



# FOR SALE/LEASE

## FORMER ART VAN FURNITURE

4265 WILSON AVE, GRANDVILLE, MI 49418

**FOR  
SALE/LEASE**



**LANDMARK**  
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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# FOR SALE/LEASE

## PROPERTY DETAILS

<b>Location:</b>	4625 Wilson Ave Grandville, MI 49418
<b>Property Type:</b>	Freestanding
<b>Date Available:</b>	Immediately
<b>Sale Price:</b>	\$2,700,000.00
<b>Rent:</b>	\$13.00/SF NNN
<b>Property Taxes:</b>	\$1.89/SF (Summer & Winter Taxes)
<b>Building Size:</b>	27,150 SF
<b>Building Dimensions:</b>	150' x 189' (Approximate)
<b>Lot Size:</b>	3.16 AC
<b>Available Space:</b>	27,150 SF (Approximate)
<b>Zoning:</b>	OS-2 Regional Office/Service
<b>GLA:</b>	27,150 SF (Approximate)
<b>Improvements:</b>	"As-is"
<b>Traffic Count:</b>	Wilson Ave (30,567 CPD) Rivertown Pkwy (13,880 CPD)
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## DESCRIPTION

Freestanding building in the heart of the Grandville regional mall trade area, formally occupied by Art Van Furniture. This high-energy retail area includes the Rivertown Crossing Mall and numerous power centers and restaurants. Just off the key intersection of Rivertown Parkway and Wilson Avenue (combined 54,000 CPD), this site offers a truly regional draw for businesses looking to enter the Grand Rapids market.

Area retailers include: Target, Walmart, Meijer, Lowe's, Kohl's, Planet Fitness, Home Depot, Cabela's, ULTA, Sears, Barnes & Noble, Best Buy, Marshalls, Bed Bath & Beyond and numerous other regional retailers. The area also includes Grandville Highschool (1,768 students) and proximity to the I-196 Interchange.

## OTHER INFORMATION

- 18,650 SF Showroom
- Built 2002
- 49 Car Parking
- 2 Recessed Truck Wells

MICRO

RIVERTOWN PARKWAY (30,567 CPD)

RIVERTOWN CROSSING

WILSON AVE (13,880 CPD)



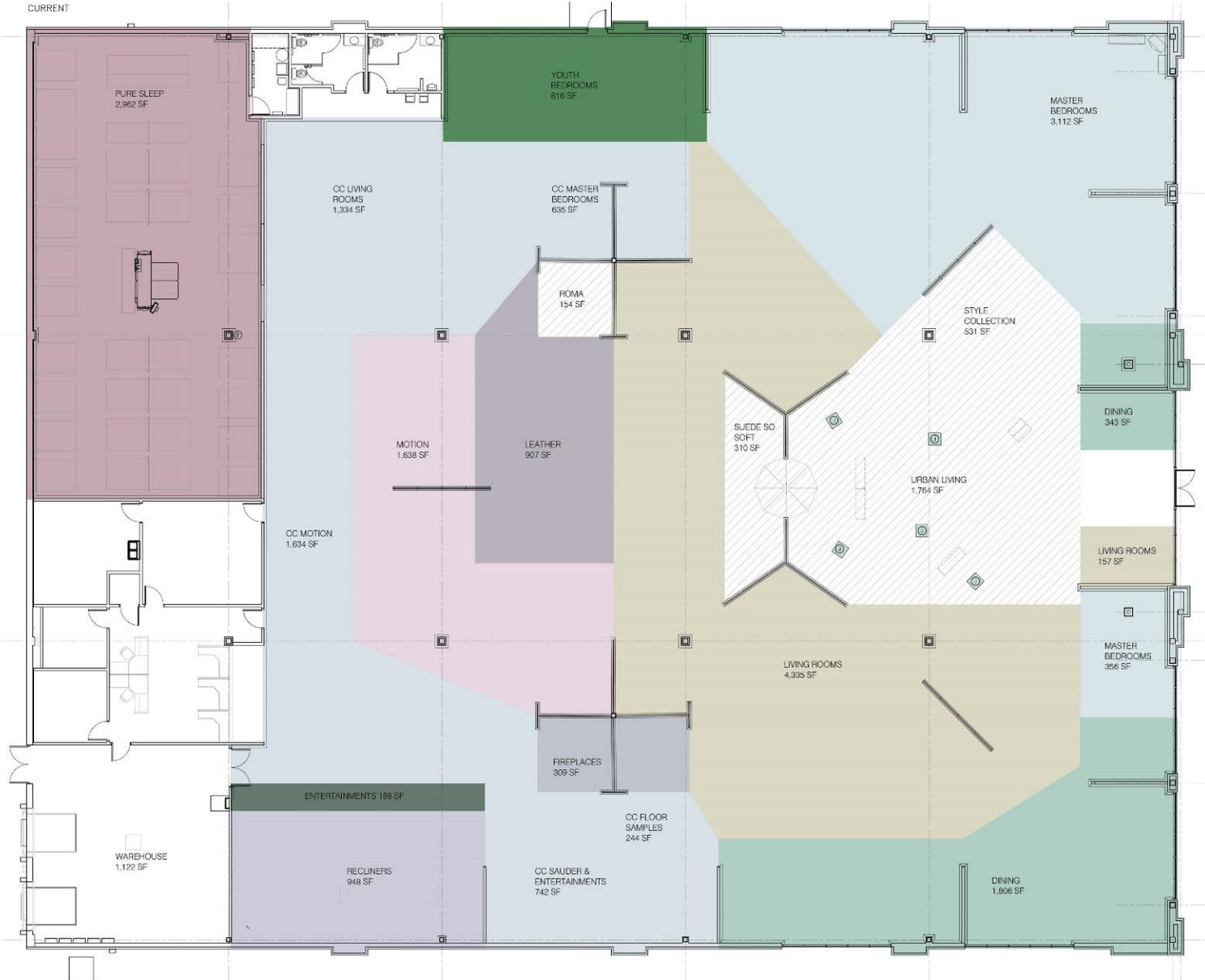
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# MACRO



