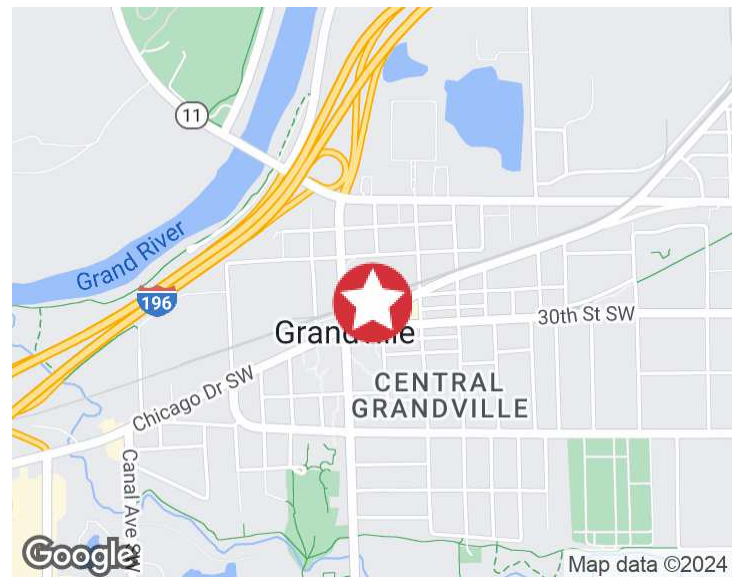


3901 Chicago Dr SW
Grandville, Michigan 49418

Property Highlights

- Central location in busy downtown Grandville.
- High Traffic Counts with easy access to I-196.
- Favorable suite sizes available.
- Lots of natural lighting.
- Building and Pylon signage.



For More Information

Rod Alderink

O: 616 242 1104

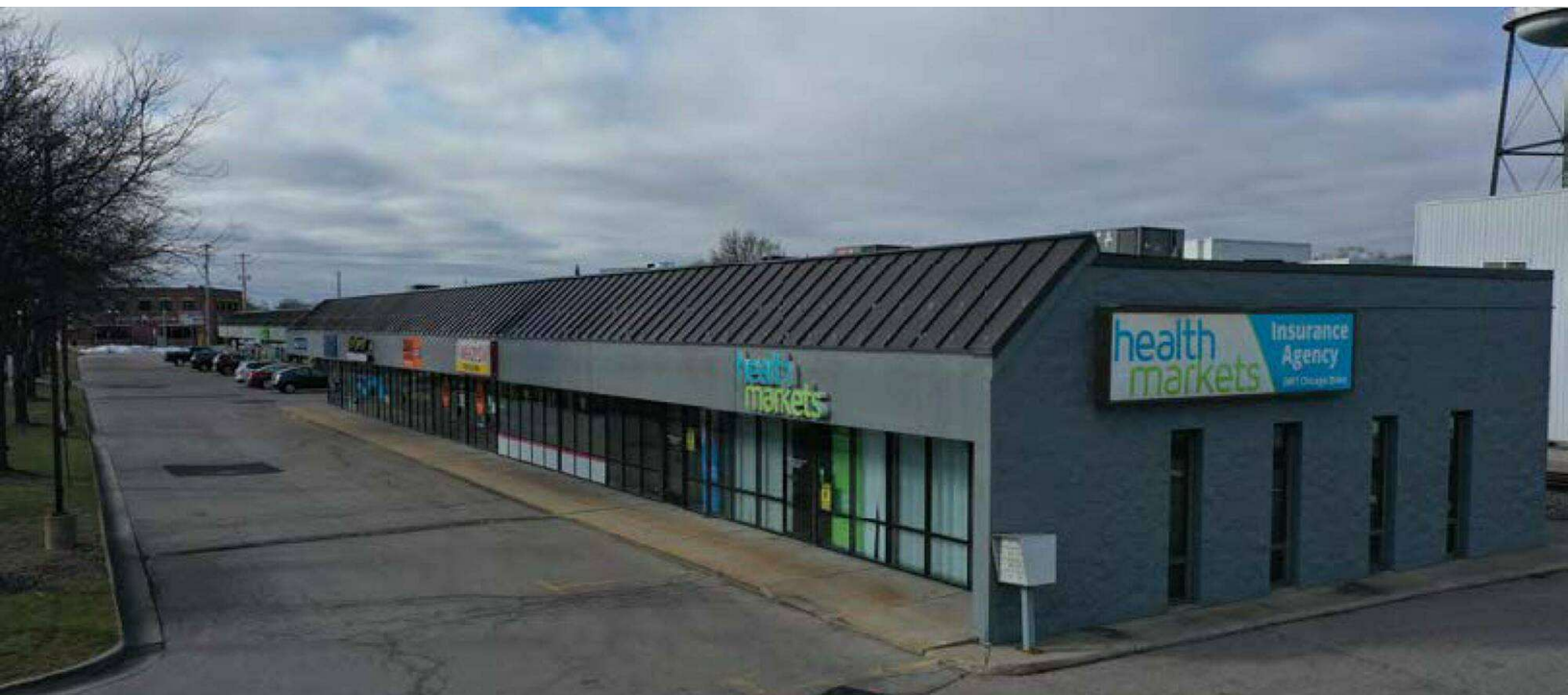
roda@naiwwm.com

Asset Overview

3901 Chicago Dr SW
Grandville, Michigan 49418

3901 Chicago Drive Mall

Location:	Located on the North side of Chicago Drive SW at Wilson Ave SW.
Total Building Size:	22,269 SF
Construction:	Glass, steel and block
HVAC:	Yes
Air Conditioning:	Yes
Signage:	On building and pylon
Parking:	On-site surface lot - 100+ spaces
Zoning:	CBD - Central Business Form-based District



