



5221 Cherry Ave.  
Hudsonville, Michigan 49426

### Property Overview

10,175 SF - 39,373 SF available., NNN, three spaces can be combined into one.

Located off the South side of Chicago Dr. just East of 36th Ave. in the heart of Hudsonville.



For More Information

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# Lease Overview

5221 Cherry Ave  
Hudsonville, Michigan 49426

## Lease Information

Lease Type:

NNN

Terms:

120 month term





PPN:

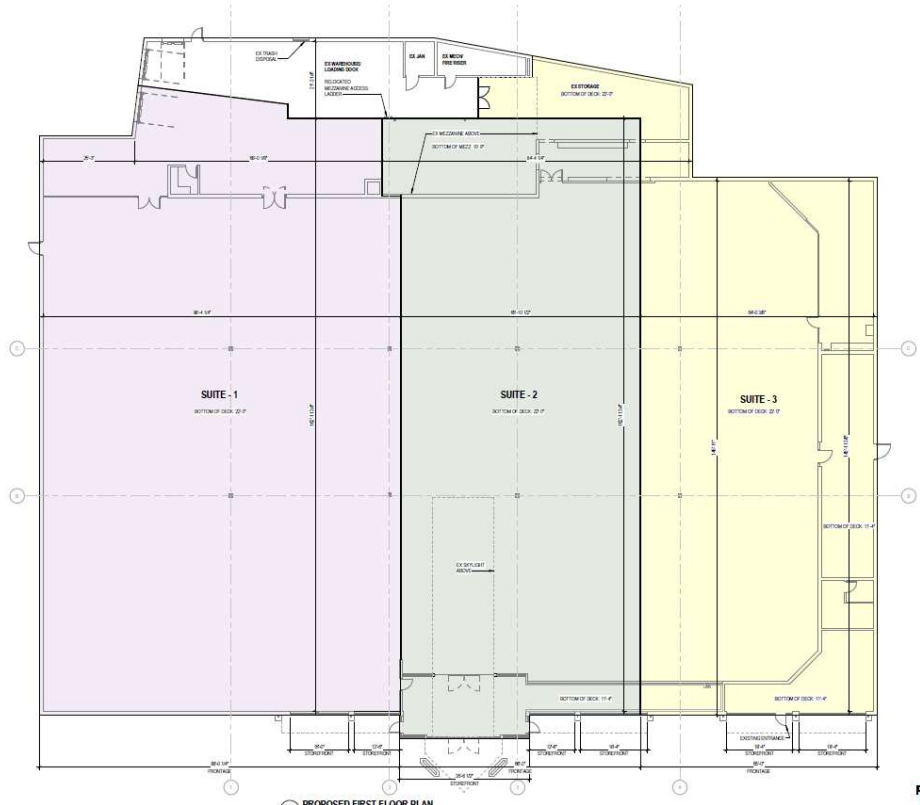
70-14-32-257-010

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
A	12,000 SF	\$13.00	\$13,000.00
B	17,198 SF	\$13.00	\$18,631.17
C	10,175 SF	\$13.00	\$11,022.92
A+B	29,198 SF	\$13.00	\$31,631.17
A+B+C	39,373 SF	\$13.00	\$42,654.08





