

For Lease

The Shops at Westshore



12331 James Street, Holland, Michigan 49424

Property Features

- 1,125 SF - 4,000 SF retail suites and build-to-suit opportunities available at The Shops at Westshore, an approx. 325,000+ SF open-air lifestyle center in Holland
- Located within a new mixed-use project featuring fast-casual dining, health-focused services, family entertainment, soft goods and over 20 acres of planned residential development
- Well positioned on the busy US-31 retail corridor, between Felch St. and James St.
- Shadow anchored by Hobby Lobby and Kohl's
- Co-tenanted by Burlington, GNC, Dunham's Sports, X-Golf Holland, Urban Air Adventure Park, GRCC Lakeshore Campus, Sherwin Williams and Michigan Works!
- Outparcel tenants include FedEx Office, Potbelly Sandwich Shop, Orangetheory Fitness, Chipotle Mexican Grill, SVS Vision, Noodles, Crumbl Cookies, Sleep Number and many others
- Neighboring big-box retailers include Menards, Walmart, Lowe's, Meijer, Best Buy, Target and Dick's Sporting Goods
- Zoned C-2, Community Commercial District in Holland Charter Township (<https://bit.ly/3IT0W35>)
- 43,464 average daily traffic counts on US-31
- Pylon signage available
- **FOR LEASE: See Pages 5 - 12**

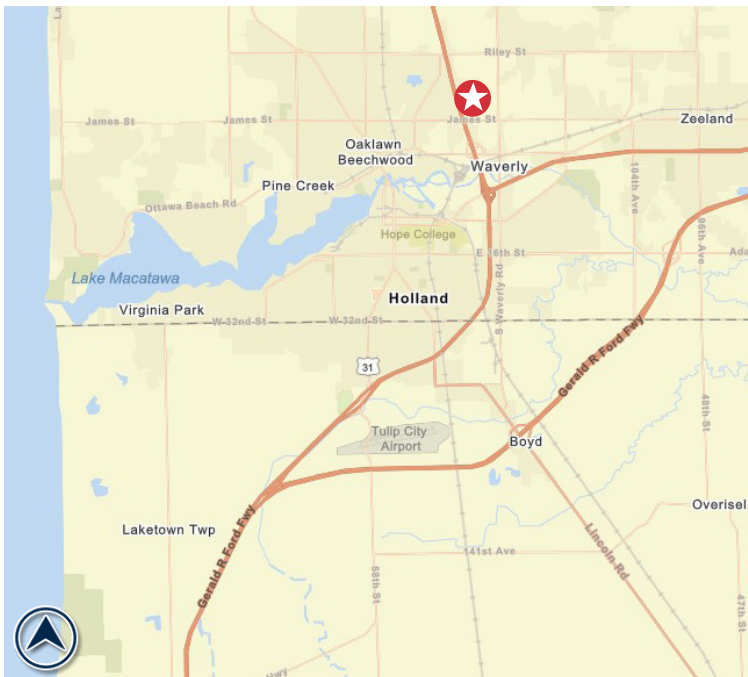
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Location

The Shops at Westshore Holland, MI



Straddling both Ottawa and Allegan counties, Holland is considered part of the Grand Rapids-Wyoming -Muskegon metropolitan statistical area, with a population of over 1 million people, and is the largest city in Ottawa County. Holland was founded by Dutch Americans and is in an area with a large percentage of citizens of Dutch American heritage. It is also home to Hope College and the Western Theological Seminary, as well as many large employers, including Herman Miller, Miller Knoll, Johnson Controls and Tiara Yachts.

Well located along the Lake Michigan shoreline and just 45 minutes north of I-94, midway between Chicago and Detroit, Holland is a popular vacation destination. It is largely known for its world-renowned Tulip Time Festival and home to the Windmill Island Gardens, featuring "De Zwann", an 18th-century Dutch windmill transported from the Netherlands. Its location along Lake Macatawa, the channel that connects to Lake Michigan, also makes Holland a popular outdoor destination where visitors flock to nearby beaches and state parks, as well as hike, bike and explore over 1,800 acres of park and recreational areas.

Vital to its growth, tourism makes up a significant percentage of Holland's economy with Tulip Time alone producing \$48 million in revenue within the span of nine days for Holland and Ottawa County.