Lease Overview

3901 Chicago Dr SW
Grandville, Michigan 49418

Lease Information

Lease Type:	NNN
Terms:	36-60 Months
Annual Rent Increases	3% base term and renewal

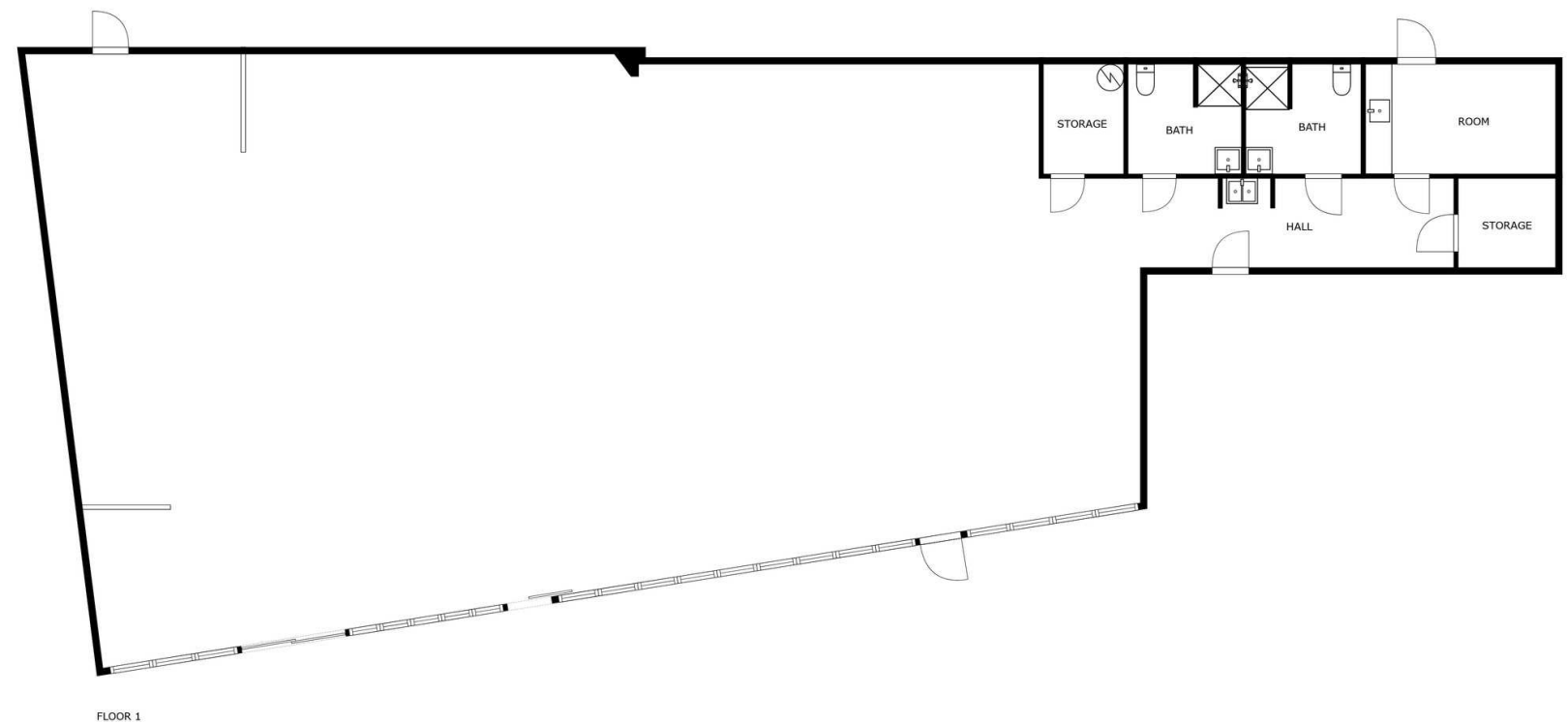
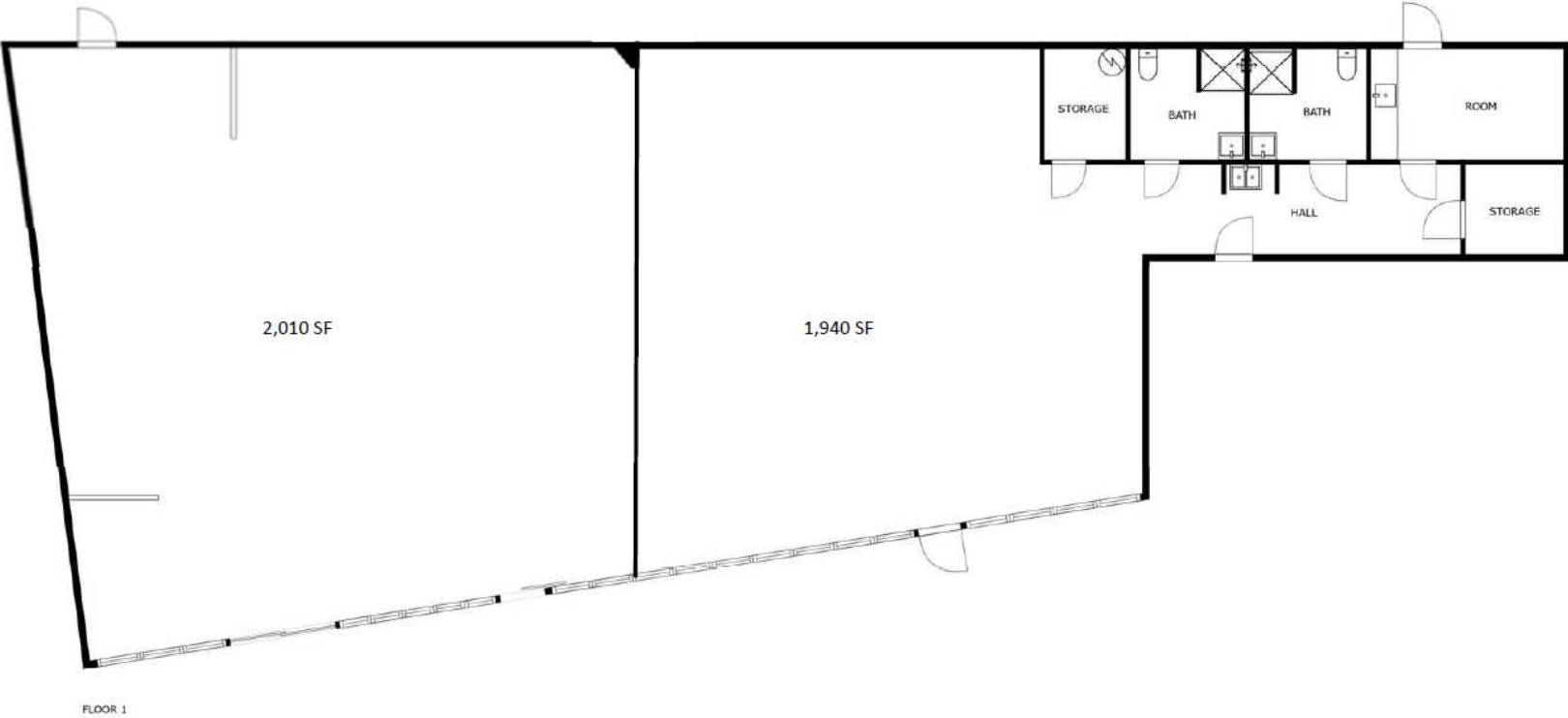
Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY	TOTAL MONTHLY RENT
Ste. 110-113	3,950 SF	\$10.95	\$3,604.38	\$1,701.79	\$5,306.17
Space 1	2,010 SF	\$11.95	\$2,001.63	\$865.98	\$2,867.61
Space 2	1,940 SF	\$11.95	\$1,931.92	\$835.82	\$2,767.74



