



2,207 SF RESTAURANT SUITE

7505 RIVER STREET SE, ADA, MI 49301

FOR MORE INFORMATION, CONTACT:

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7505 RIVER is a prime retail space overlooking Ada's Thornapple River. The Village of Ada welcomes visitors from all over Michigan to participate in a wide variety of events happening year-round.

The retail site is positioned just steps to infrastructure celebrating Ada's culture of outdoor exploration and events - an amphitheater, seating area and tables, public restrooms, and a playground.

As a retail establishment, you can count on high quality patrons visiting Grand Rapids to stop in, as Ada will be on the top of their bucket list of nearby towns to discover.

Take a look at this beautiful retail space and envision the potential for bringing your business to the highly sought after town of Ada.



HIGHLIGHTS

SUITE 104 | 2,207 SF



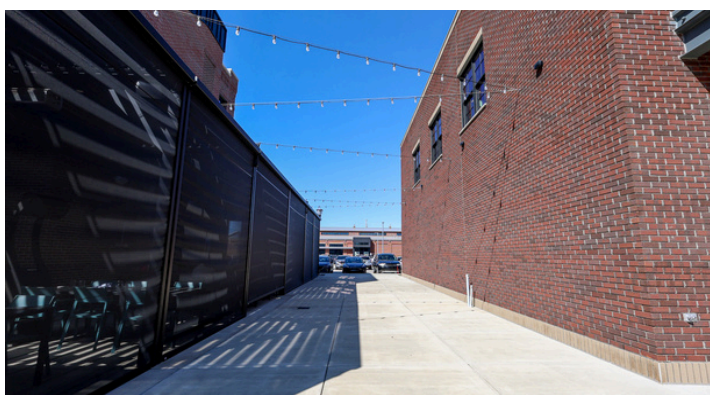
DESIRABLE ADA VILLAGE



RIVER VIEW



WHITE BOX FINISHED



PATIO SEATING AVAILABLE



TWO ENTRANCES W/ GARAGE DOOR



LAST SUITE AVAILABLE

LEASE OVERVIEW

LEASE INFORMATION

Lease Type:	NNN
Terms:	60 - 120 Months
PPN:	41-15-34-128-006
Tenant Provides:	Water, Sewer, Electric, Air Conditioning, Gas/Heat, Snow Removal, Janitorial, Refuse Removal, Phone, Internet, Taxes, Insurance
Landlord Provides:	Roof & Structural
Ten year Lease:	Incentive - White Box plus T/I Allowance - Negotiable, Patio Seating Possible

RENTABLE SF	RATE/SF/YR	MONTHLY BASE RENT	CAM/MONTH \$9.00/SF	TOTAL MONTHLY RENT
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2,207 SF	\$30.00	\$5,517.50	\$1,655.25	\$ 7,172.75
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OPERATING EXPENSES

Electric, Gas, Water, Trash, and Internet	TBD
Taxes	TBD
Lawn, Snow, and Cleaning	TBD
Insurance	TBD
Total Estimated CAM	TBD

