



623 Eastern Ave. SE  
Grand Rapids, Michigan 49503

### Property Highlights

- New Construction for Eastern Lofts.
- Retail space up to 2,689 SF on first floor.
- Traffic Counts 10,000+ Cars Per Day.
- Traditional Business Area Zoning.



For More Information

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# Lease Overview

623 Eastern Ave. E  
Grand Rapids, Michigan 49503

## Lease Information

**Lease Type:**

Modified Gross- Rent includes Janitorial, Lawn Care, Snow Removal, Management Fees, Taxes, and Sewer

**Terms:**

36-60 Month

**Available**

May 2022

**Zoning:**

Traditional Neighborhood - Traditional Business Area: It is recommended that interested parties contact the City of Grand Rapids Zoning to verify that their intended use conforms to the current zoning.

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
Retail Space	2,689 SF	\$15.00	\$3,361.25



**EASTERN LOFTS - BUII**  
623 EASTERN AVE SE, GRAND RAPIDS  
FIRST FLOOR PLAN

# Additional Photos

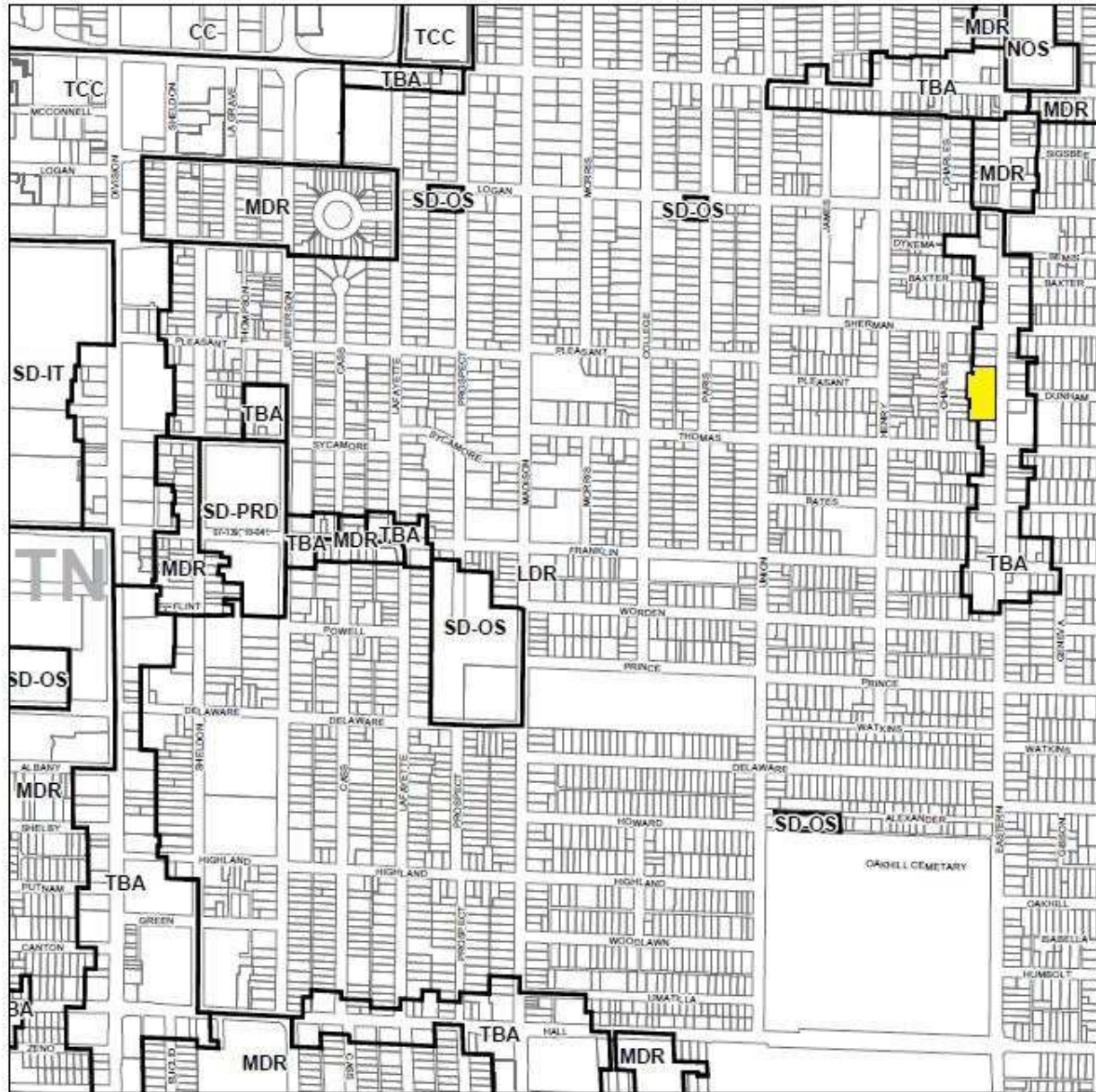
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# Parcel