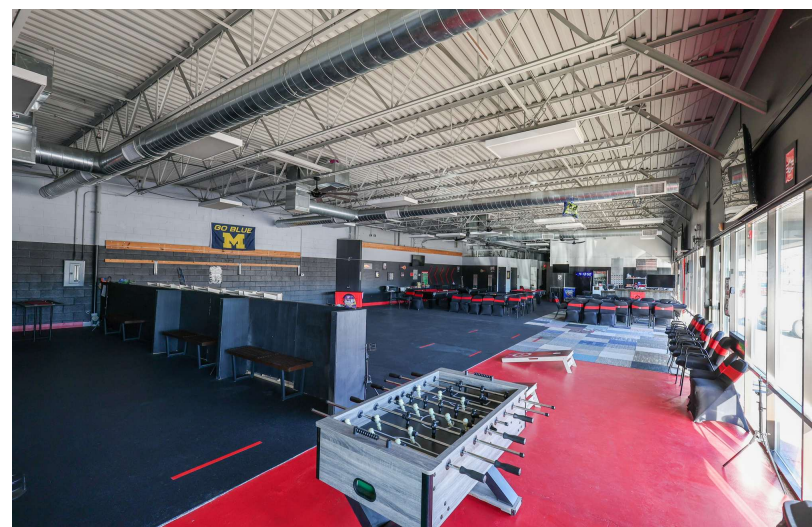
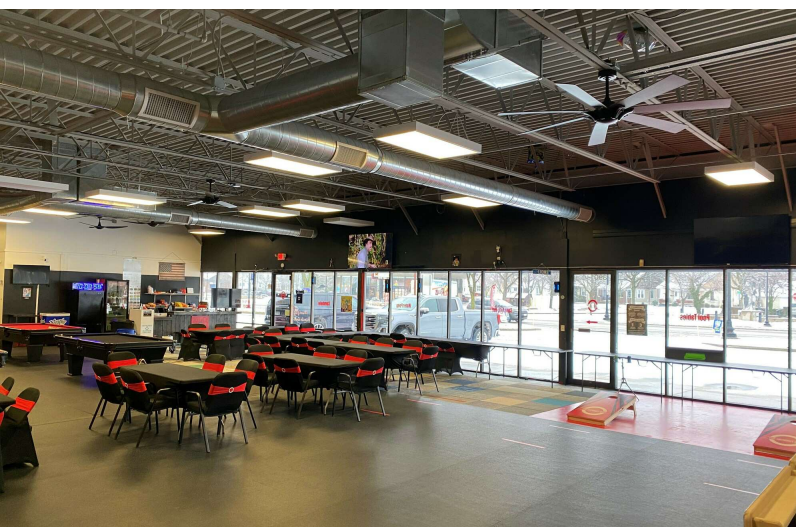
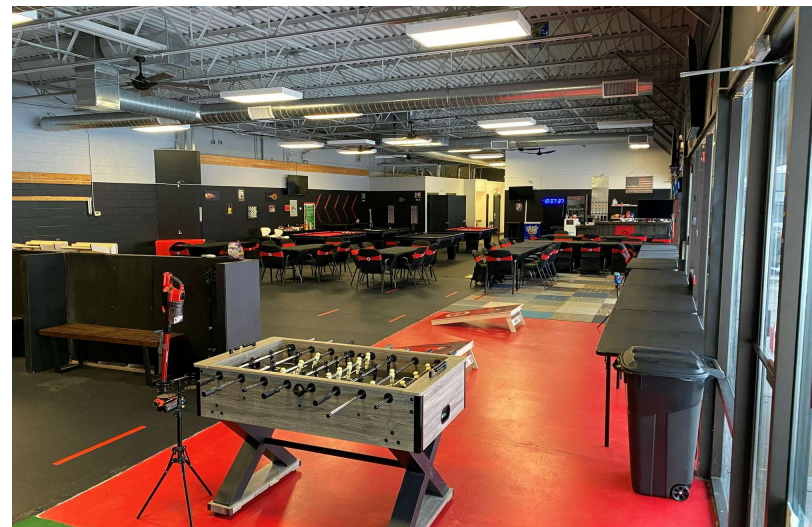
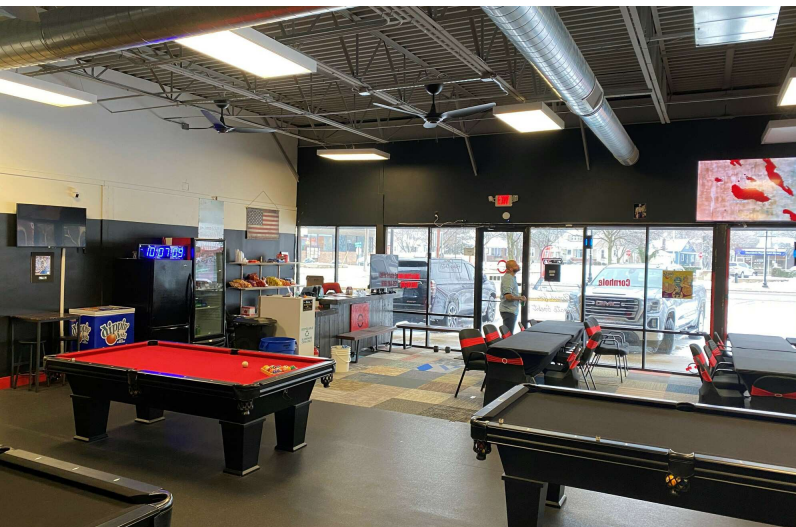
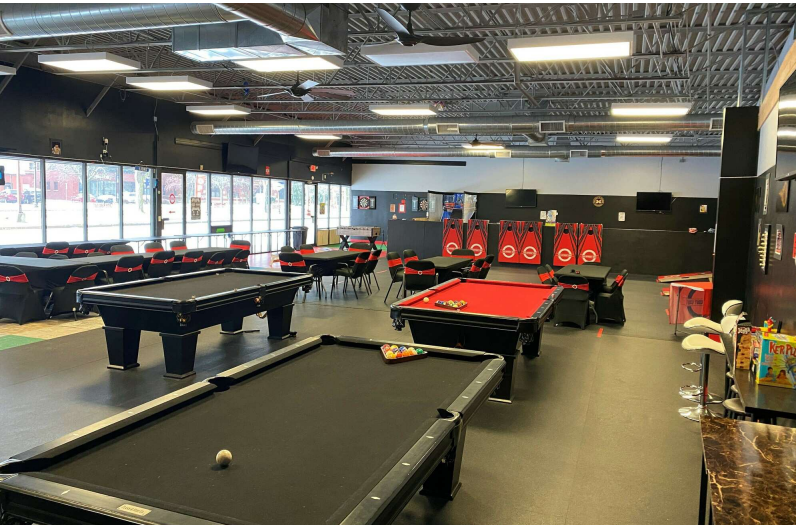
Site Plan