**PROPOSED SQUARE FOOTAGE LEGEND**

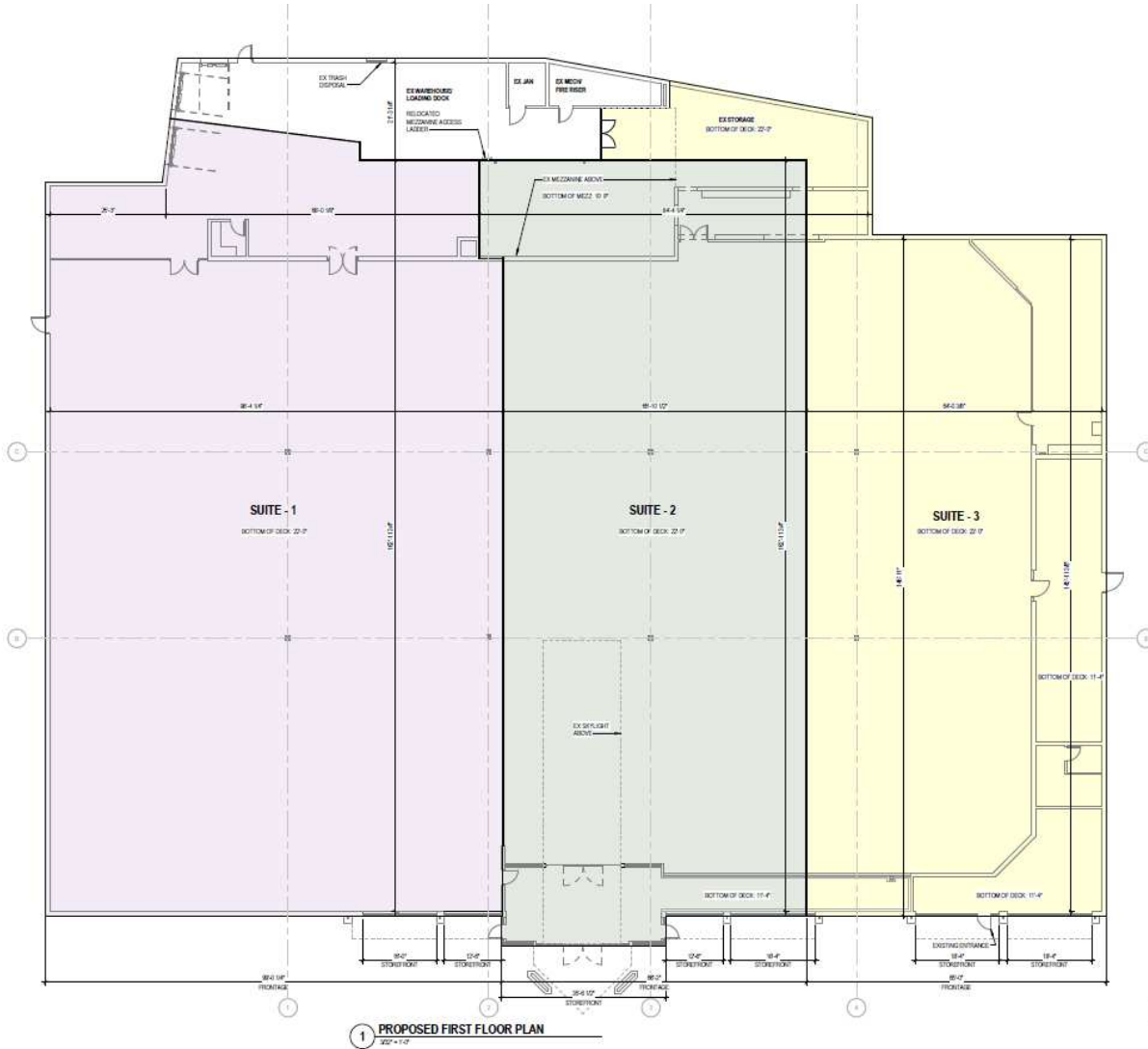
	SUITE-1	EST. SF	12,000 SF
	SUITE-2	EST. SF	17,198 SF
	SUITE-3	EST. SF	10,175 SF
	UNASSIGNED COMMON AREAS	EST. SF	10,000 SF
	TOTAL		39,373 SF
	CORNER AREA		11,387 SF



# Proposed Floor Plans

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PROPOSED SQUARE FOOTAGE LEGEND	
	SUITE - 1 1ST FLR 16,333 SF
	SUITE - 2 11,140 SF
	SUITE - 3 10,588 SF
	LOADING DOCK/COMMON AREA 1,000 SF MEZZANINE 1,000 SF TOTAL 2,000 SF
TOTAL AREA 31,061 SF	



