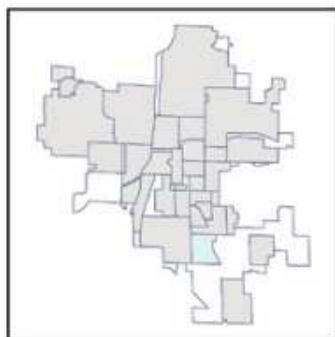
Alger Heights Photos

2426 Eastern Avenue Southeast
Grand Rapids, Michigan 49507



Alger Heights Map

2426 Eastern Avenue Southeast
Grand Rapids, Michigan 49507



ALGER HEIGHTS

City of Grand Rapids, MI

Neighborhood Association
Office: PO Box 7809 49510
Phone: (616) 540-2107
Website: algerheights.blogspot.com

- School
- Fire Station
- Neighborhood Association Office
- Parks
- Neighborhood Boundary

0 0.125 0.25 0.5 Miles

Prepared by the Community Research Institute Sources: REGIS, CRI, IT Department-City of Grand Rapids, MI
www.cridata.org

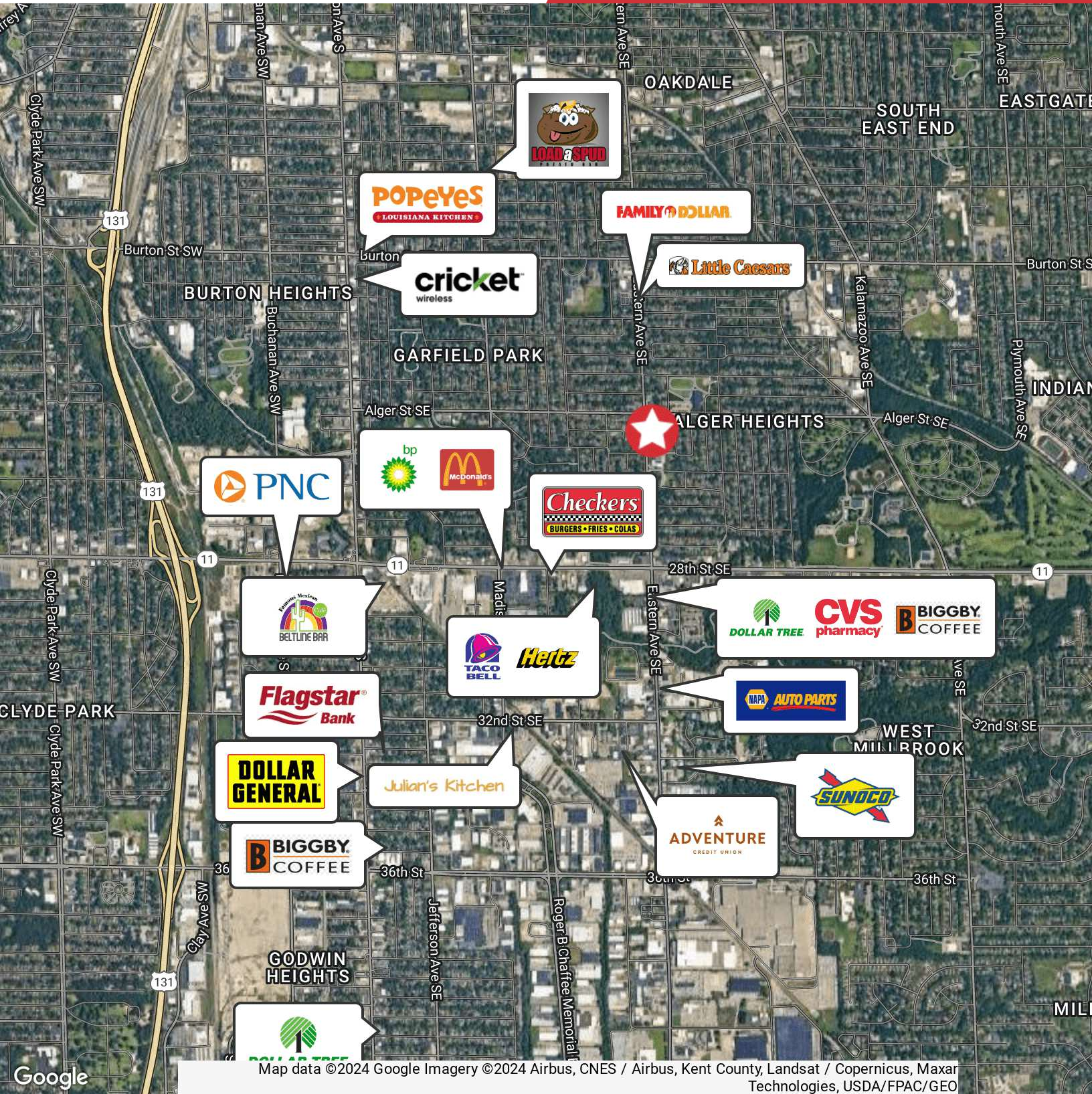
Zoning

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Retailer Map

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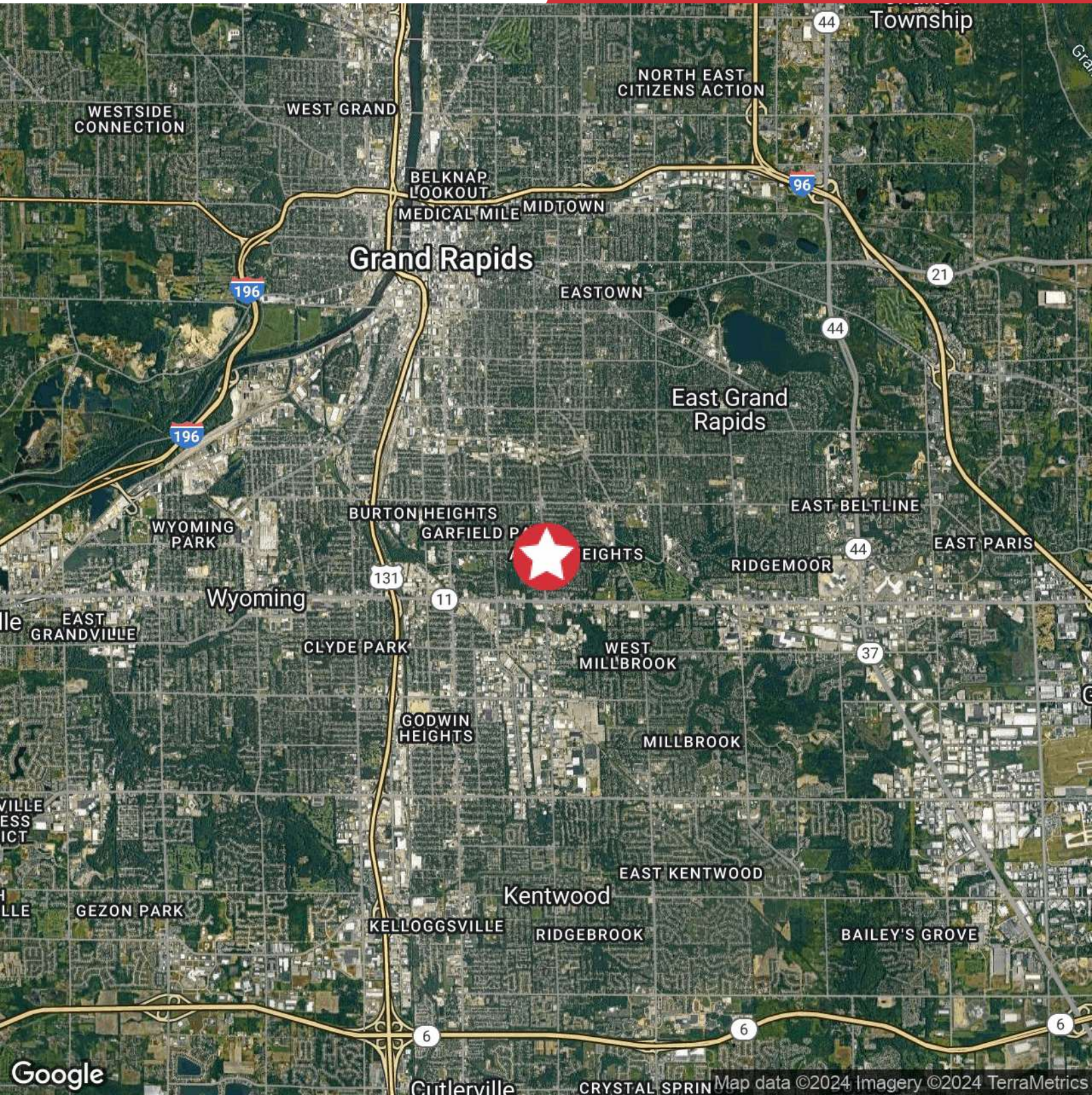


Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Kent County, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

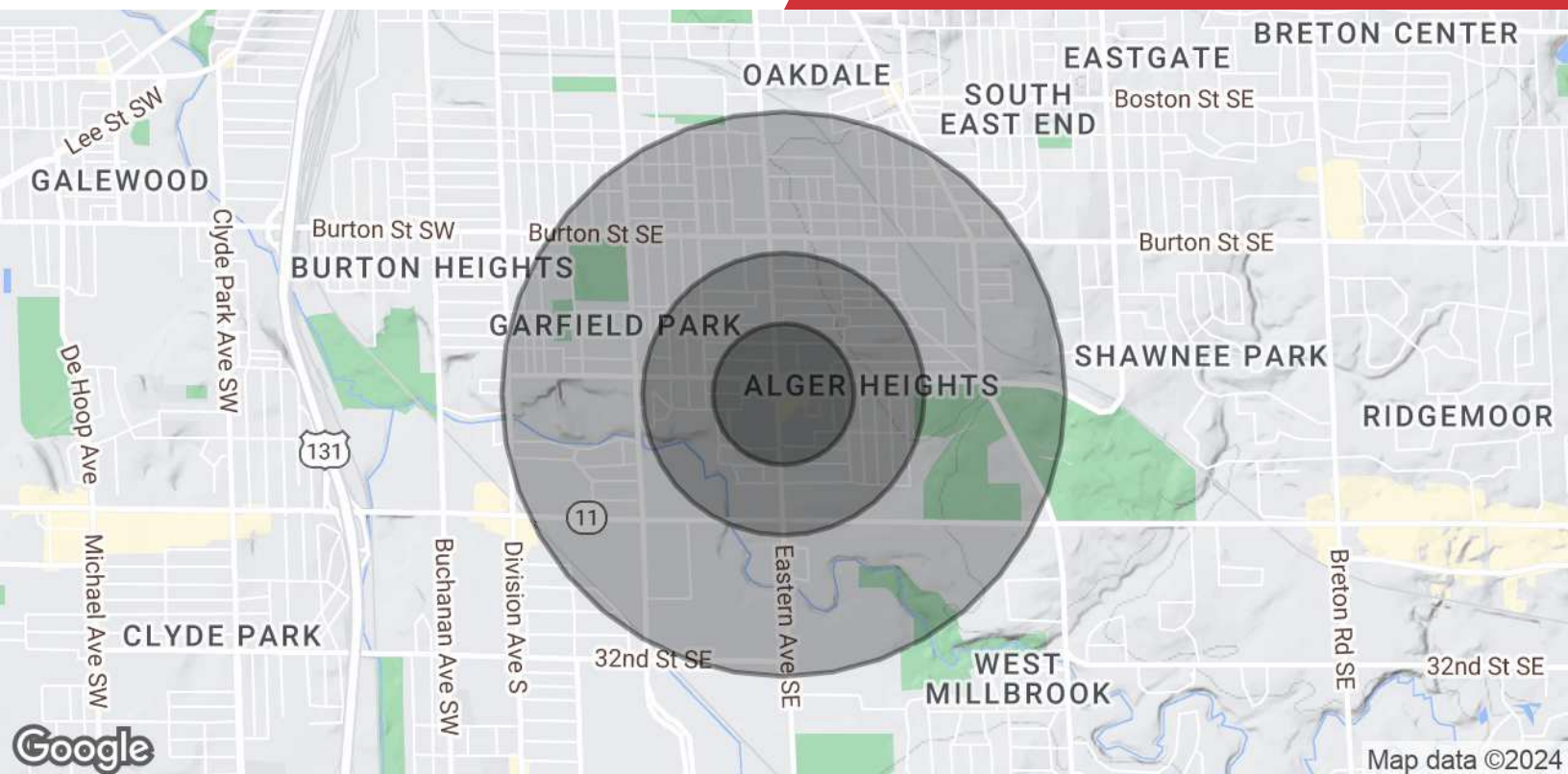
Location Map

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Demographics Map & Report

2426 Eastern Avenue Southeast
Grand Rapids, Michigan 49507



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	957	4,176	15,244
Average Age	35.2	34.9	33.8
Average Age (Male)	34.6	34.4	32.9
Average Age (Female)	35.0	34.6	34.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	370	1,571	5,579
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$80,714	\$77,773	\$65,220
Average House Value	\$165,499	\$159,665	\$143,599

2020 American Community Survey (ACS)



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.