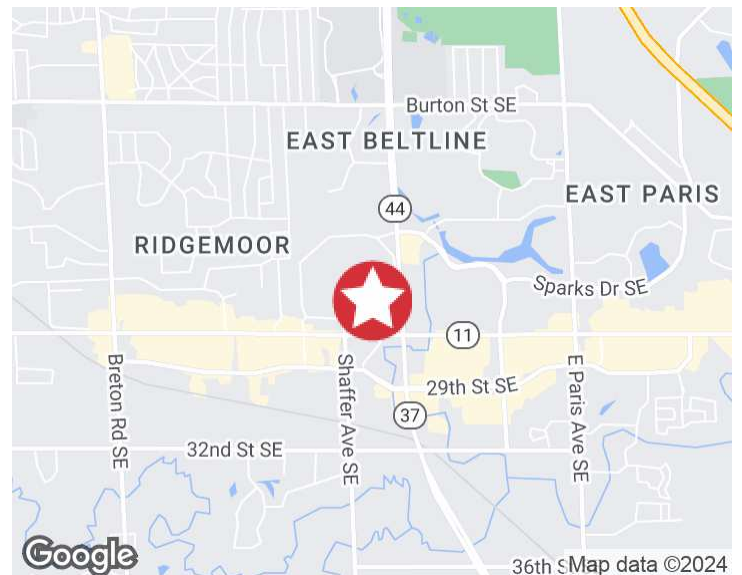




3323 28th St SE  
Grand Rapids, Michigan 49512

### Property Highlights

- Great Retail Location.
- Highest Vehicle Counts in Grand Rapids.
- Many National Retail Neighbors.



For More Information

**Todd Leinberger, MBA**

O: 616 242 1114  
todd@naiwwm.com

# Property Overview

3323 28th St SE  
Grand Rapids, Michigan 49512

## Property Overview

Excellent exposure and high population density area with daily vehicle counts between 32,147 on 28th street and 35,410 on E. Beltline Ave SE. This one story building is located on the corner of Mall Service Drive and Plaza Drive at the Woodland Mall.

Two suites available, can be combined.

## Property Information

<b>Location:</b>	Across from Woodland Mall on the south side of Mall Service Drive, directly across from Red Robin Restaurant.
<b>Total Building Size:</b>	9,370 SF
<b>Year Built:</b>	1971
<b>Acreage:</b>	1 Acres
<b>Signage:</b>	Pylon and Building
<b>Parking:</b>	Surface
<b>Zoning:</b>	C3



# Lease Overview

3323 28th St SE  
Grand Rapids, Michigan 49512

## Lease Information

<b>Lease Type:</b>	NNN
<b>Terms:</b>	36-60 Month
<b>PPN:</b>	41-18-11-375-003

## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY	TOTAL MONTHLY RENT
<b>Suite D &amp; E</b>	2,680 SF	\$18.00	\$4,020.00	\$1,340.00	\$5,360.00
<b>Suite D</b>	1,560 SF	\$19.00	\$2,470.00	\$780.00	\$3,250.00
<b>Suite E</b>	1,120 SF	\$19.00	\$1,773.33	\$560.00	\$2,333.33







