



4020 Alpine Avenue Northwest  
Comstock Park, Michigan 49321

### Property Highlights

- Busy location on the retail corridor of Alpine.
- High traffic counts of 22,411 vehicles per day.
- Great tenant mix.
- Excellent demographic area.



For More Information

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# Lease Overview

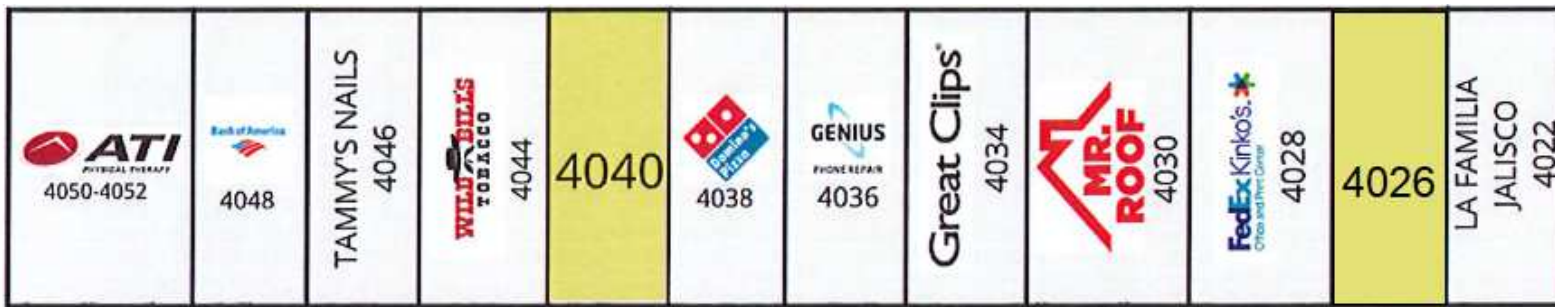
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## Lease Information

<b>Lease Type:</b>	NNN
<b>Terms:</b>	36-60 month terms available
<b>PPN:</b>	41-09-36-151-027

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
4024 Alpine	1,400 SF	\$24.00	\$2,800.00
4040 Alpine	1,593 SF	\$24.00	\$3,186.00