DESCRIPTION OF LANDLORD'S WORK

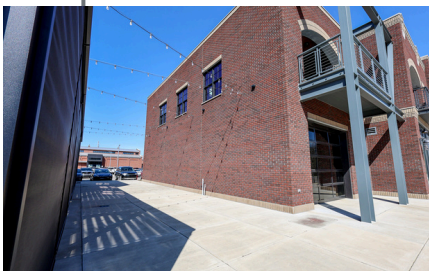
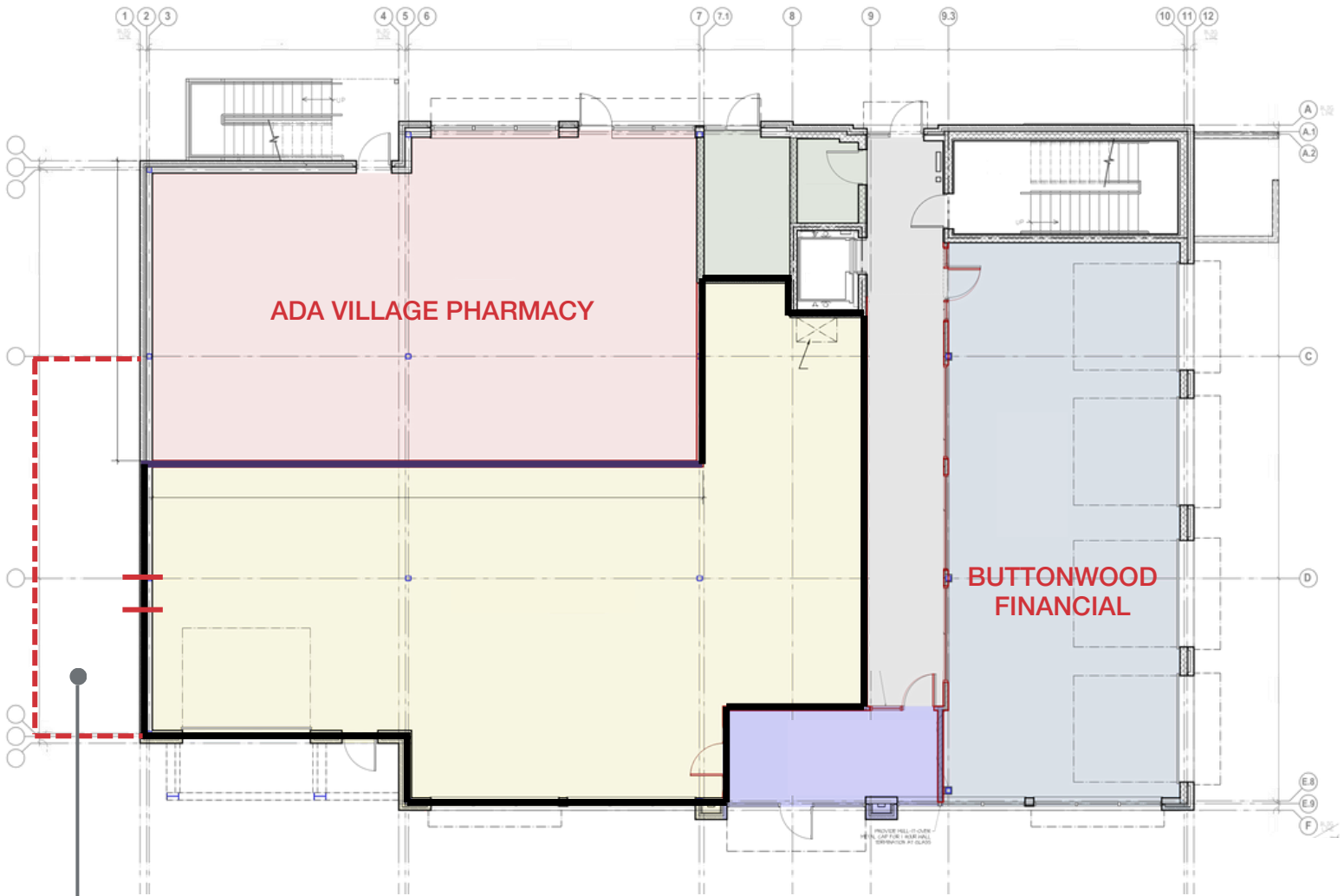
- CLEAN CONCRETE FLOORS, IN CONDITION READY TO BE POLISHED
- DRYWALL, FINISH SANDED AND PRIMED AND PAINTED PERIMETER WALLS
- EXTERIOR WINDOWS, PREMISES ENTRY DOORS, AND RESTROOM DOOR
- EXPOSED UNFINISHED CEILING, WOOD/STEEL JOISTS, WOOD/STEEL BEAMS, AND PLYWOOD/STEEL/CONCRETE EXPOSED (2ND FLOOR FRAMING CAN BE SEEN)
- HILO DRINKING FOUNTAINS AS REQUIRED BY CODE
- 2 RESTROOMS WITH STANDARD TOILET, WALL HUNG SINK, AND REQUIRED ADA GRAB BARS WITH SIGNAGE, EXHAUST AIR FAN CONNECTION, SIZED AND PROVIDED AS REQUIRED BY CODE FOR STANDARD RETAIL OCCUPANCY LOAD
- HVAC EQUIPMENT SIZED FOR STANDARD RETAIL OCCUPANCY, INCLUDING PROGRAMMABLE DIGITAL THERMOSTATS AND DISTRIBUTION
- ELECTRICAL SERVICE, SIZED FOR STANDARD RETAIL OCCUPANCY, SUBMETERED FOR THE PREMISES WITH A 400 AMP PANEL, LIGHTING BY TENANT
- POWER TO HVAC SYSTEM
- PREMISES REQUIRED EXIT AND EMERGENCY LIGHTING, PER CODE
- DATA CONDUIT RUN TO THE PREMISES (FIBER/WIRE/SERVICE EXCLUDED AND TO BE PERFORMED BY TENANT)

