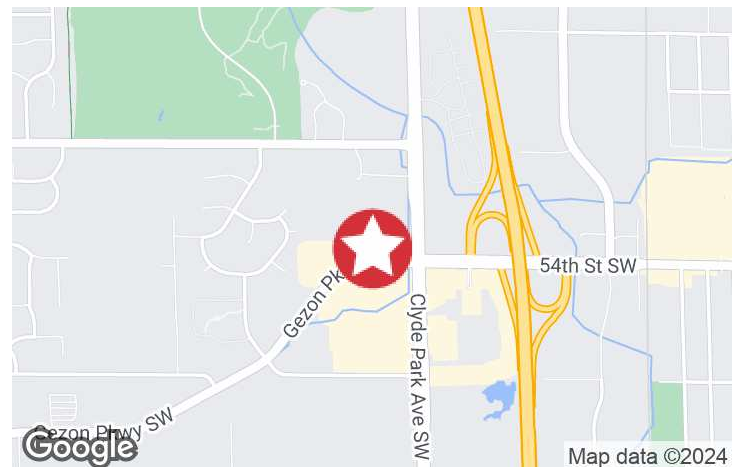




901 Gezon Parkway SW
Grand Rapids, Michigan 49509

Property Highlights

- Immediate availability
- Many major retailers in the area.
- High traffic count
- Easy ingress/egress



For More Information

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Property Overview

901 Gezon Parkway SW
Grand Rapids, Michigan 49509

Property Overview

Situated on the northeast corner of 54th and Clyde Park, this strip center is directly across from Target with an easy ingress/egress and high traffic count. There are many major retailers along with Target, Meijer, Walmart, Menards, Chick-fil-A, Panera Bread, Boardwalk Subs, Sonic Drive-In, Tommy's Express Car Wash, Chili's Grill & Bar and Belle Tire.

Great space for retail or office. Signage available.

Property Information

Location:	Just west of Clyde park on 54th/Gezon Parkway
Total Building Size:	9,578 SF
Available Square Footage:	1,260 - 1,400 SF
Year Built:	1997
Acreeage:	1.07 Acres
Signage:	Pylon and building
Parking:	Surface
Zoning:	B-1 Local Business District



Lease Overview

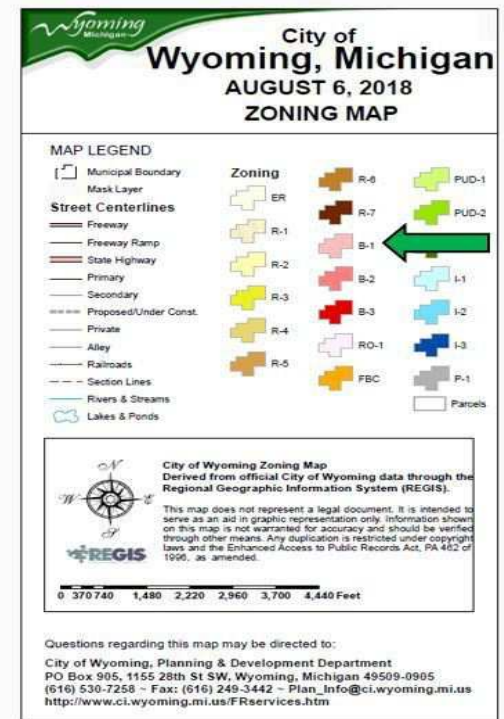
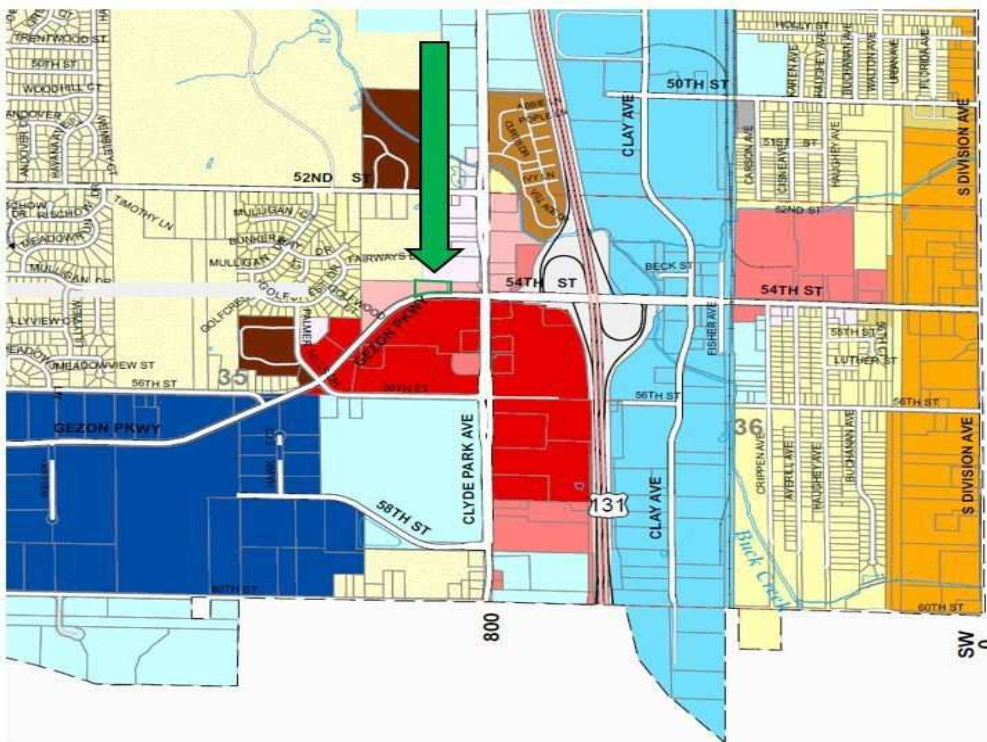
901 Gezon Parkway SW
Grand Rapids, Michigan 49509

