



3333 28th Street SE
Kentwood, Michigan 49512

Property Highlights

- #1 intersection in West Michigan
- Brand New Kpot Restaurant Next Door
- Great Visibility
- Easy Access
- Right in Front of Woodland Mall
- High Traffic Counts



For More Information

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Property Overview

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Property Overview

#1 intersection in West Michigan

96' deep by 150' wide

K Pot opened in February 2024

Property Information

Location:	I-96 to 28th Street, West on 28th Street to site on the North side of the street.
Total Building Size:	128,638 SF
Year Built:	1970
Acreage:	3.526 Acres
Signage:	Building
Parking:	Ample
Zoning:	C-3
Building Class:	A

Utilities

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE Energy
Sanitary Sewer:	City of Kentwood
Storm Sewer:	City of Kentwood
Water:	City of Kentwood



Lease Overview

3333 28th Street SE
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Lease Information

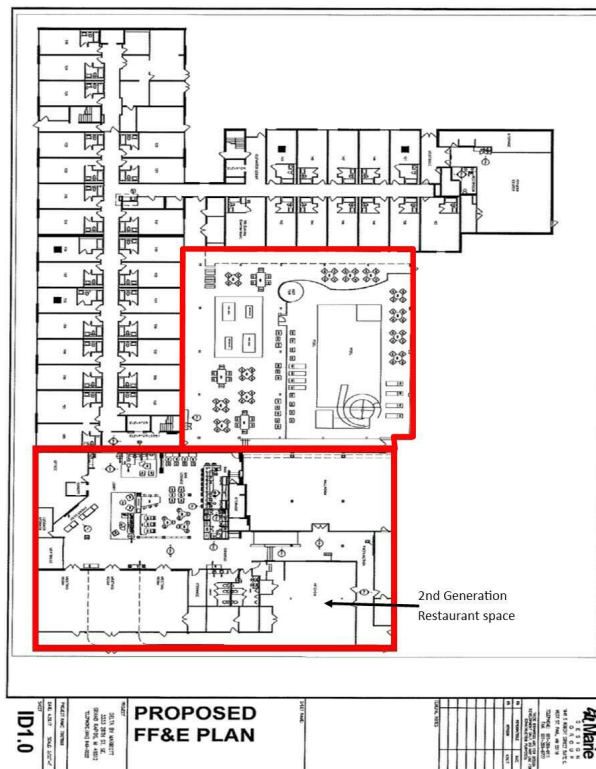
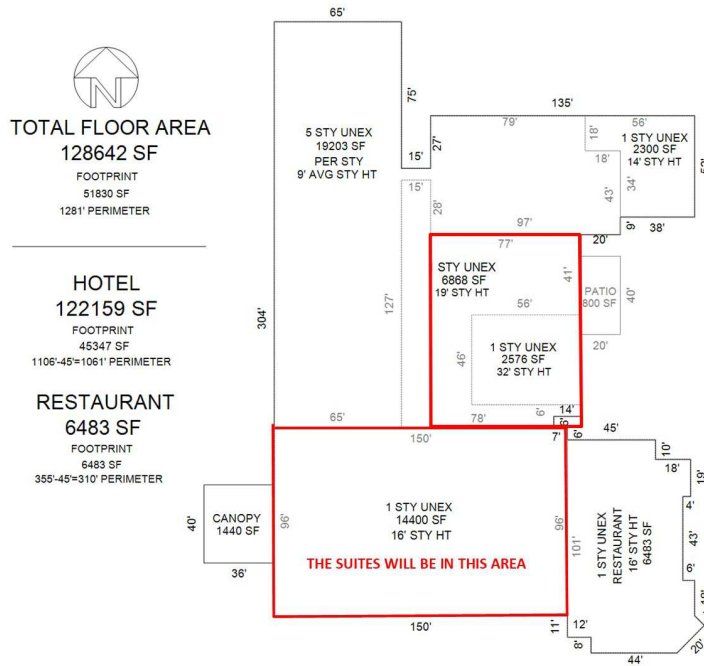
Lease Type:	NNN
Terms:	60 - 120 Months
Tenant Provides:	Taxes, Insurance, Water, Sewer, Electric, Air Conditioning, Gas/ Heat, Snow Removal, Janitorial, Refuse Removal, and Phone
Landlord Provides:	White box
Municipality:	City of Kentwood
PPN:	41-18-11-375-014

Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
Suite 1	10,000 SF	\$25.00	\$20,833.33
Suite 2	5,000 SF	\$27.00	\$11,250.00
Suite 3	2,500 SF	\$30.00	\$6,250.00

Site Plans

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Parcel

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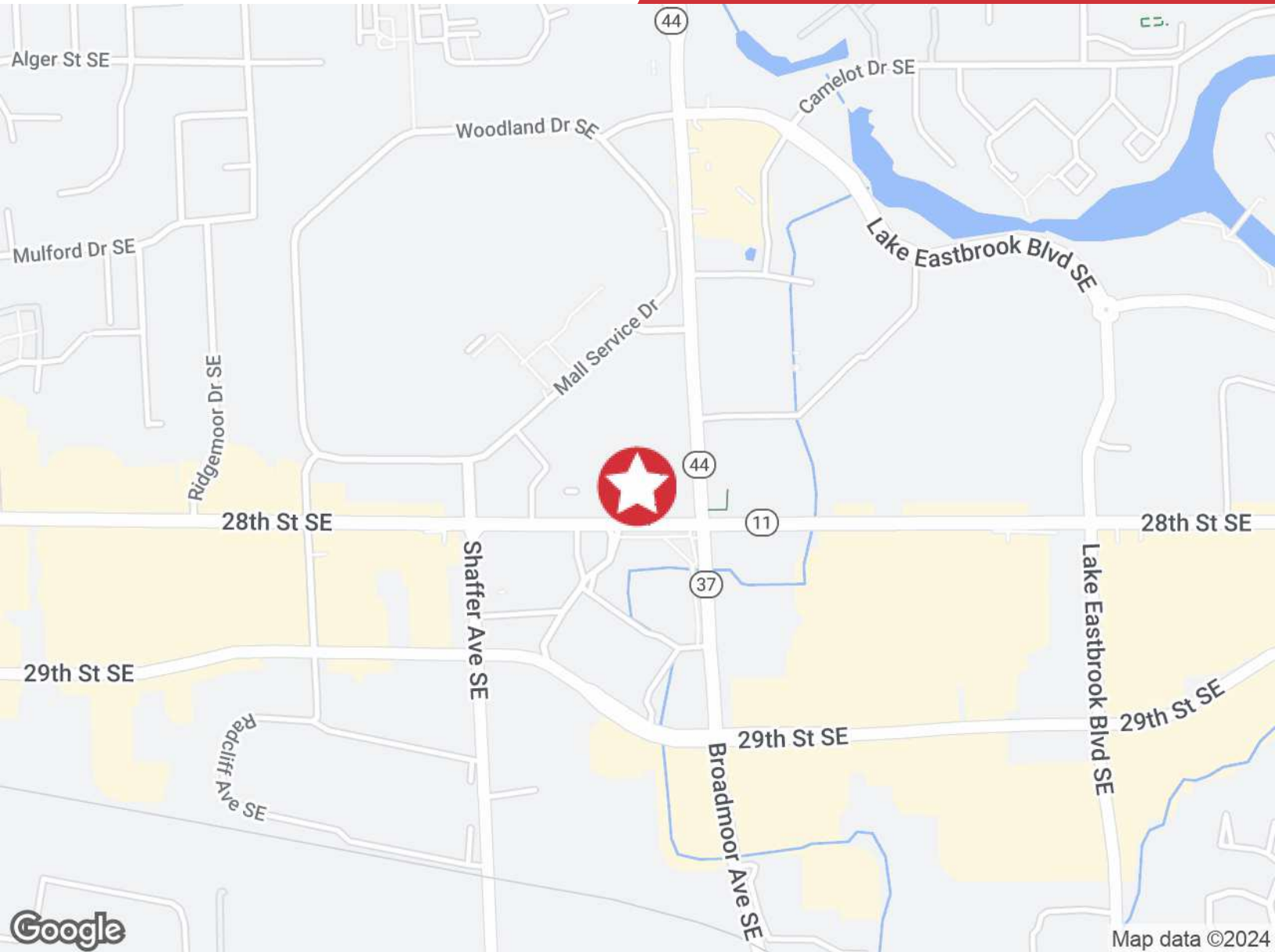
3333 28th Street SE - PP #41-18-11-375-014

January 31, 2024



Location Map

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Proximity

M11 (28th Street) & M-37 (East Beltline)