3901 Chicago Dr SW
Grandville, Michigan 49418



Additional Photos

3901 Chicago Dr SW
Grandville, Michigan 49418



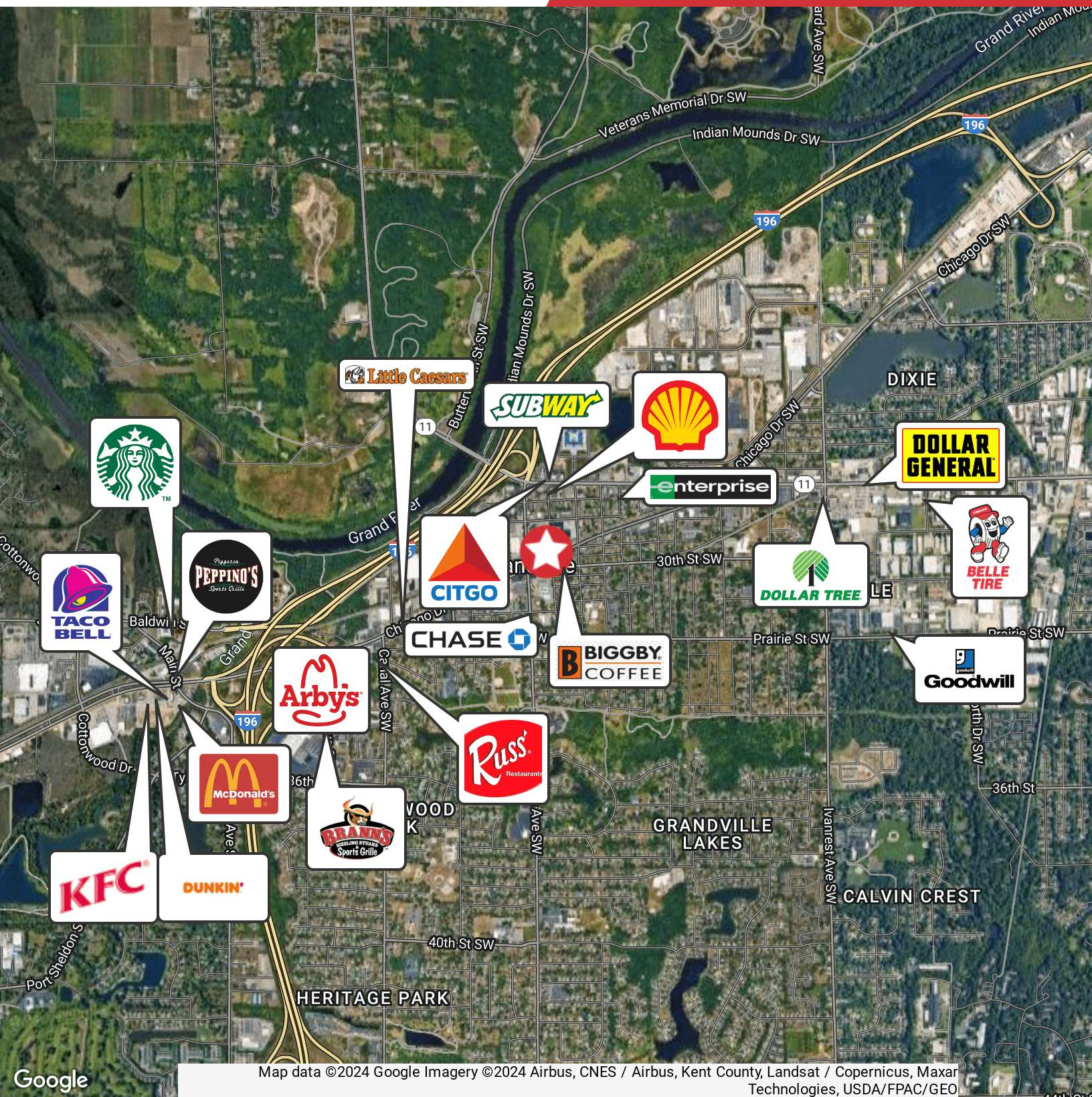
Parcel

3901 Chicago Dr SW
Grandville, Michigan 49418



Retailer Map

3901 Chicago Dr SW
Grandville, Michigan 49418

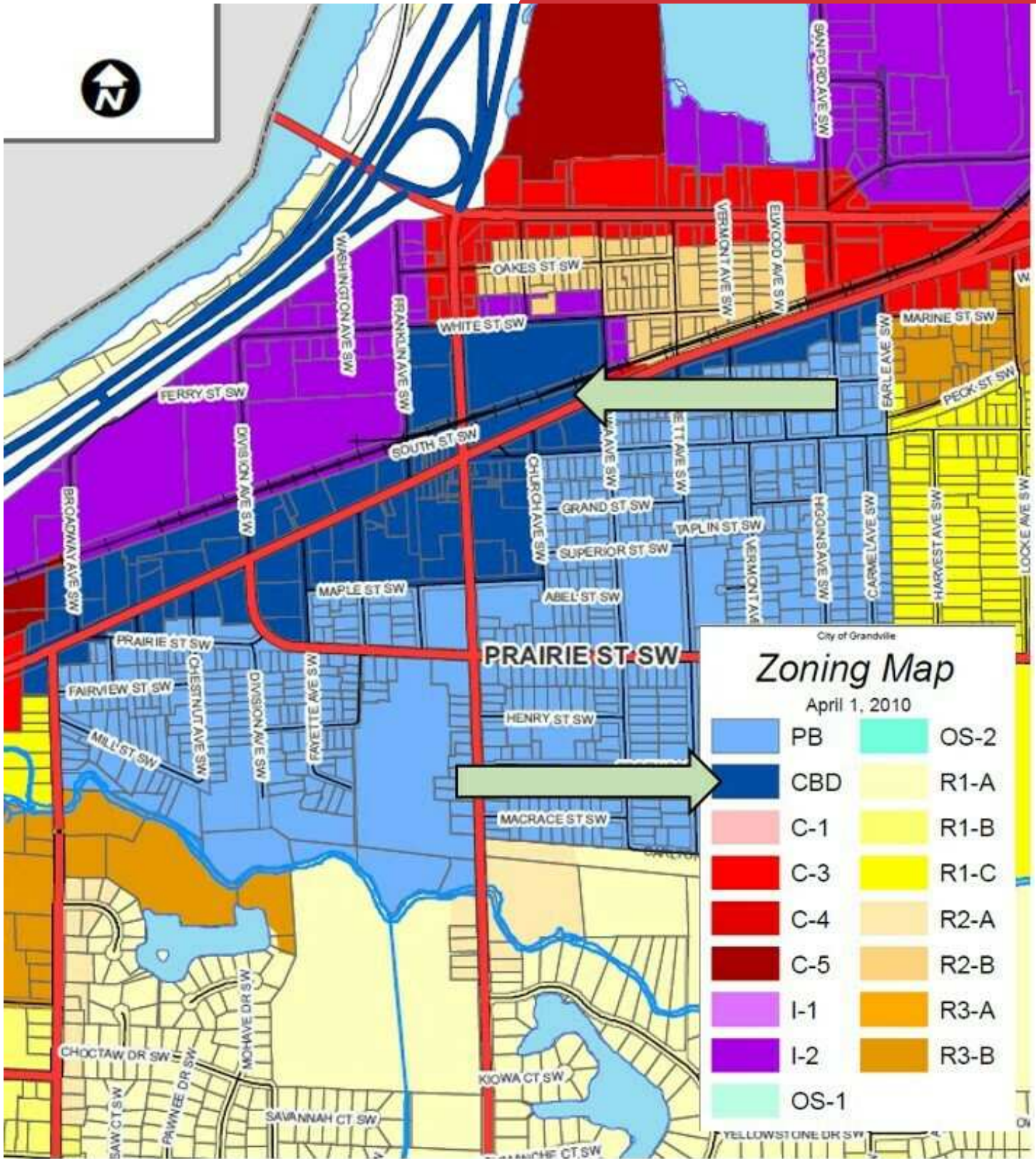


Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Kent County, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

Zoning

3901 Chicago Dr SW
Grandville, Michigan 49418



**Table 10.4
Permitted and Special Land Uses by District**

Use	PB	CBD	Development Requirements
Accessory Uses			
Accessory buildings or uses customarily incidental to any allowed principal uses	P	P	
Adult foster care family homes	P	NP	Permitted only in an allowed residential use
Family daycare homes	P	NP	Permitted only in an allowed residential use
Home occupations	P	P	See Section 12.11. Permitted only in an allowed residential use
Swimming pools	P	P	
Residential Uses			
Single family detached dwellings	P	NP	See Section 12.25
Two-family dwellings	SLU	NP	See Section 12.26
Single family attached dwellings	NP	P	
Multiple family residential dwellings	NP	P	
Residential dwellings above the first floor within mixed-use buildings	NP	P	
Senior housing	NP	P	See Section 12.23
Adult foster care small group home	NP	P	See Section 12.2. Permitted only in an allowed residential use
Child care center	NP	P	See Section 12.5
Group child daycare home	NP	P	See Section 12.9. Permitted only in an allowed residential use