Photos

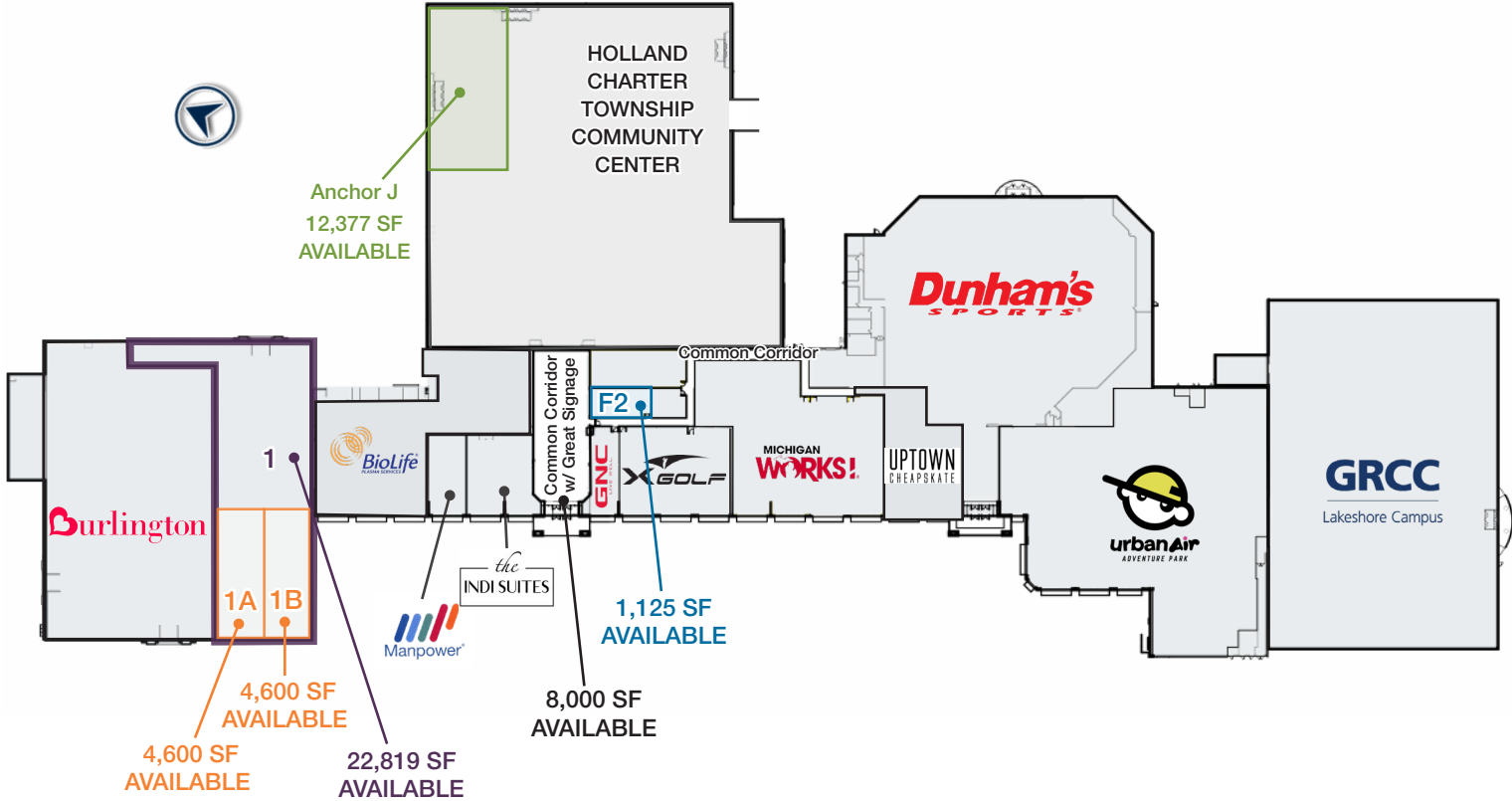
The Shops at Westshore Holland, MI



In Line Availabilities

Main Building

The Shops at Westshore
Holland, MI



Suite	Rentable SF	Rate/SF/Yr
1*	22,819	\$12.00 NNN
1A*	4,600	\$16.00 NNN
1B*	4,600	\$16.00 NNN
1A/B*	9,200	\$14.00 NNN
Anchor J	12,377	\$8.00 NNN
F2	1,125	\$14.00 NNN
CC	8,000	\$12.00 NNN