Fronts on 28th St - 0.07 Miles from M-37

I-96 2.47 Miles

I-196 5.44 Miles

US-131 4.71 Miles

M-6 4.85 Miles

Gerald R. Ford International Airport 4.13 Miles

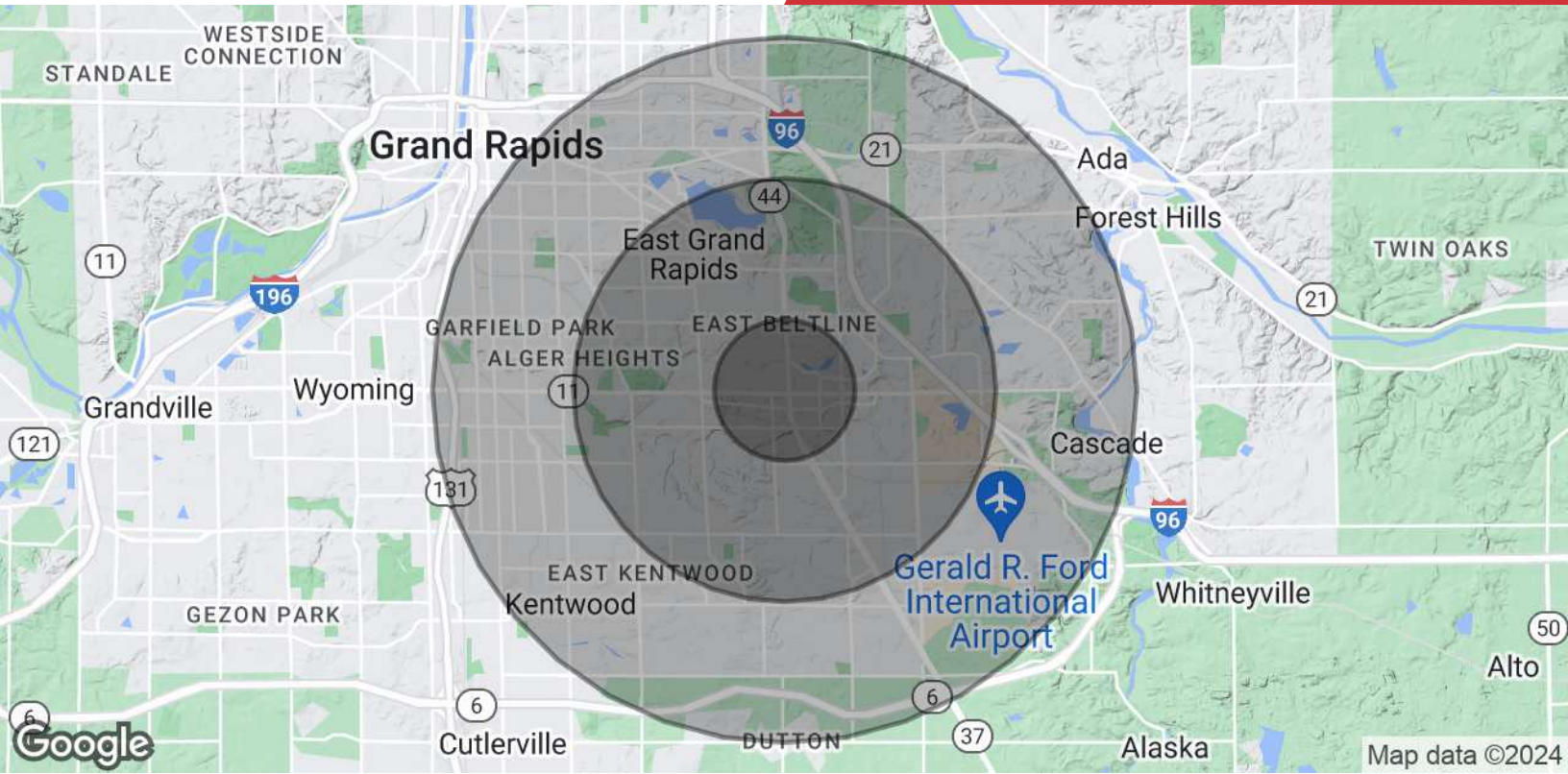
Retailer Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,476	72,760	201,066
Average Age	39.7	37.6	35.1
Average Age (Male)	35.8	35.3	33.3
Average Age (Female)	42.0	39.4	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,979	29,835	77,197
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$61,773	\$86,414	\$82,462
Average House Value	\$137,461	\$214,029	\$201,698

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.