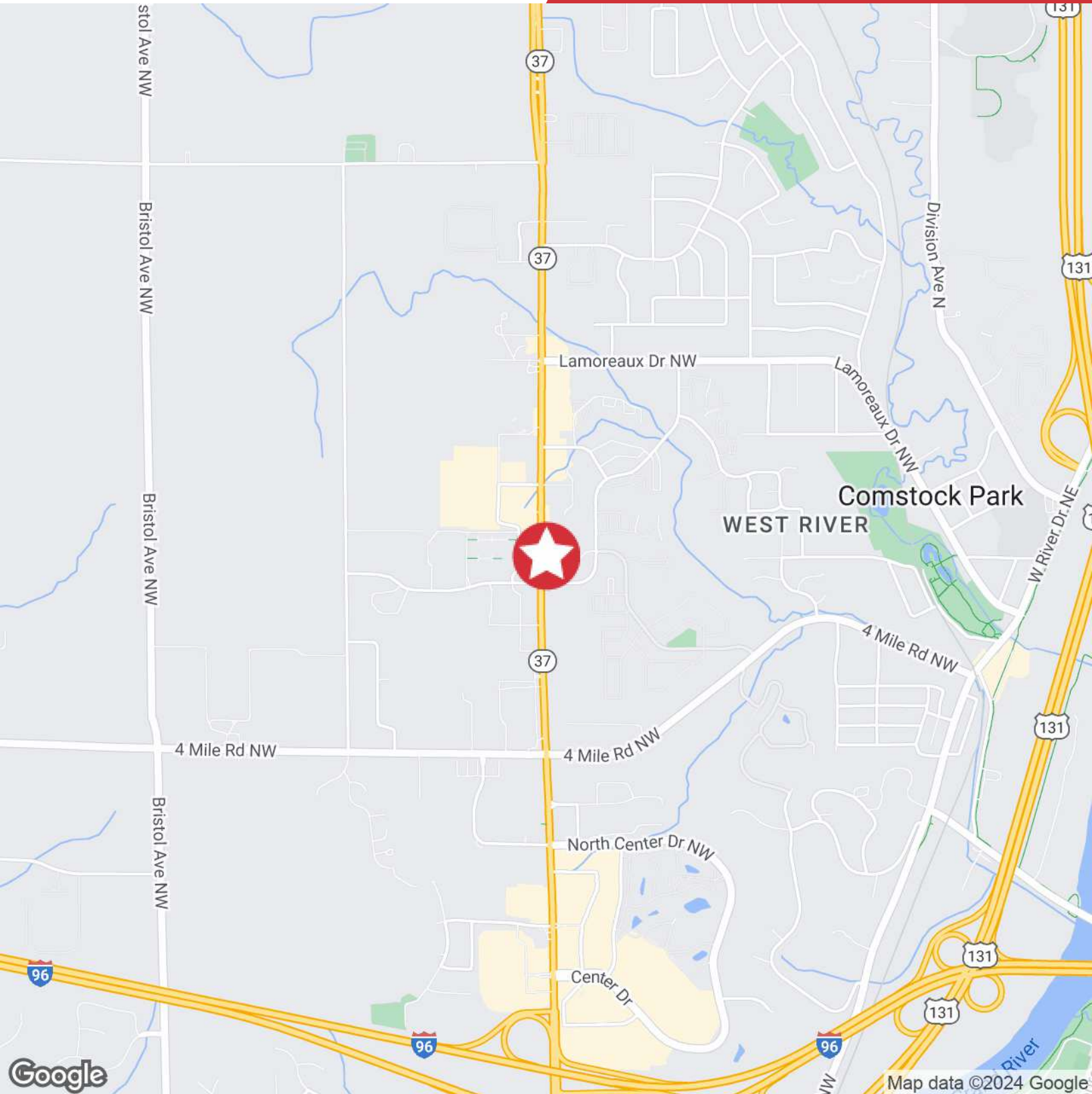
# Additional Photos

4020 Alpine Avenue Northwest  
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# Location Map

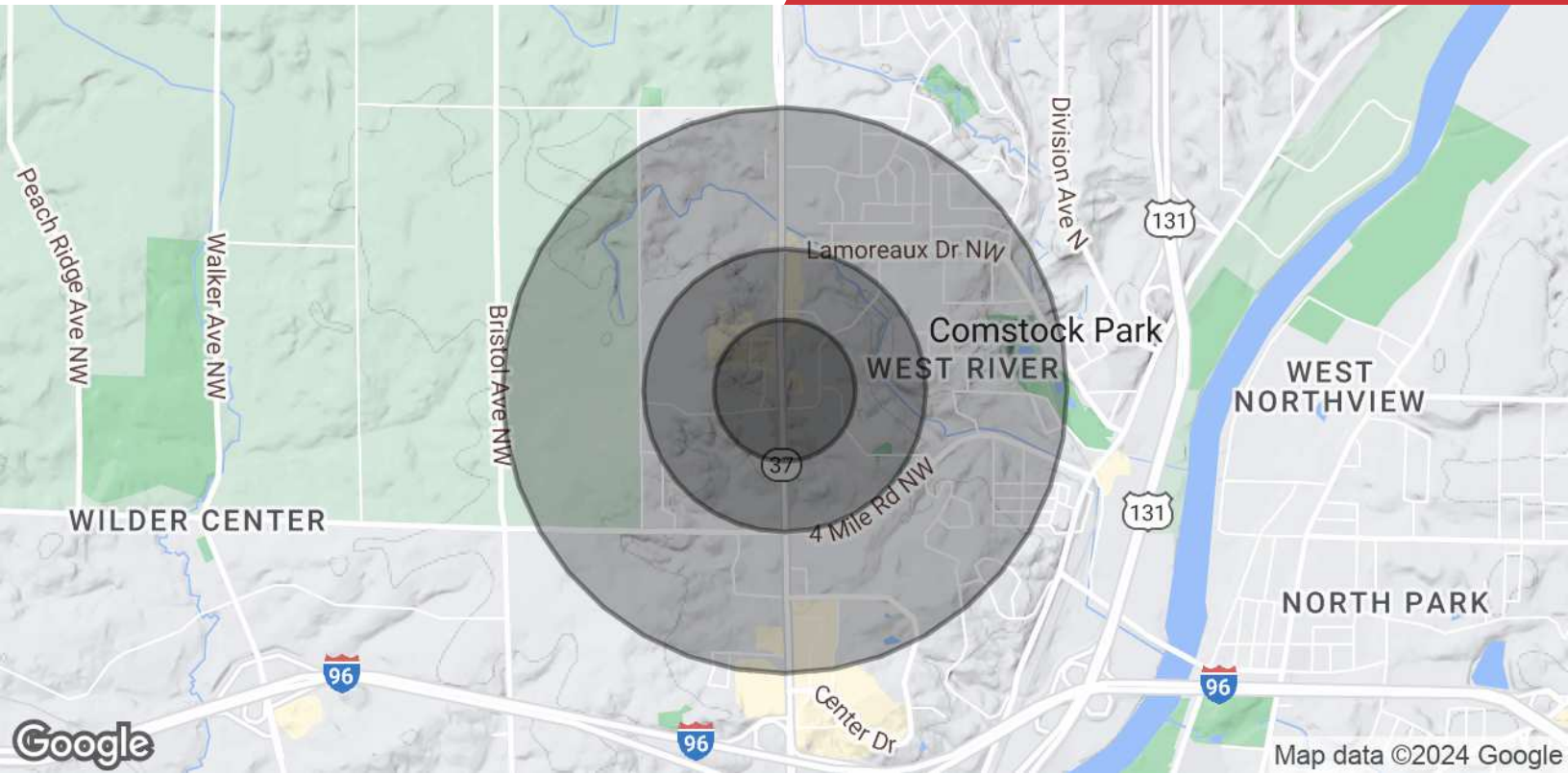
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# Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	869	3,198	8,736
<b>Average Age</b>	27.7	27.8	40.5
<b>Average Age (Male)</b>	26.1	26.4	34.2
<b>Average Age (Female)</b>	31.3	31.3	41.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	397	1,455	3,795
<b># of Persons per HH</b>	2.2	2.2	2.3
<b>Average HH Income</b>	\$44,426	\$45,943	\$56,558
<b>Average House Value</b>	\$53,847	\$56,394	\$105,022

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.