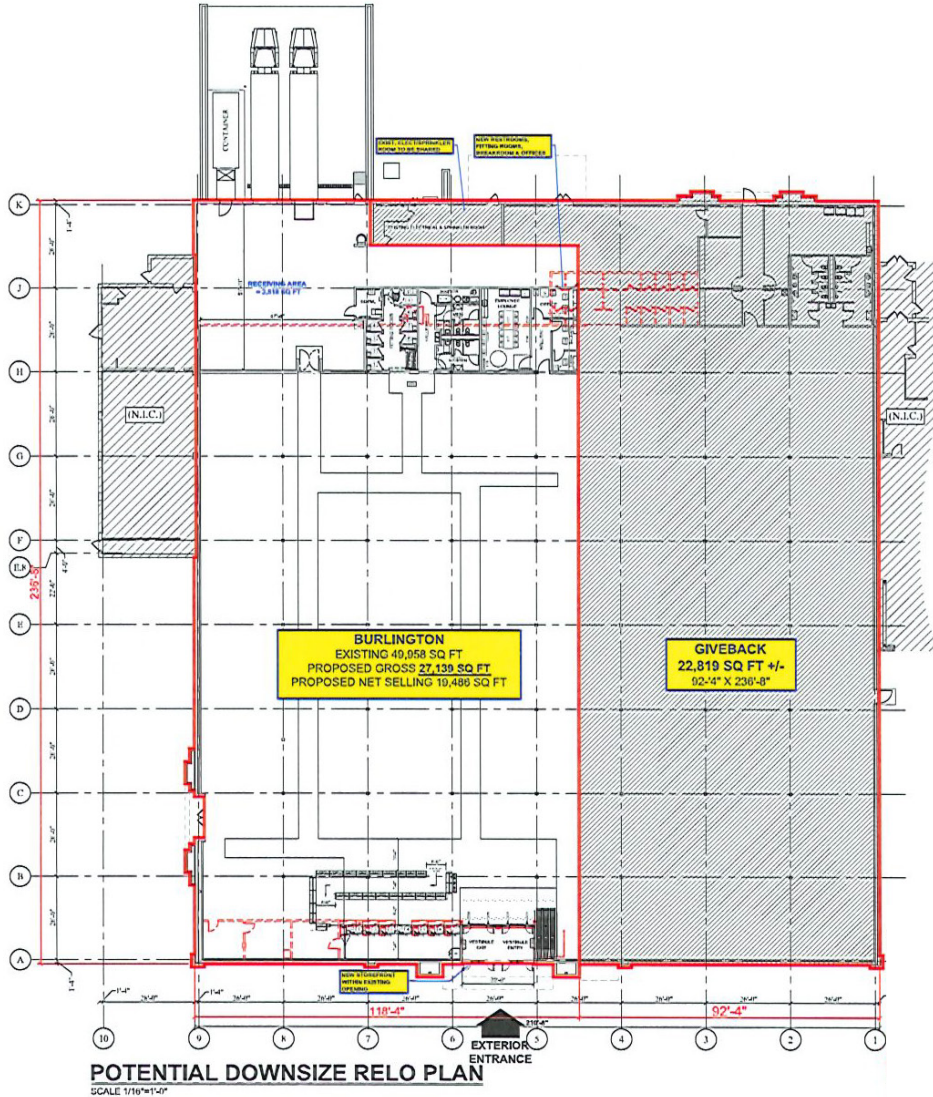
*refer to pages 5 & 6 for breakup scenarios

(60 - 120-month lease terms, Triple Net. NNN Charges = \$3.48/SF (est.). See floor plans for existing conditions. All leases subject to Landlord's approval of Tenant's use and credit in its sole discretion.)