UTILITIES

- WATER/SEWER TO PREMISES AND SUBMETERED
- PLUMBING RUN TO LOCATION OF SEPARATE MOP SINK
- GAS SERVICE TO PREMISES
- ELECTRIC SERVICE TO PREMISES AND SUBMETERED

FIRST FLOOR PLAN

SUITE 104



POTENTIAL OUTDOOR PATIO

ADA VILLAGE HIGHLIGHTS



ADA MARKET



BEYOND OUTDOOR APPAREL



FRUITION ACAI AND JUICE BAR



MUDPENNY RESTAURANT & ROASTER



MYRTH QUALITY PIZZAS AND PASTAS



ZEYTIN AUTHENTIC TURKISH CUISINE



WELCOME TO ADA, MICHIGAN

Ada was first established as a fur trading post in 1821 and was Kent County's first official settlement.

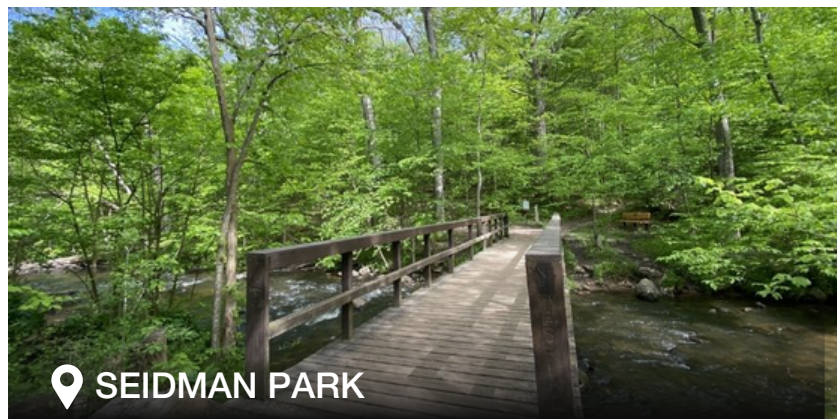
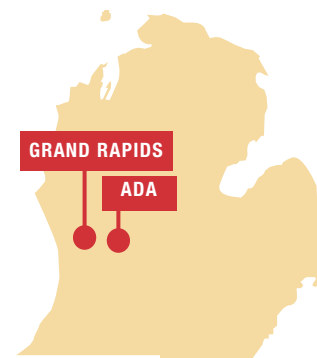
Ada Township encompasses 37 square miles and is home to more than 13,000 residents and 100 businesses.

Ada Township features more than 1,000 acres of public land, including four community parks and miles of trails.

Nestled near the convergence of the Grand and Thornapple Rivers, Ada combines natural scenic beauty with a picturesque downtown.

There are several hundred acres of public land and miles of waterway to explore, plus quaint shops, art galleries, unique restaurants and more – all just 13 minutes east of downtown Grand Rapids.

adamichigan.org



f **@** **adavillage**

2024 ADA VILLAGE EVENTS AND ACTIVITIES



MUSIC ON THE LAWN

Enjoy live music Wednesday evenings all summer long at the Van Andel Pavilion overlooking Thornapple River.



PROGRESSIVE TASTINGS

Join various group walking tours to experience tastings of delicious food from Ada's finest restaurants.



ADA VILLAGE FARMERS MARKET

Businesses can get involved with sponsorships or setting up a booth every Tuesday from June 4 thru October 29.



BEERS AT THE BRIDGE (9,000 ATTENDEES)

Grab a beer and enjoy this summer concert series for fun with the whole family.



ADA PUMPKIN PROWL (5,000 ATTENDEES)

On October 25th, businesses will host an activity and/or hand out Halloween goodies to trick-or-treaters in Ada Village.



SANTA PARADE

Santa Claus is coming to town on Saturday, December 7th to celebrate the Christmas season.