Office and Service Uses			
Banks and financial services	NP	P	Walk up automatic teller machines are allowed.
Banks and financial services with drive up or drive through services	NP	SLU	See Section 12.8

Table 10.4
Permitted and Special Land Uses by District

Use	Development Requirements	
	PB	CBD
Business services	NP	P
Laundromats	NP	P
Medical, dental and similar offices providing health care on an outpatient basis	NP	P
Professional offices	NP	P
Personal service establishments	NP	P
Office and Service Uses (cont.)		
Photographic and artistic studios	NP	P
Radio, TV and multi-media studios	NP	P
Funeral homes	NP	P
Retail Uses		
Retail establishments within an enclosed building	NP	P
	Floor area 30,000 sq. ft. or less	
	Floor area above 30,000 sq. ft.	SLU
Restaurants, Entertainment and Hospitality		
Assembly halls, recreational clubs, fraternal order halls, private clubs, lodge halls or other similar places of assembly	NP	P
Banquet facilities	NP	P
Bed and breakfast inns	SLU	P
Hotels and motels, including limited service	NP	P
	Permitted only in a residential structure	Limited service hotels shall conform to Section 12.13
Indoor recreation centers, health or fitness centers and sports training centers	NP	P
	See Section 12.14	
Licensed amusement and recreation establishments	NP	P
Establishments serving food and beverages, including restaurants (casual or standard), taverns, bars, delicatessen, carryout, and similar establishments, with or without outdoor seating	NP	P