Floor Plan

Main Building - Suite 1

The Shops at Westshore
Holland, MI



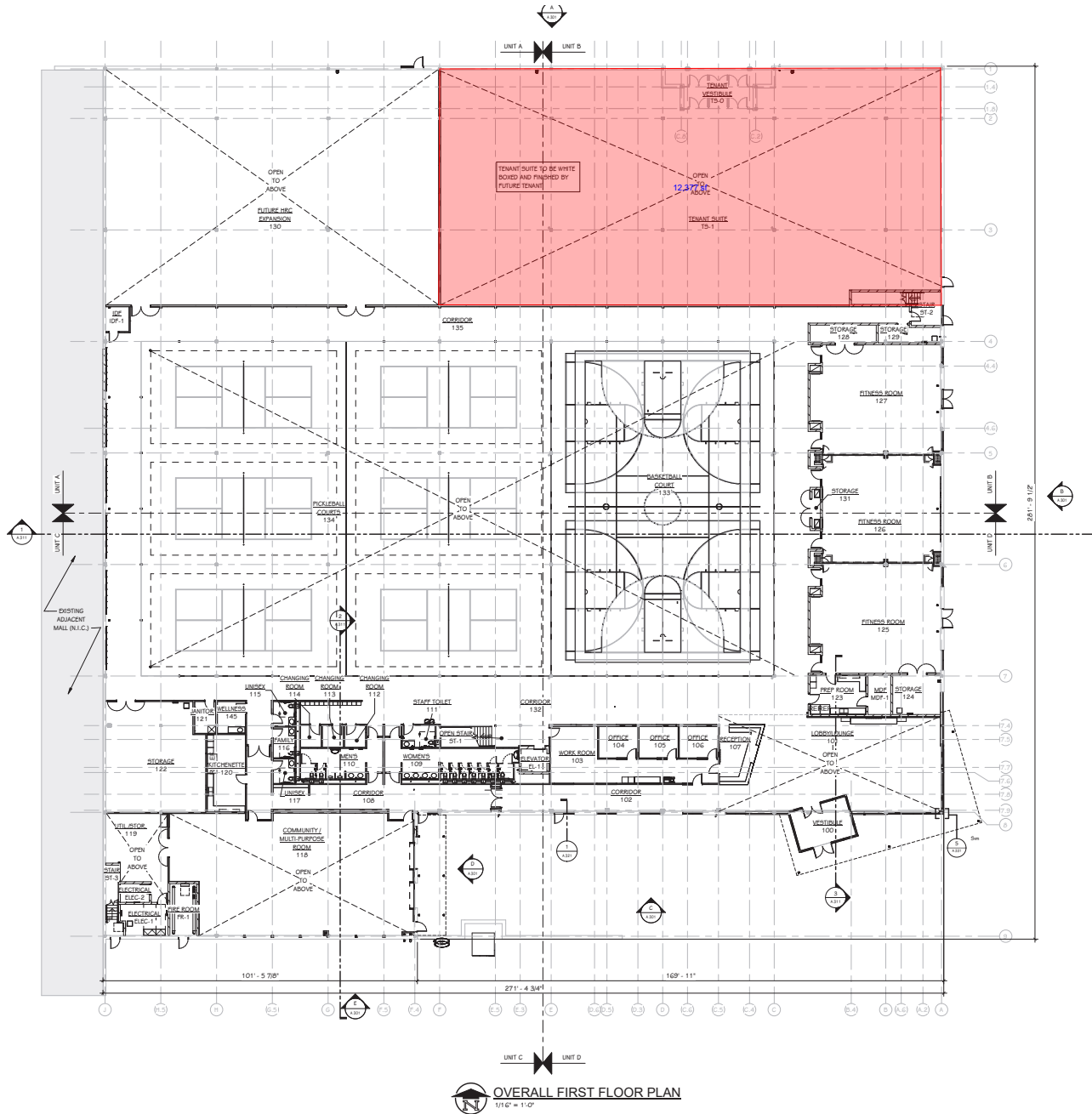
Aerial

The Shops at Westshore Holland, MI



Floor Plan

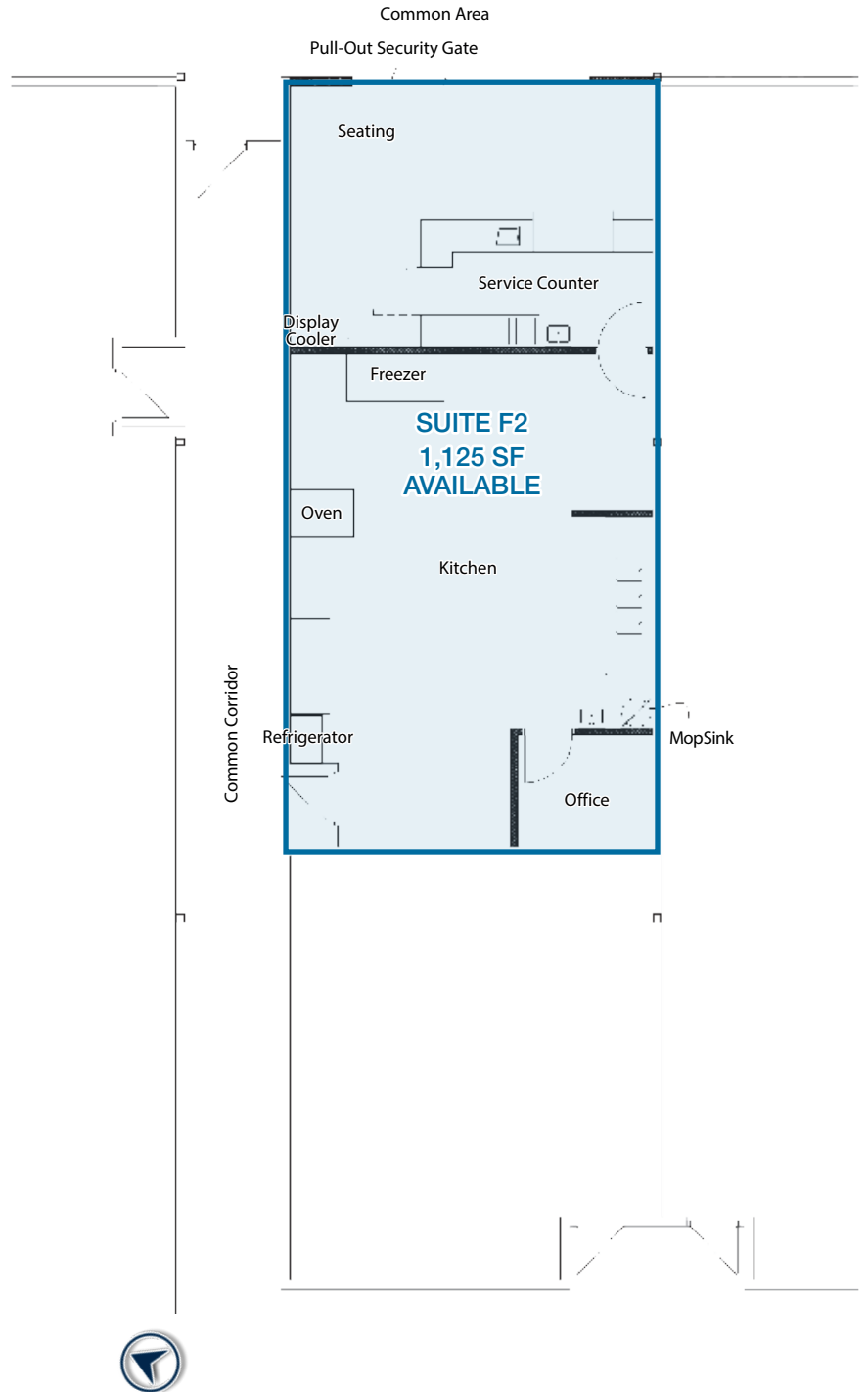
The Shops at Westshore
Holland, MI



Floor Plan

Main Building - Suite F2

The Shops at Westshore
Holland, MI



Mixed-Use Development

The Shops at Westshore
Holland, MI

Residential/Commercial Uses

Included in the Master Plan for The Shops at Westshore is a blend of residential, office/service and commercial uses woven together through a system of public plazas, promenades and a variety of green spaces. All intended to provide community activity and vibrancy both on a daily and seasonal basis.

Residential Housing

Recently approved by Holland Township, the Preliminary PUD includes 186+/- housing units to be constructed over the next five to ten years. The residential gradient, moving from higher-density apartments/lofts fronting the public plaza to lower-density townhomes framing the Eco-Park, serves as a transition to the single-family homes and duplexes located adjacent to the property.

Skilled-Nursing Facility

Progressive Quality Care plans to construct an 82,000 SF, short-term-stay facility offering healthcare services and many of the same amenities one would expect from a 5-star hotel. The facility will feature resident suites in two styles/sizes with private bathrooms and individual heating/cooling units, enclosed formal courtyards with gazebos, sidewalks and landscaping suited for the elderly and many amenities, including, but not limited to, a library with