

FOR LEASE

RETAIL PROPERTY



ADA HILLSIDE CENTER

6749-6751 FULTON ST. E, ADA, MI 49301

PROPERTY OVERVIEW

Rare retail space in Ada with Fulton Ave. frontage! Adjacent to Amway and upper-income households.

PROPERTY HIGHLIGHTS

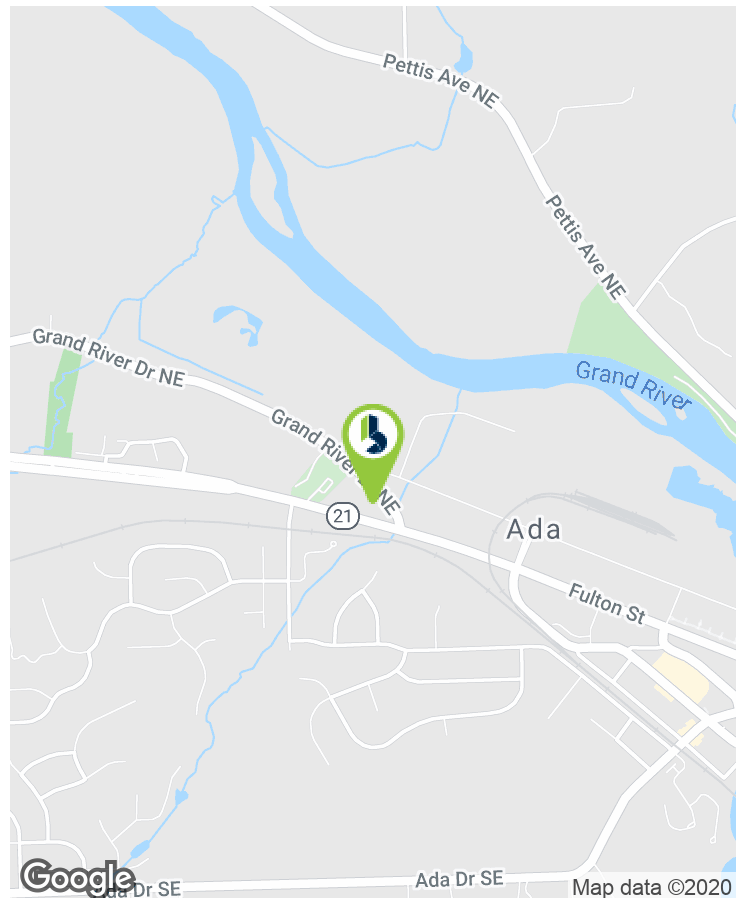
- RARE retail end-cap in Ada!
- Strong demographics and fast growing suburb of Grand Rapids, with high per capita income
- Other tenants include: Mercy Health, Jude's Barbershop, Ada Nails, Kamchi Rice & Noodles, Ada Dental, Ada Chiropractic, Lalo's Mexican Grill & Bar, and Village Kids Clothier
- Great visibility and signage on M-21
- Former fast casual restaurant
- National chains welcome, with good parking

LEASE RATE

\$16.75 SF/YR (NNN)