**Table 10.4
Permitted and Special Land Uses by District**

Use	Development Requirements		
	PB	CBD	
Restaurants, casual with drive up/drive through facilities	NP	P	See Section 12.20
Theaters	NP	P	
Civic			
Places of worship	SLU	P	See Section 12.18
Cemeteries	SLU	NP	See Section 12.6
Public, private or parochial schools	SLU	NP	
Public buildings	SLU	SLU	
Public utility buildings and substations	SLU	SLU	
Wireless communication facilities	P	P	Mounted on existing structures only. See Section 12.30
Public and private parks, playgrounds and community centers	SLU	P	See Section 12.19

Section 10.5. District Requirements

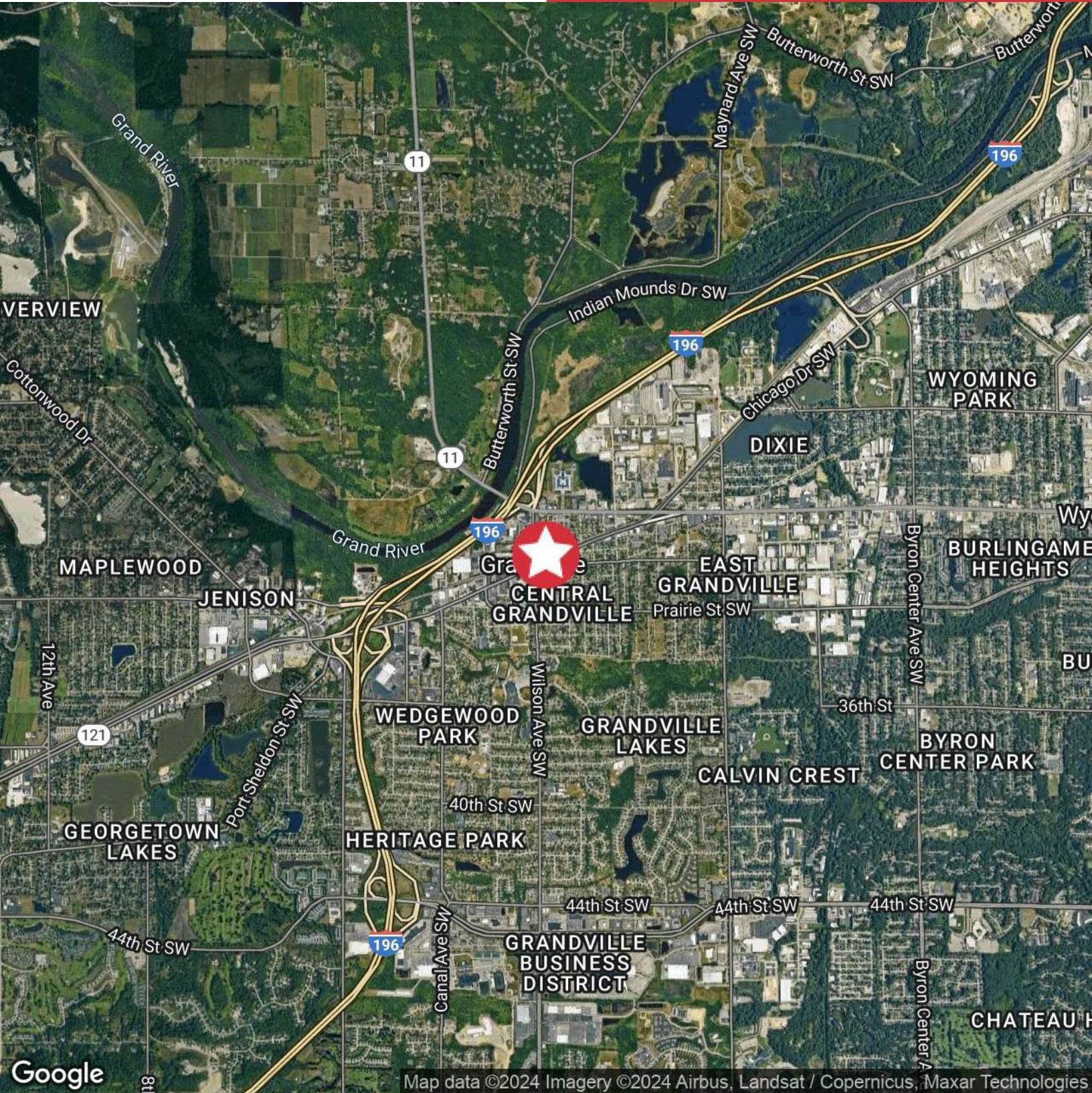
A. PB – Prairie/Barrett District. All lots and buildings in the Prairie/Barrett District shall meet the dimensional requirements as shown in subsections 10.5.A.1. Residential Building Requirements and 10.5.A.2 Civic Building Requirements.