computer corrals, a gym, which also serves as a therapy department, and a themed café/general store. The facility will also offer accommodations for bariatric, respiratory and dialysis patients, as well as Alzheimer's residents. Construction started fall of 2023.



Mixed-Use Development

The Shops at Westshore
Holland, MI

GRCC Lakeshore Campus

Included in the Master Plan for The Shops at Westshore is the 50,000 SF Grand Rapids Community College consolidated campus building. This \$12 million renovation project features the redevelopment of the former JCPenney building with “state-of-the-art” workforce training labs, biology and chemistry labs, computer science classrooms and general education classrooms. Enrollment numbers continue to exceed expectations with over 1,500 students enrolled. The new Grand Rapids Community College Lakeshore Campus, which opened in August 2021, is enhancing the student experience with its prominent US-31 location, public transportation options and easy access to retail, food and business services.



Mixed-Use Development

Community Recreation Center
Holland Charter Township

The Shops at Westshore
Holland, MI



Demographics (2023)

The Shops at Westshore Holland, MI

3 Miles

Population	55,824
HH 75K+	17.1%
Average HH Income	\$78,948
Persons 25-54	14.3%
Median Age	33.6
Hispanic Population	27.4%

5 Miles

Population	100,267
HH 75K+	19.6%
Average HH Income	\$102,343
Persons 25-54	13.4%
Median Age	36.0
Hispanic Population	22.8%

10 Miles

Population	138,710
HH 75K+	16.1%
Average HH Income	\$108,425
Persons 25-54	13.0%
Median Age	37.6
Hispanic Population	18.7%