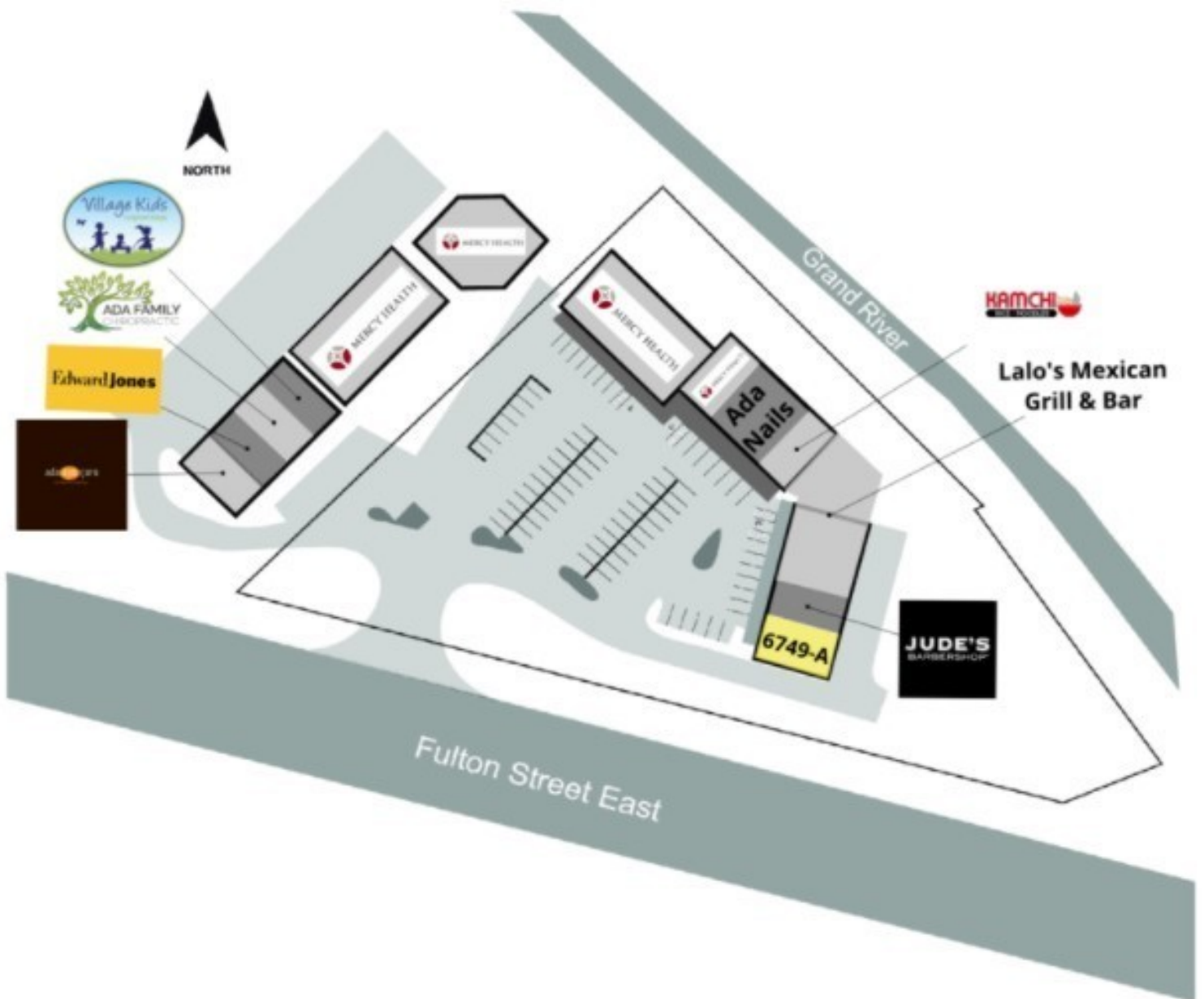
OFFERING SUMMARY

Available SF:	1,500 SF
Year Built:	2000
2020 CAM Estimate:	\$5.96/SF
Building Size:	21,079 SF
Renovated:	2009
Zoning:	201- Commercial