1 PROPOSED FIRST FLOOR PLAN  
3/27/17

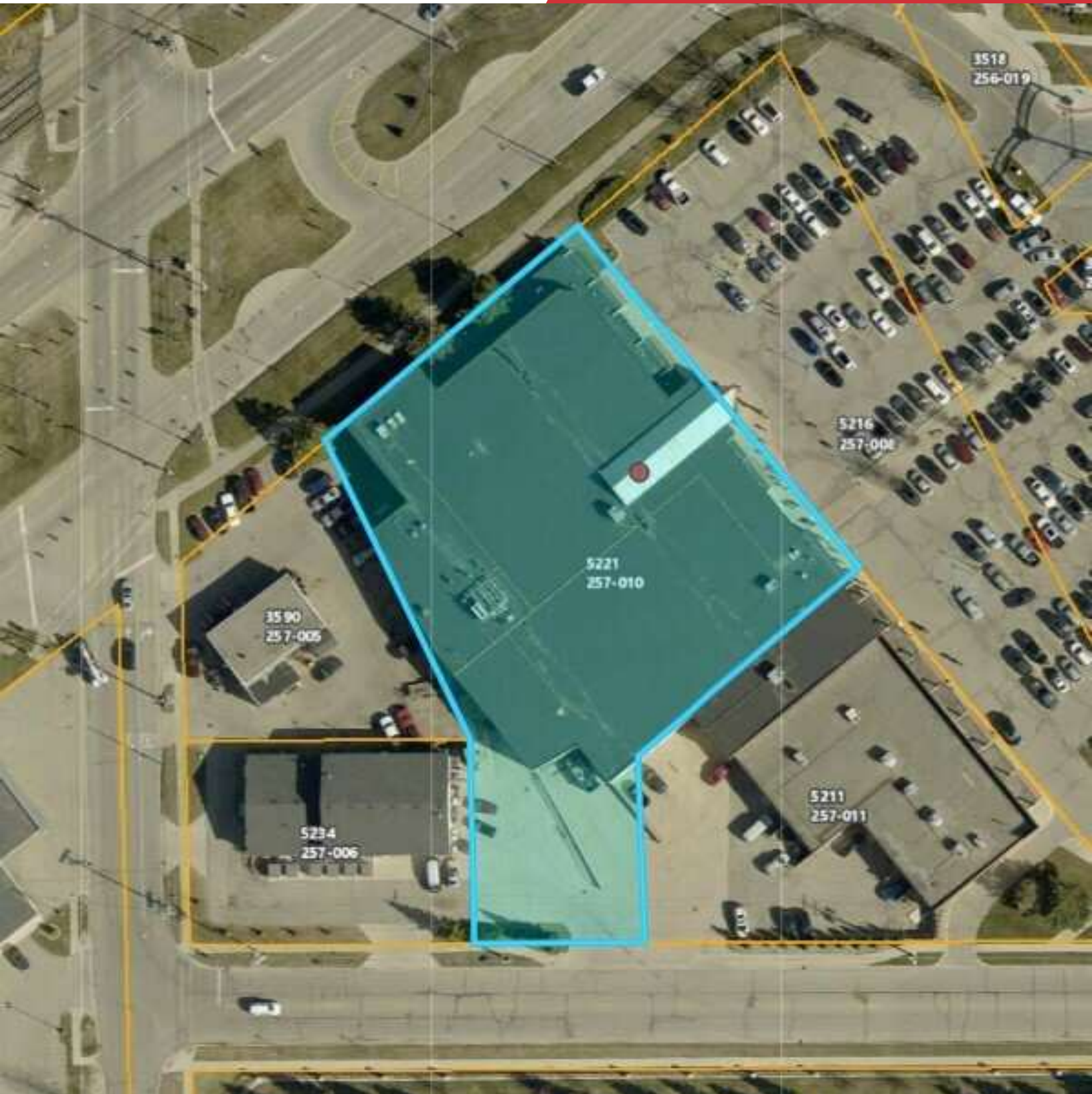
# Additional Photos

