

SALE/LEASE

OFFICE



3950 LAKE MICHIGAN DR. NW



3950 LAKE MICHIGAN DR. NW, WALKER, MI 49534

PROPERTY OVERVIEW

Opportunity to own on high trafficked Lake Michigan Drive for under \$73 PSF! A buyer has multiple options of how to use the space including owner/user, investment property or even redevelopment. Tenants who want to lease in this prime location have the option to lease the entire building or the entire first floor. Located in the heart of the Standale Business District.

PROPERTY HIGHLIGHTS

- Convenient location
- High traffic area
- On soon-to-be completed GVSU bus line
- Close proximity to multiple amenities
- Large parking lot

OFFERING SUMMARY

Sale Price:	\$860,000
Lot Size:	1.27 Acres
Building Size:	11,786 SF
Zoning:	ORP

SPACES	LEASE RATE	SPACE SIZE
Entire Building	\$13.50 SF/yr	11,786 SF
1FL	\$13.50 SF/yr	5,205 SF

BRADLEY COMPANY **DREW NELSON**

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BRADLEYCO.COM



MEET YOUR NEIGHBORS

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ADDITIONAL PHOTOS

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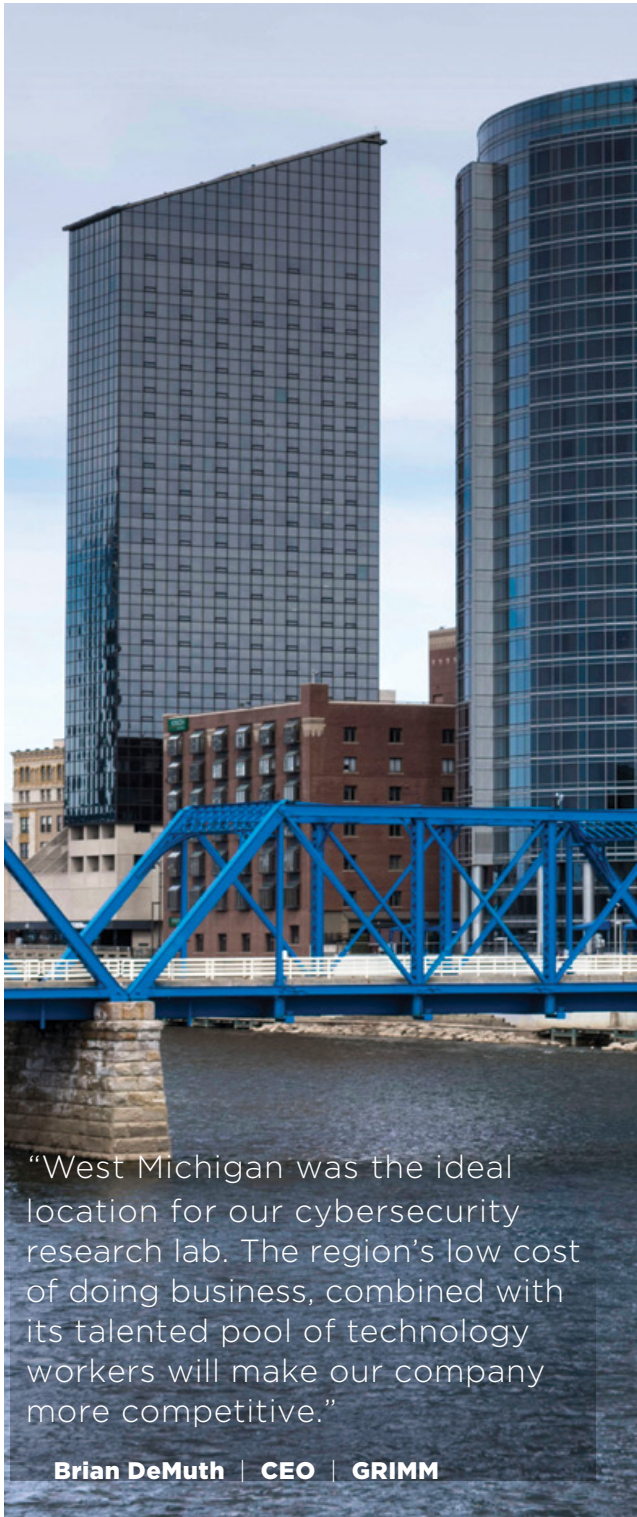
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"West Michigan was the ideal location for our cybersecurity research lab. The region's low cost of doing business, combined with its talented pool of technology workers will make our company more competitive."