**for the full Event Calendar, please visit adamichigan.org/events*

ADA VILLAGE SOCIAL DISTRICT

ENJOY YOUR DRINKS IN BEAUTIFUL DOWNTOWN ADA



ORDER

your favorite adult beverage in a Social District cup from a participating establishment

DRINK

your beverage within the designated Ada Village Social District Commons Area

DISCARD

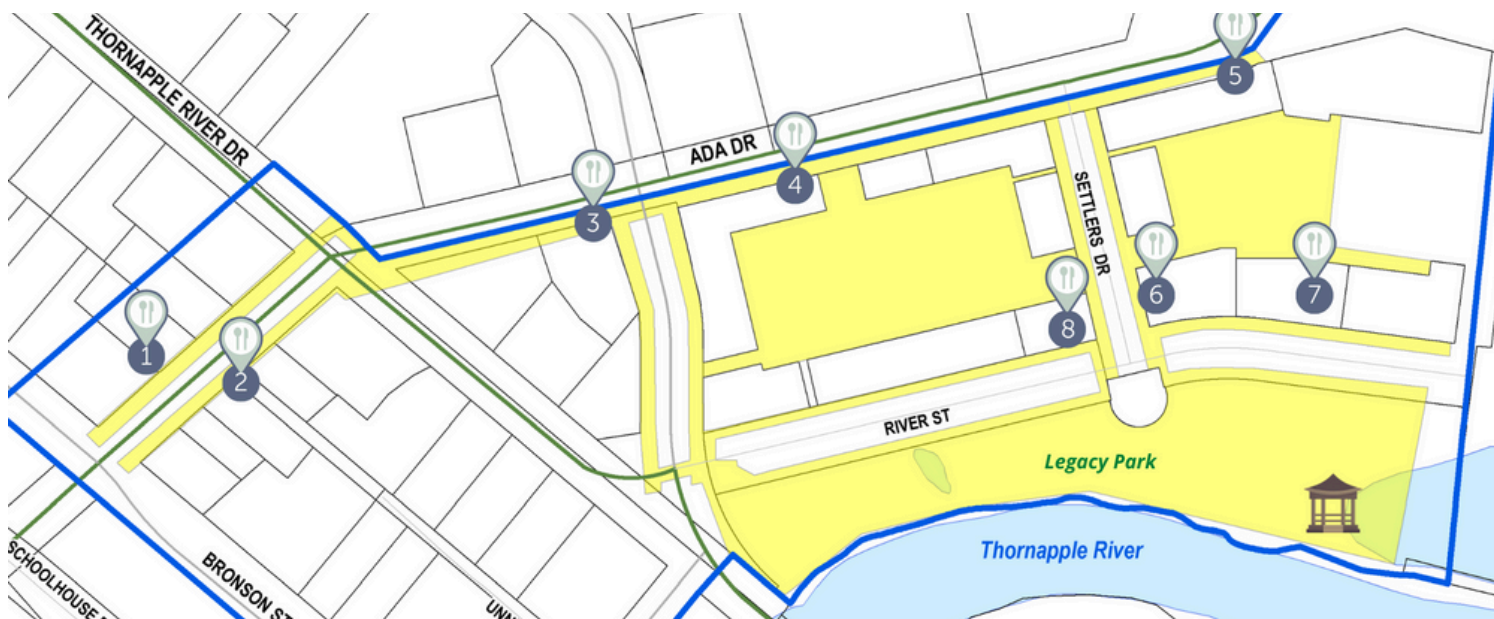
your Social District cup when empty

ENJOY

the Ada Village Social District seven days a week between 12 - 10:00 PM

As part of the Ada Village Social District, patrons ages 21+ can purchase an alcoholic beverage from a participating establishment and consume it outdoors within the Social District Commons Area.

This event was proposed and approved by the ABA (Ada Business Association) composed of nearly 200 local businesses.



PARTICIPATING ESTABLISHMENTS:



*for all event rules, regulations, and the full social district map, visit adamichigan.org/township/services/ada-village-social-district

ADA HOTEL BY AHC HOSPITALITY

SET TO OPEN SPRING 2024 📍 7415 RIVER STREET, ADA, MI 49301



ADA HOTEL | AHC + HOSPITALITY

“In the center of the Ada Village, Ada Hotel celebrates the immensely growing township’s history.

Named after the 19th-century hotel that served as the township’s cultural centerpiece, the new development will echo its significance within the community.

Visitors can expect the three-story boutique hotel to feature 36-guest rooms, a fitness center and two distinct on-site restaurants. Ada Hotel’s inception is a part of the township’s significant redevelopment efforts.

The flourishing community is home to 17 restaurants, 21 retail shops and a state-of-the-art library.”