Lease Information

Lease Type:	NNN
Terms:	36 to 60 Months
Municipality:	City of Wyoming
PPN:	41-17-35-226-047
Possession:	At lease execution

Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY	TOTAL MONTHLY RENT
901 Gezon Parkway, Suite B2	1,268 SF	\$14.00	\$1,479.33	\$501.92	\$1,981.92



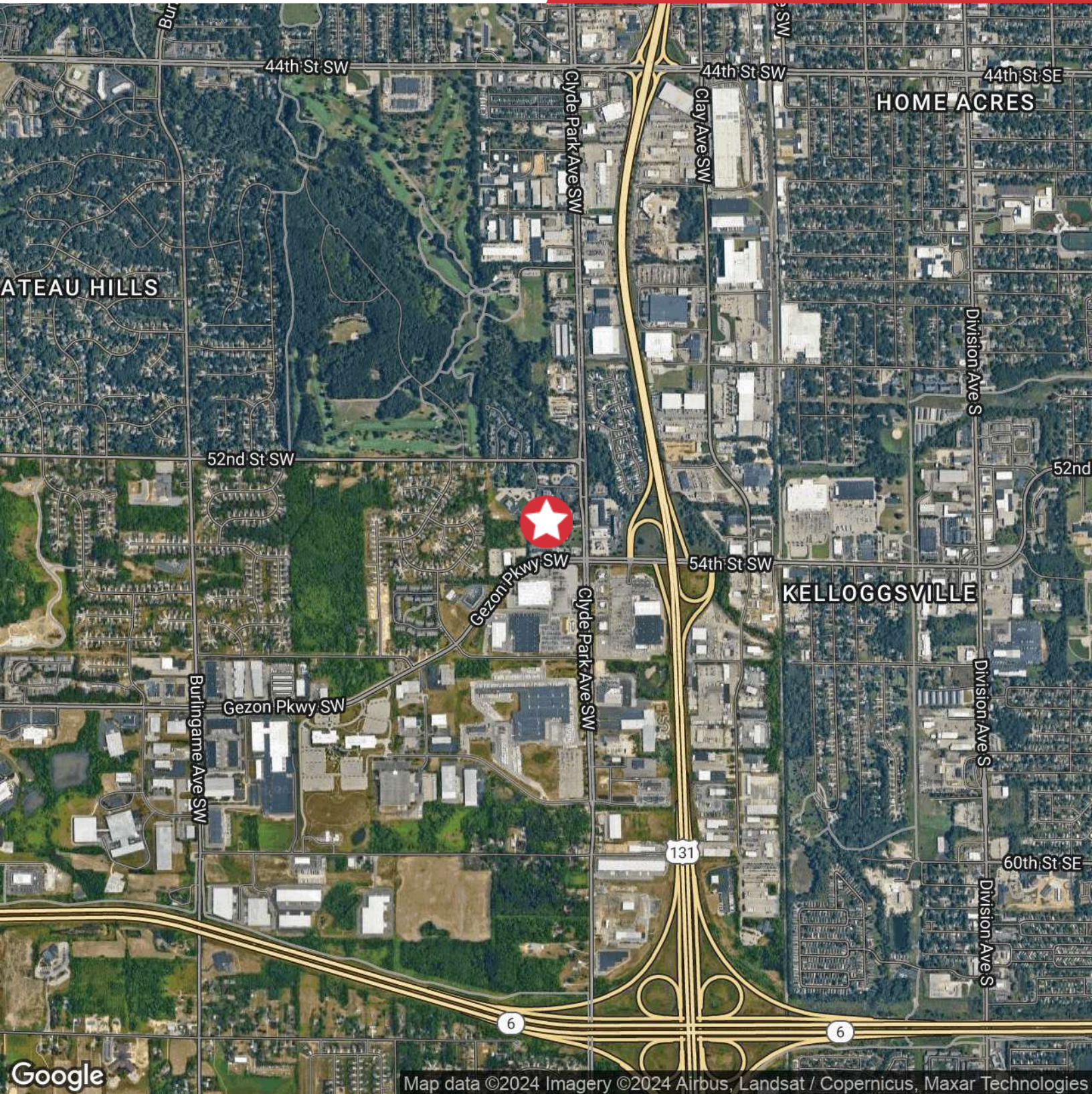
Suite B2 Photos

901 Gezon Parkway SW
Grand Rapids, Michigan 49509



Location Map

901 Gezon Parkway SW
Grand Rapids, Michigan 49509



Google

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Retailer Map

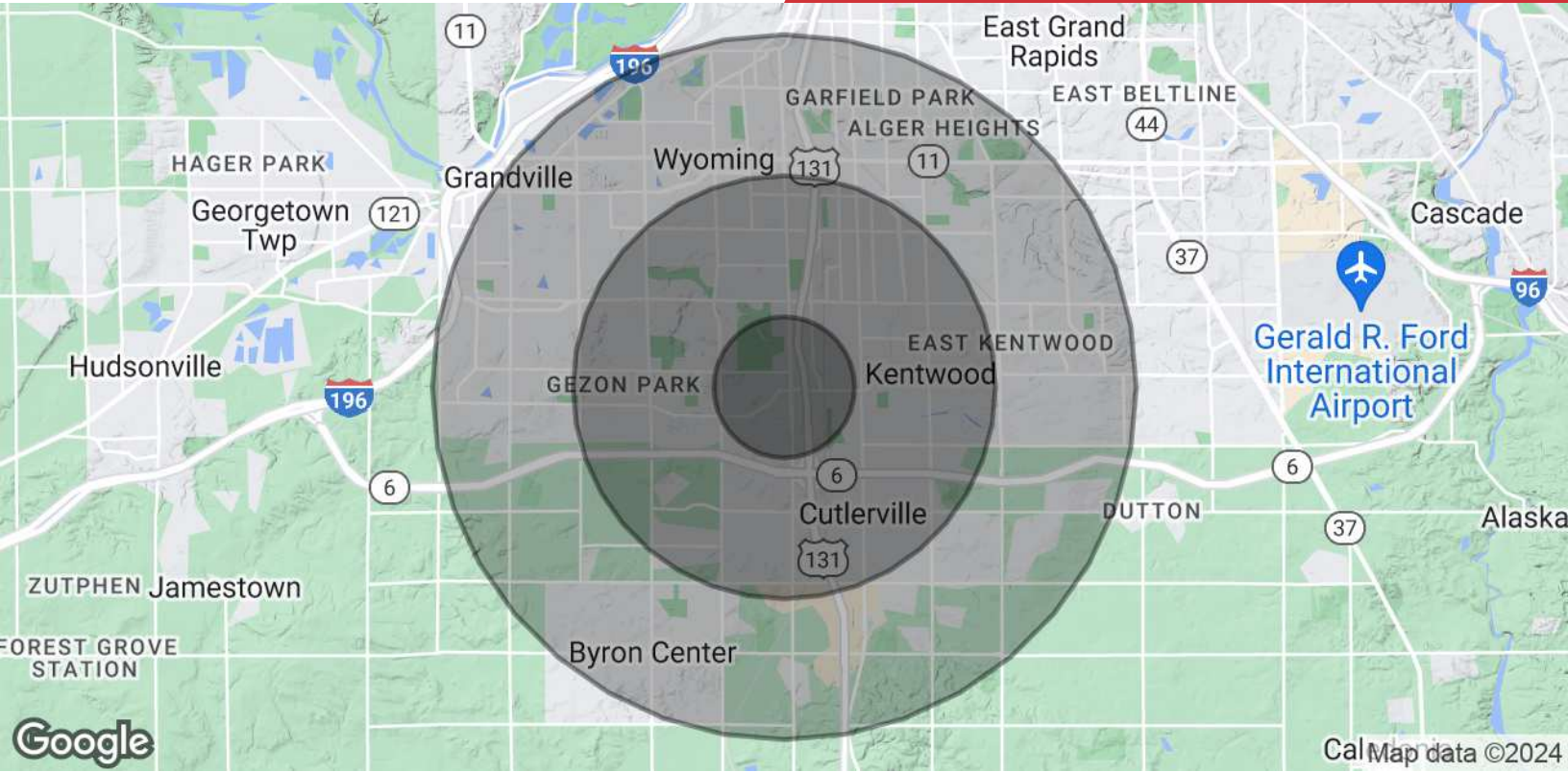
901 Gezon Parkway SW
Grand Rapids, Michigan 49509



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Demographics

901 Gezon Parkway SW
Grand Rapids, Michigan 49509



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,516	71,912	197,948
Average Age	36.8	33.5	32.4
Average Age (Male)	36.7	31.9	31.4
Average Age (Female)	36.4	34.8	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,756	27,950	72,958
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$64,211	\$51,485	\$55,106
Average House Value	\$223,430	\$136,275	\$135,068

* 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.