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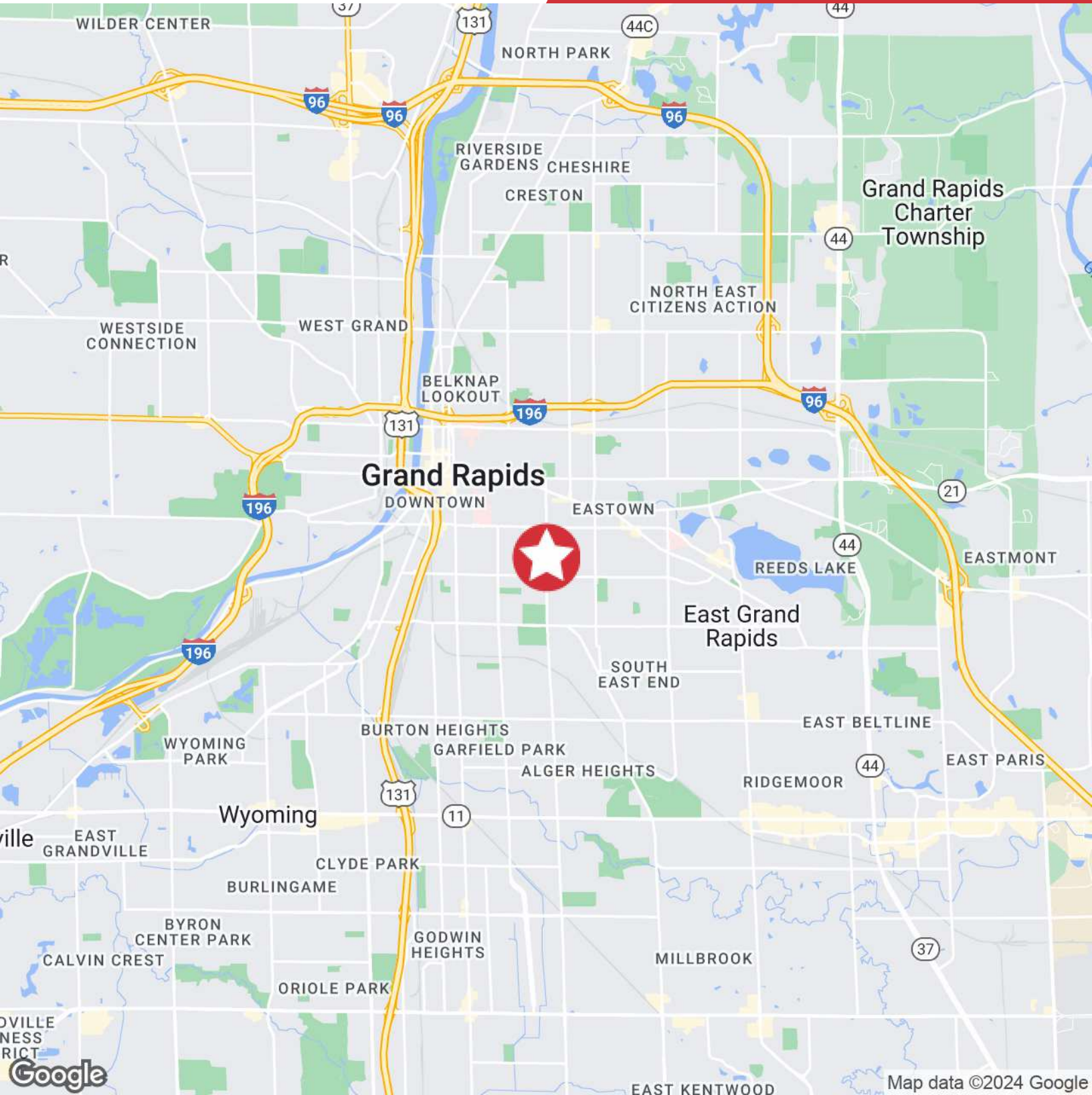


CITY OF GRAND RAPIDS ZONE DISTRICTS	
<b>TRADITIONAL NEIGHBORHOODS - TN</b>	<b>MODERN ERA NEIGHBORHOODS - MON</b>
LDR Low Density Residential	LDR Low Density Residential
MDR Mixed Density Residential	MDR Mixed Density Residential
CC City Center	TOD Transit-Oriented Development
TCC Transitional City Center	C Commercial
TBA Traditional Business Area	<b>SPECIAL DISTRICTS - SD</b>
TOD Transit-Oriented Development	NOS Neighborhood Office Service
<b>MID-CENTURY NEIGHBORHOODS - MCN</b>	AP Airport
LDR Low Density Residential	OS Open Space
MDR Mixed Density Residential	IT Industrial-Transportation
TOD Transit-Oriented Development	IC Institutional Campus
C Commercial	PRD Planned Redevelopment District