# FLOOR PLAN

CURRENT



**LEGEND :**

- HOME OFFICE
- ENTERTAINMENT CENTERS
- MASTER BEDROOMS
- YOUTH BEDROOMS
- DINING & DINETTES
- RECLINERS
- LIVING ROOMS
- LEATHER
- ATRIUM
- LIVING ROOMS - COLLECTIONS
- MOTION UPHOLSTERY
- ENTERTAINMENT
- SSI MERCHANDISE
- FIREPLACES
- PURE SLEEP BEDDING
- CLEARANCE CENTER
- BACKROOM MERCHANDISE
- SHOWROOM AREAS (LIFESTYLE)
- WAREHOUSE

SQUARE FOOT BREAKDOWN	
<b>SHOWROOM AREAS:</b>	
MASTER BEDROOMS	3,468 SF
YOUTH BEDROOMS	816 SF
DINING & DINETTES	2,149 SF
RECLINERS	948 SF
LIVING ROOMS	8,393 SF
LEATHER	1,001 SF
MOTION	1,638 SF
HOME ENTERTAINMENTS	188 SF
COLLECTIONS (SS)	1,764 SF
AREA ACROSS	309 SF
HOME OFFICE	0 SF
PURE SLEEP BEDDING AREA	2,962 SF
<b>TOTAL SHOWROOMS</b>	<b>26,036 SF</b>
<b>TOTAL NON-SHOWROOM AREAS</b>	<b>2,212 SF</b>
<b>CLEARANCE CENTER</b>	<b>4,889 SF</b>
<b>WAREHOUSE</b>	<b>1,122 SF</b>
<b>TOTAL STORE AREA</b>	<b>35,544 SF</b>



# DEMOGRAPHICS

DESCRIPTION	1 MILE	3 MILE	5 MILE	7 MILE	
POPULATION	2020 Estimated Population	5,715	56,581	137,122	275,424
	2025 Projected Population	5,894	58,603	142,497	287,540
	2010 Census Population	5,122	52,430	127,117	252,691
	2000 Census Population	4,467	49,158	120,161	243,984
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.8%	0.9%
	Historical Annual Growth 2000 to 2020	1.4%	0.8%	0.7%	0.6%
HOUSEHOLDS	2020 Estimated Households	2,188	22,665	52,433	101,711
	2025 Projected Households	2,254	23,402	54,222	105,591
	2010 Census Households	1,978	20,740	47,902	92,192
	2000 Census Households	1,695	18,836	44,796	88,021
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.7%	0.8%
	Historical Annual Growth 2000 to 2020	1.5%	1.0%	0.9%	0.8%
RACE	2020 Est. White	88.8%	85.8%	83.2%	75.4%
	2020 Est. Black	3.4%	4.4%	4.9%	9.8%
	2020 Est. Asian or Pacific Islander	3.2%	3.3%	3.1%	3.3%
	2020 Est. American Indian or Alaska Native	0.1%	0.3%	0.4%	0.6%
	2020 Est. Other Races	4.5%	6.2%	8.4%	10.9%
INCOME	2020 Est. Average Household Income	\$102,734	\$84,086	\$83,631	\$78,414
	2020 Est. Median Household Income	\$72,504	\$65,822	\$66,156	\$63,849
	2020 Est. Per Capita Income	\$39,362	\$33,740	\$32,022	\$29,037
BUSINESS	2020 Est. Total Businesses	516	2,757	5,121	9,765
	2020 Est. Total Employees	7,415	31,899	63,217	124,802