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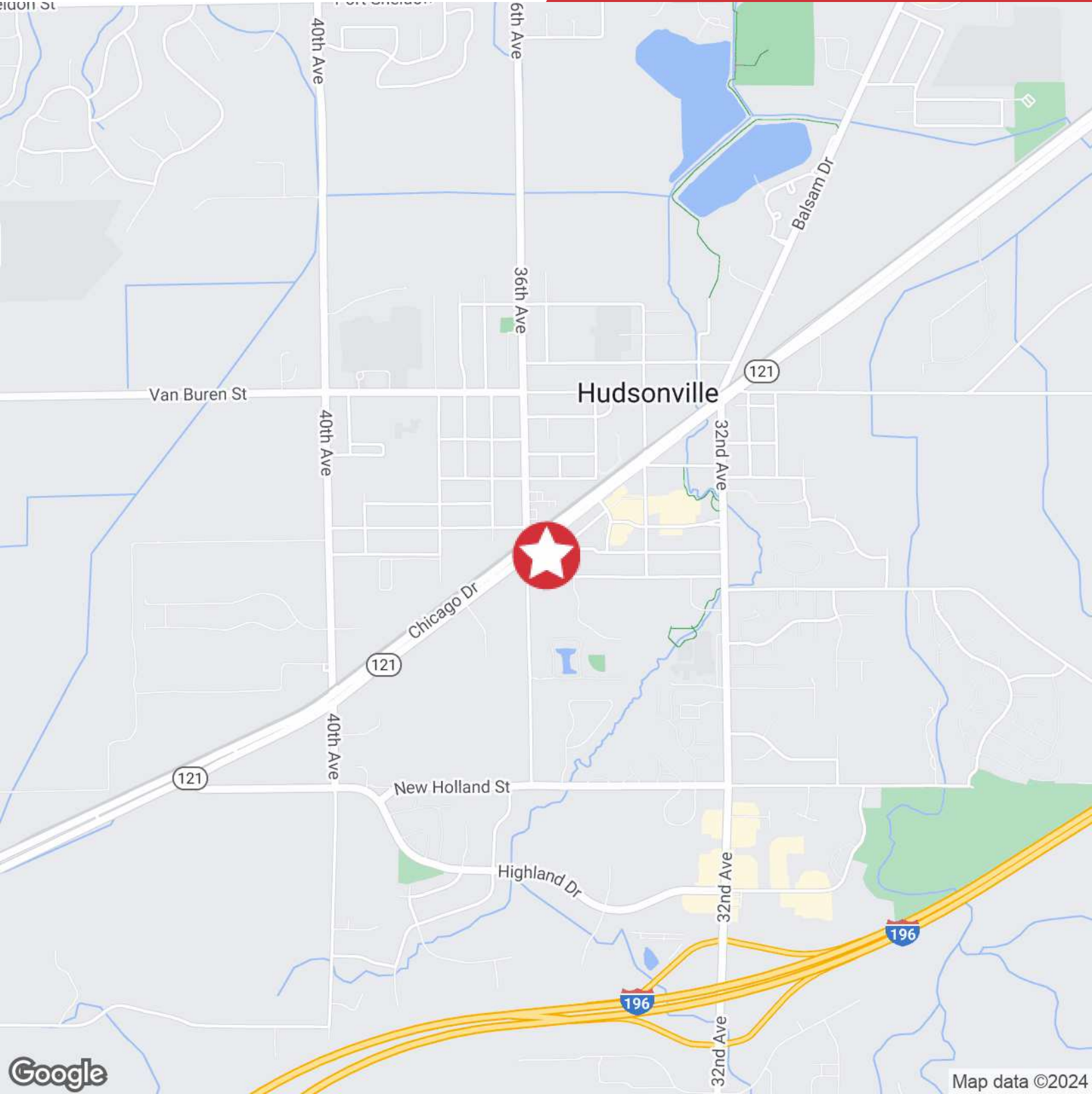
# Parcel