*Roger Sands
Contributor at Forbes Magazine*



   @theadahotel

adahotel.com

AS FEATURED IN



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	2,561	17,151	47,986
2028 Population	2,752	17,238	48,254
% Change	1.45%	0.10%	0.11%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	890	5,956	17,628
2028 Households	962	6,025	17,834
% Change	1.57%	0.23%	0.23%

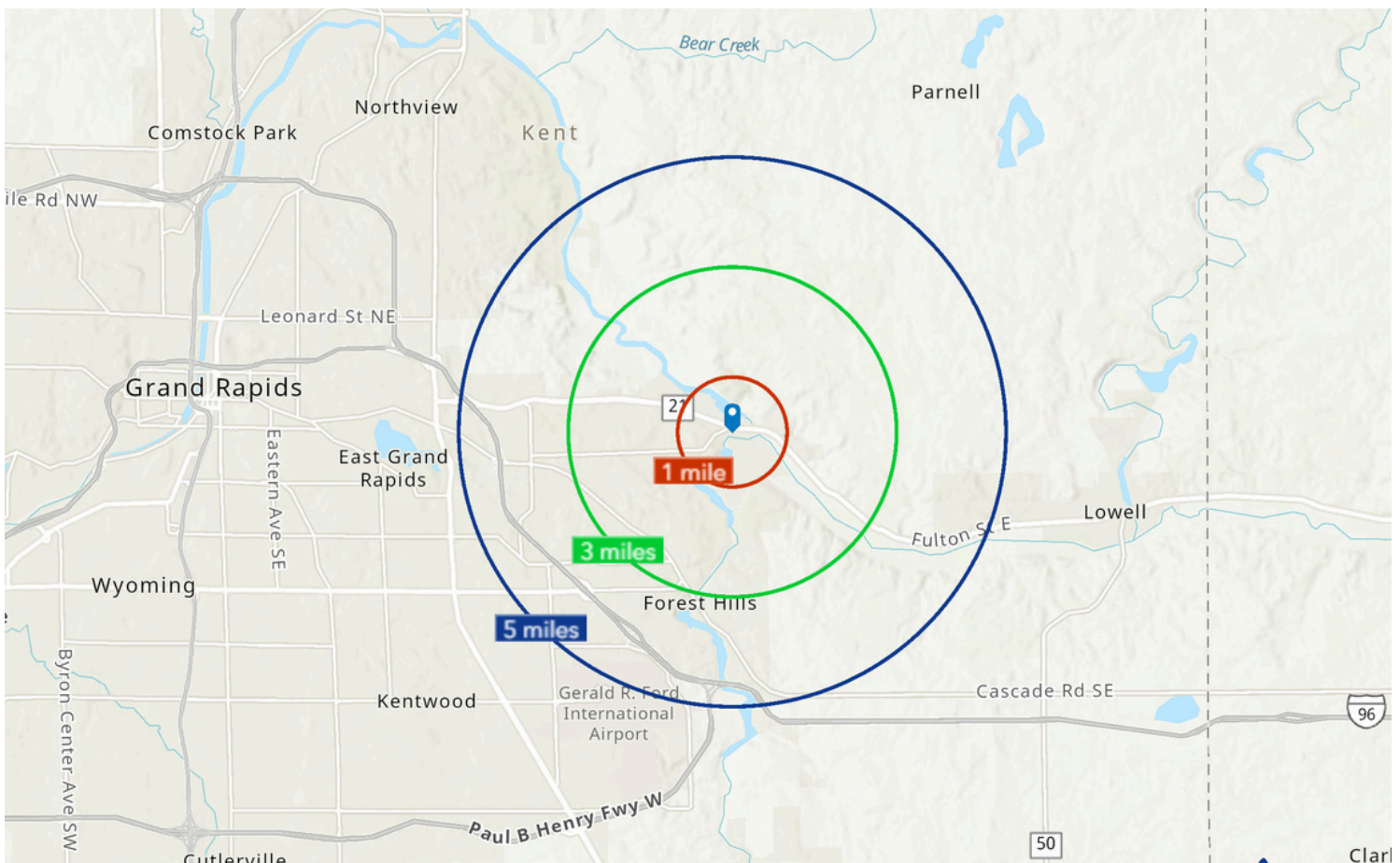
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 Median Household Income	\$141,111	\$151,581	\$117,824
2023 Average Household Income	\$178,513	\$193,032	\$166,681

47.7K

POPULATION
(5 MILES)

\$193K

AVG HH INCOME
(3 MILES)



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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