Brian DeMuth | CEO | GRIMM

WELCOME TO WEST MICHIGAN

HOME TO ONE
OF THE FASTEST
GROWING
ECONOMIES
IN THE U.S.

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it is no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for advanced manufacturing, life science and medical devices, food processing, and technology.

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TOP INDUSTRY CLUSTERS

GROW, INNOVATE, AND SUCCEED IN WEST MICHIGAN

Since its introduction as the Furniture City in 1876, West Michigan has been a leading center for quality, technical expertise, and innovation. The economy has since diversified beyond its furniture beginnings, and is now a center for manufacturing excellence, life science discovery, and technological innovation.

The following industries are driving the growth of the Grand Rapids region.

ADVANCED MANUFACTURING

West Michigan is home to one of the nation's largest and most diverse manufacturing sectors. We are national leaders in plastics, biopharmaceuticals, medical devices, production technology, automotive, office furniture, aerospace, and more. If you can dream it, we can make it.



2,500+
Manufacturers

\$6.7B
In Exports
Annually

FOOD PROCESSING AND AGRIBUSINESS

Abundant natural resources combined with one of the most agriculturally diverse regions in the country has created a recipe for success in West Michigan. With over \$1.5 billion in economic impact, this industry is an economic powerhouse.



13.3%
Industry
Growth Rate
(National Average
9.4%)

1.94
Location
Quotient

LIFE SCIENCES AND MEDICAL DEVICES

West Michigan is home to some of the most advanced healthcare, research, and education facilities in the Midwest. This collaborative environment is driving innovation and shaping the future of medical device technology and manufacturing.



18.5%
Industry
Growth Rate
(National Average
9%)

130
Medical
Device
Companies

INFORMATION TECHNOLOGY AND COMMUNICATIONS

West Michigan's growing tech industry is powered by some of the best talent in the nation. From cybersecurity to custom software development, this industry is solving the future's most pressing challenges.



13.5%
Industry
Growth

Employment
Costs
30%
Below National
Average

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WEST MICHIGAN BY THE NUMBERS

13-COUNTY REGION POPULATION DATA

1,606,562
POPULATION

36.9
MEDIAN AGE

584,482
HOUSEHOLDS

832,429
LABOR FORCE

85,483
COLLEGE
ENROLLMENT

DATA SOURCES: Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

COLLEGES & UNIVERSITIES

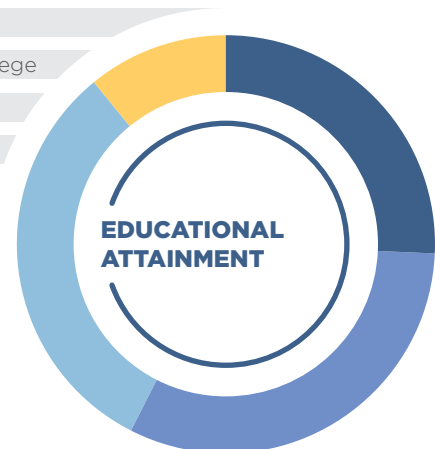
ENROLLMENT

Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendall College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges & Universities	1,566

Total**85,483****DATA SOURCE:** The Right Place, Inc.

#1 Top States for Auto Manufacturing Jobs – Michigan
Bureau of Labor Statistics

25.7%	Bachelor's or Higher
31.8%	Associate/Some College
31.6%	High School Diploma
10.9%	Other

**DATA SOURCE:** US Census Bureau ACS

STEM DEGREE COMPLETIONS

COMPLETIONS

Science (Life & Physical)	1,426
Technology	659
Engineering	1,107
Mathematics	190
Health Sciences	3,769

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DATA SOURCE: EMSI