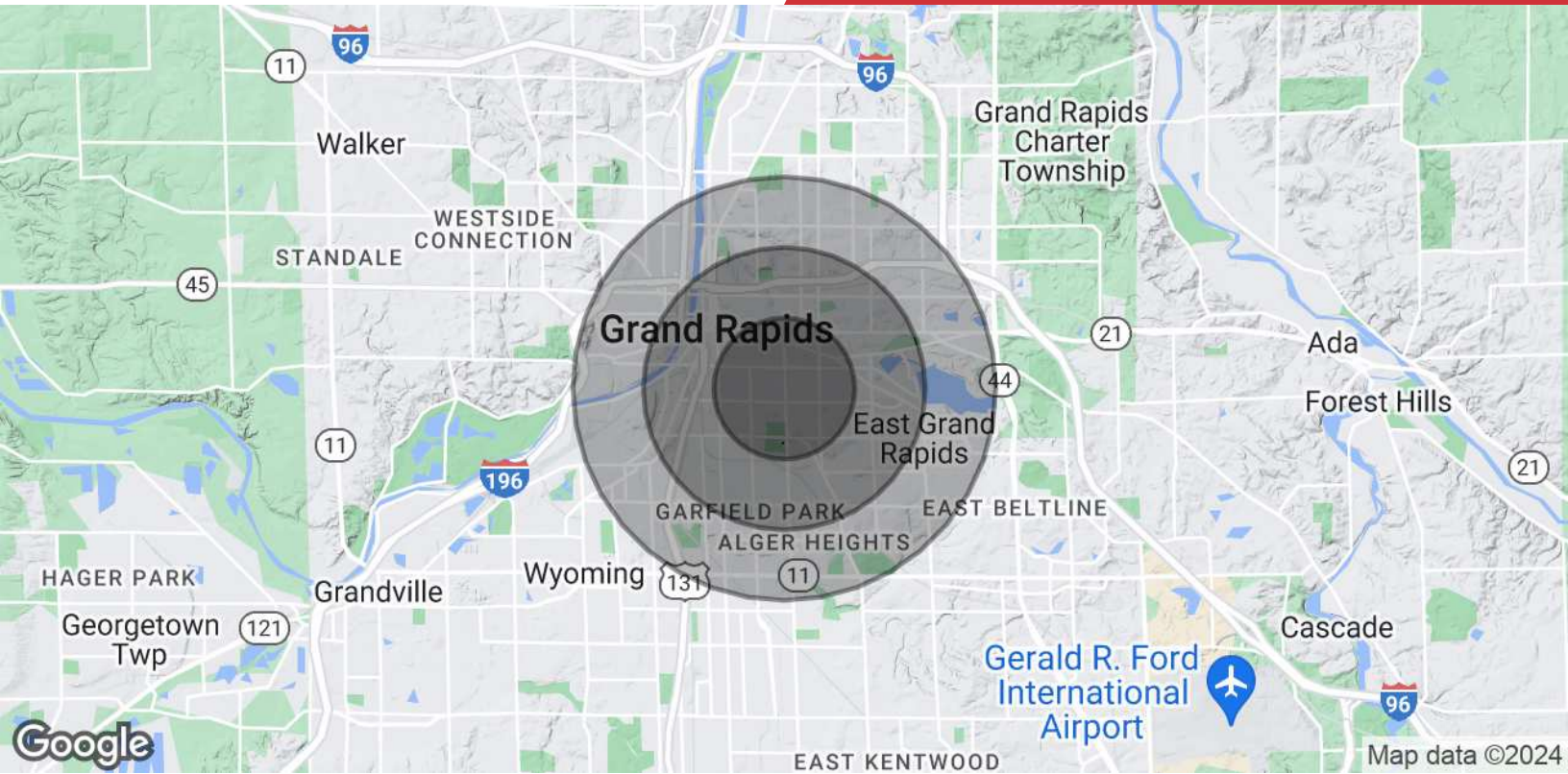
# Location Map

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# Demographics Map & Report

623 Eastern Ave. E  
Grand Rapids, Michigan 49503



POPULATION	1 MILE	2 MILES	3 MILES
<b>Total Population</b>	25,915	77,036	149,363
<b>Average Age</b>	29.7	29.5	29.9
<b>Average Age (Male)</b>	29.4	28.6	29.5
<b>Average Age (Female)</b>	28.8	29.4	29.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
<b>Total Households</b>	10,254	29,933	55,355
<b># of Persons per HH</b>	2.5	2.6	2.7
<b>Average HH Income</b>	\$41,300	\$46,870	\$51,090
<b>Average House Value</b>	\$154,374	\$129,947	\$127,164

\* 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.