1. Residential Buildings

- a. Intent. The implementation of the requirements of this District will result in a complementary residential development pattern, ensure that uses are easily accessible, and accommodate certain building projections and variations in design. By regulating the character of buildings, façades can be located closer to the street and sidewalk and be aligned to form a street edge that frames the public realm, while retaining sufficient width for people to walk and mingle with neighbors. Further, new buildings can be designed to blend with existing ones and the character of existing residential areas, as expressed by traditional architecture and residential style entries, window openings, and building height, can be maintained and enhanced.

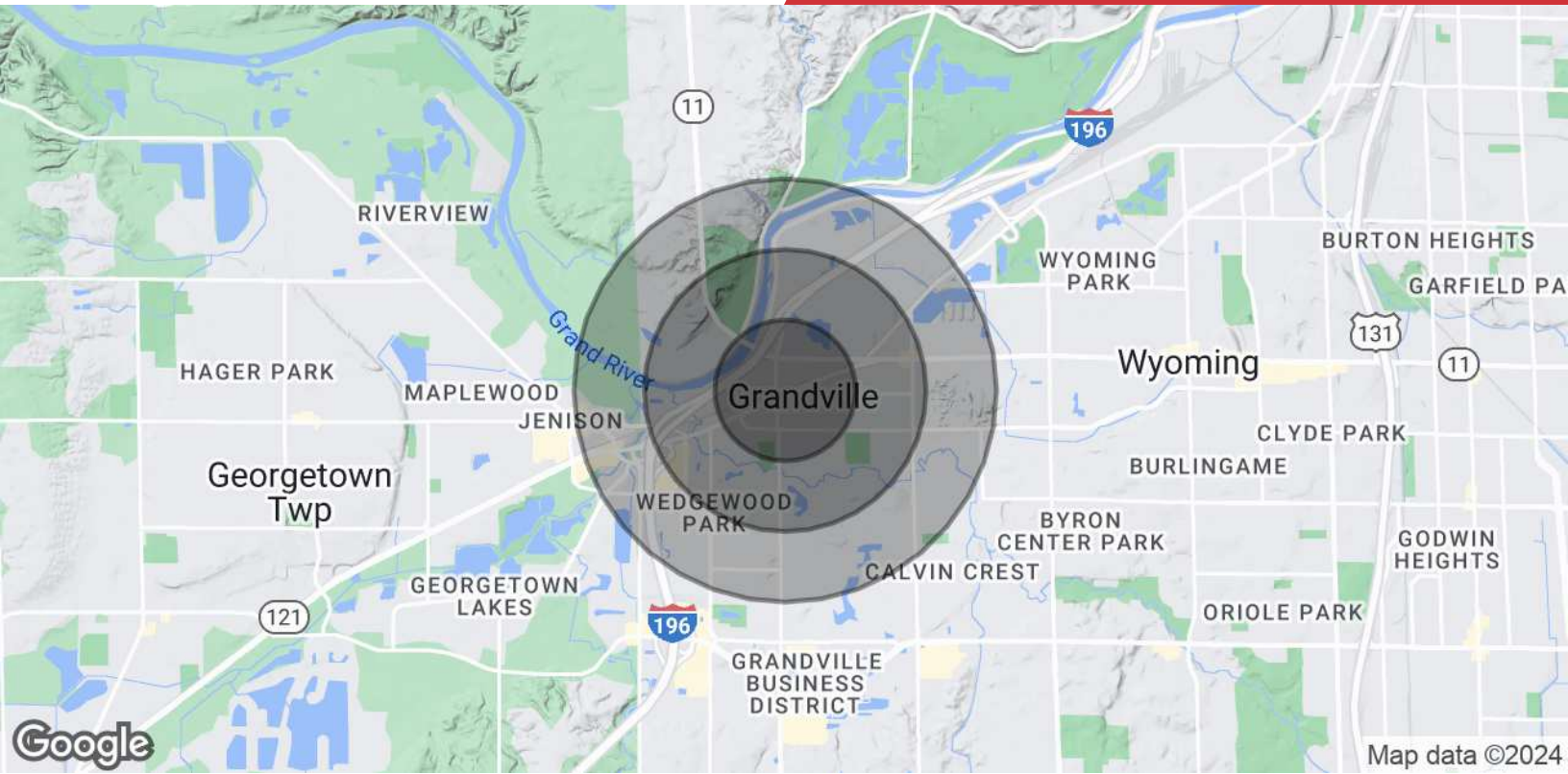
Location Map

3901 Chicago Dr SW
Grandville, Michigan 49418



Demographics Map & Report

3901 Chicago Dr SW
Grandville, Michigan 49418



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,182	5,470	12,819
Average Age	35.5	36.3	35.7
Average Age (Male)	31.5	33.2	33.5
Average Age (Female)	38.0	37.8	36.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	488	2,135	5,092
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$63,235	\$70,743	\$72,914
Average House Value	\$148,970	\$165,655	\$170,950

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.