# Retailer Map

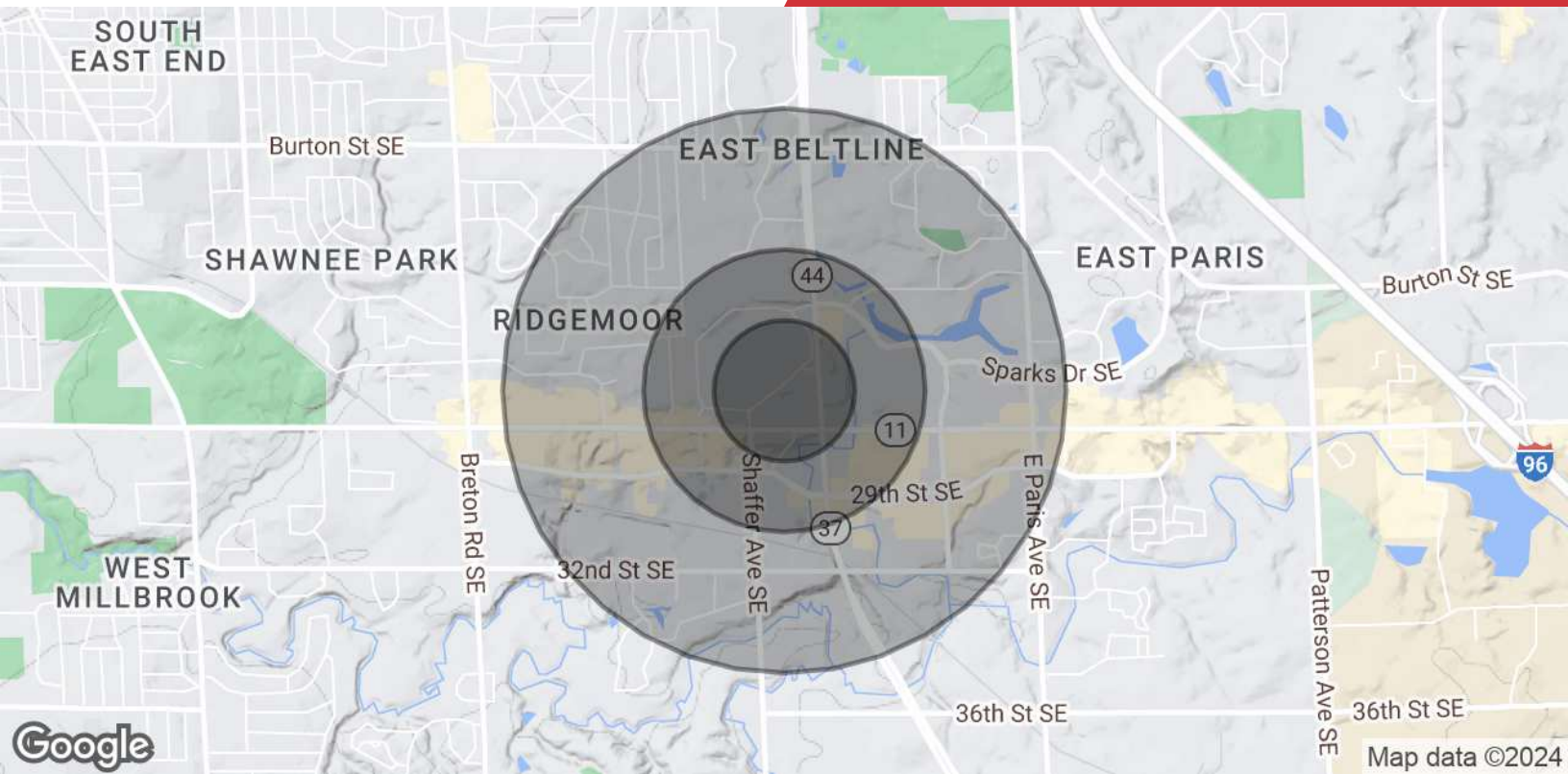
3323 28th St SE  
Grand Rapids, Michigan 49512



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# Demographics Map & Report

3323 28th St SE  
Grand Rapids, Michigan 49512



POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	423	1,706	9,158
<b>Average Age</b>	36.7	44.0	38.8
<b>Average Age (Male)</b>	35.8	39.8	35.4
<b>Average Age (Female)</b>	38.0	46.8	40.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	198	804	4,140
<b># of Persons per HH</b>	2.1	2.1	2.2
<b>Average HH Income</b>	\$71,771	\$63,315	\$63,418
<b>Average House Value</b>	\$211,938	\$165,586	\$143,067

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.