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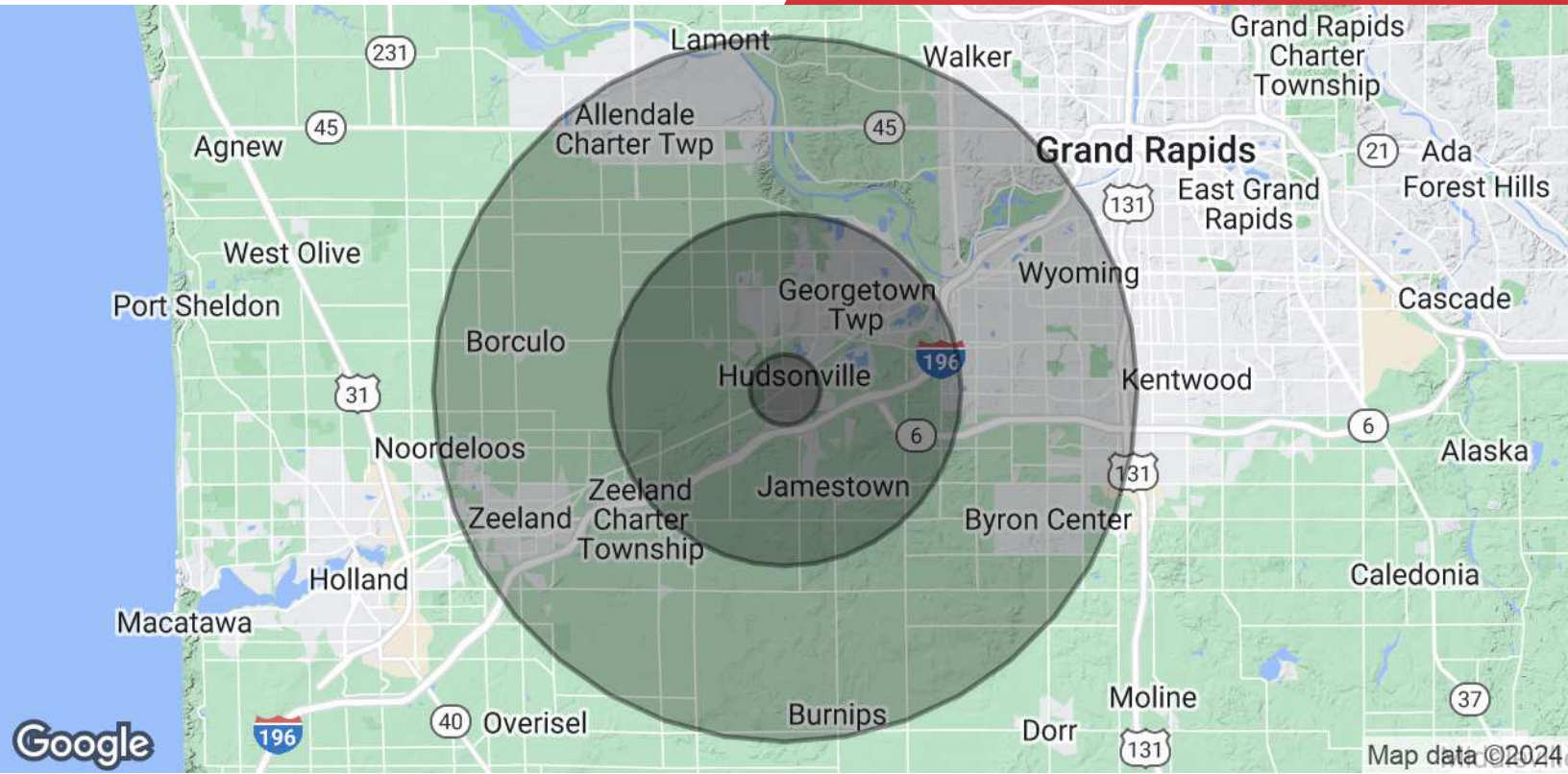
# Location Map

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# Demographics Map & Report

5221 Cherry Ave  
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POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	5,931	77,296	248,526
<b>Average Age</b>	40	38	38
<b>Average Age (Male)</b>	39	38	37
<b>Average Age (Female)</b>	41	39	38
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	2,232	27,193	90,021
<b># of Persons per HH</b>	2.7	2.8	2.8
<b>Average HH Income</b>	\$103,878	\$119,731	\$104,703
<b>Average House Value</b>	\$294,956	\$366,257	\$330,074

Demographics data derived from AlphaMap



# 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.