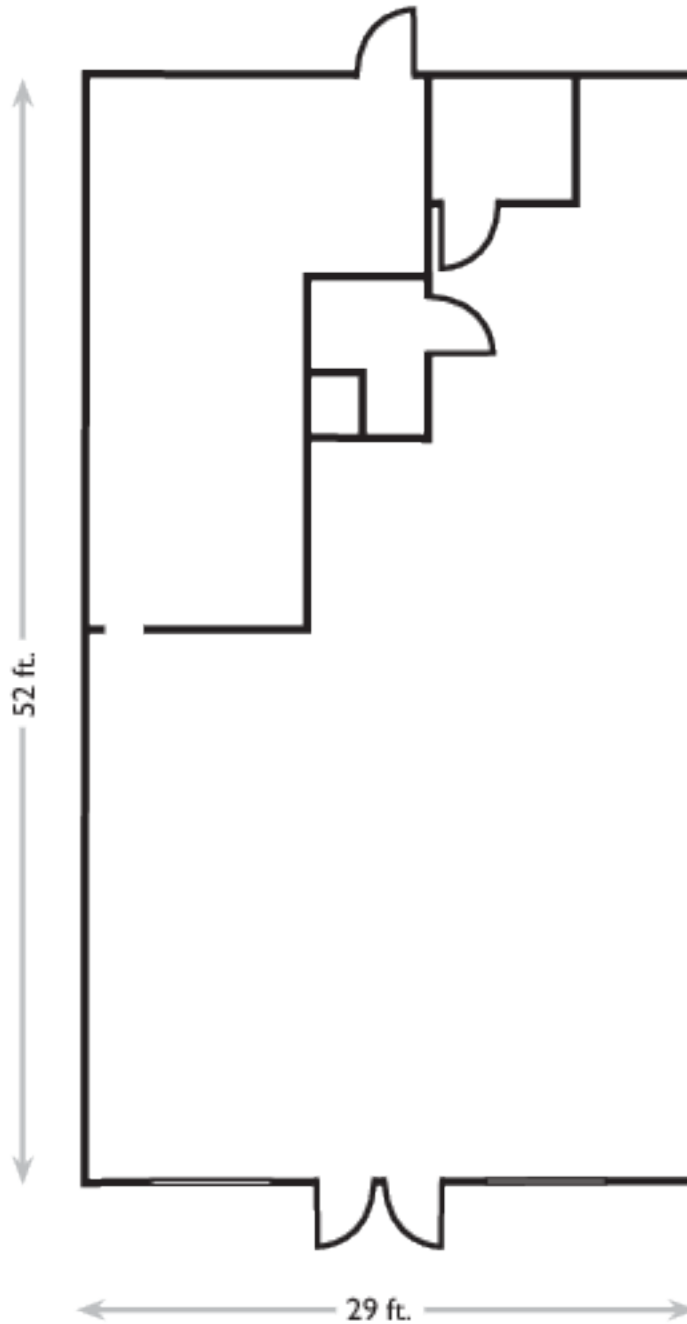


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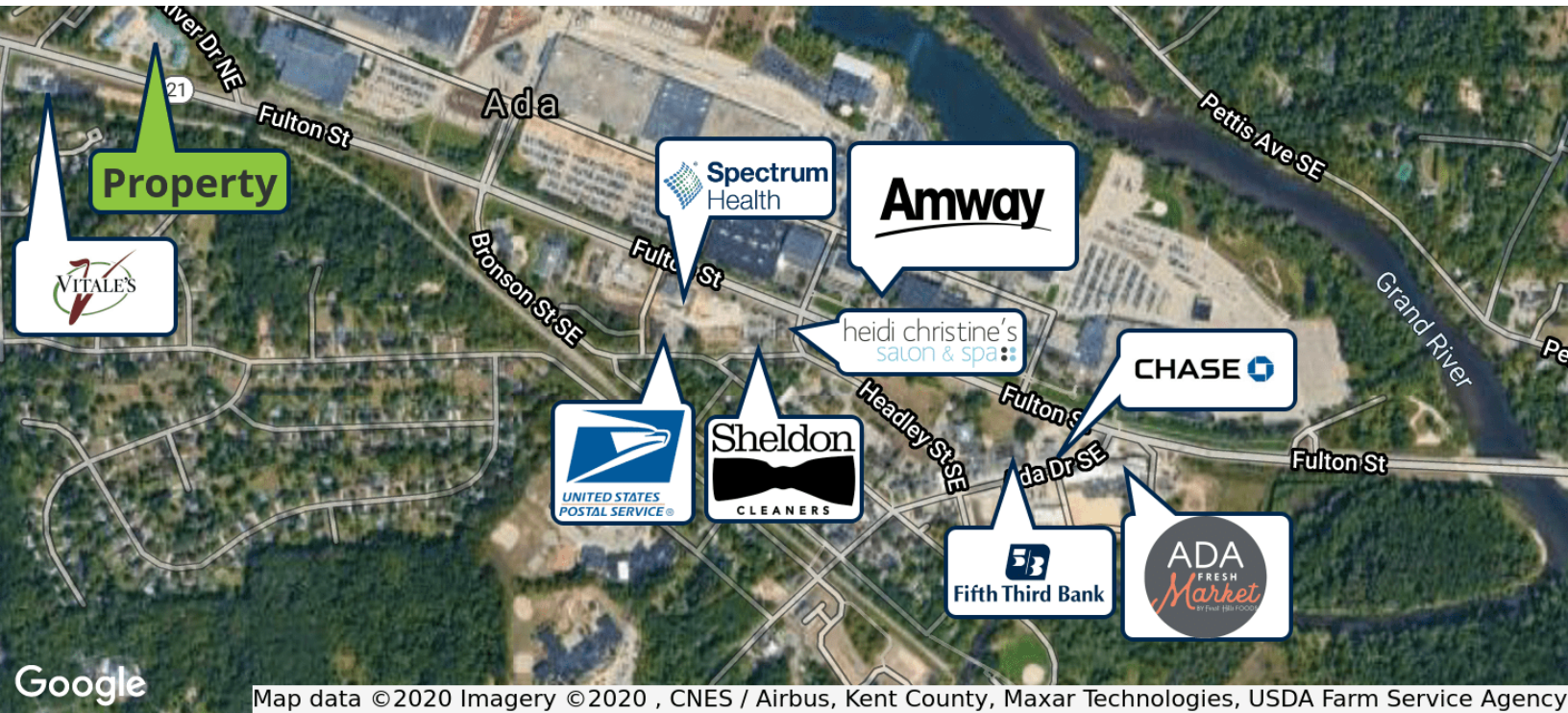


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NEARBY ATTRACTIONS

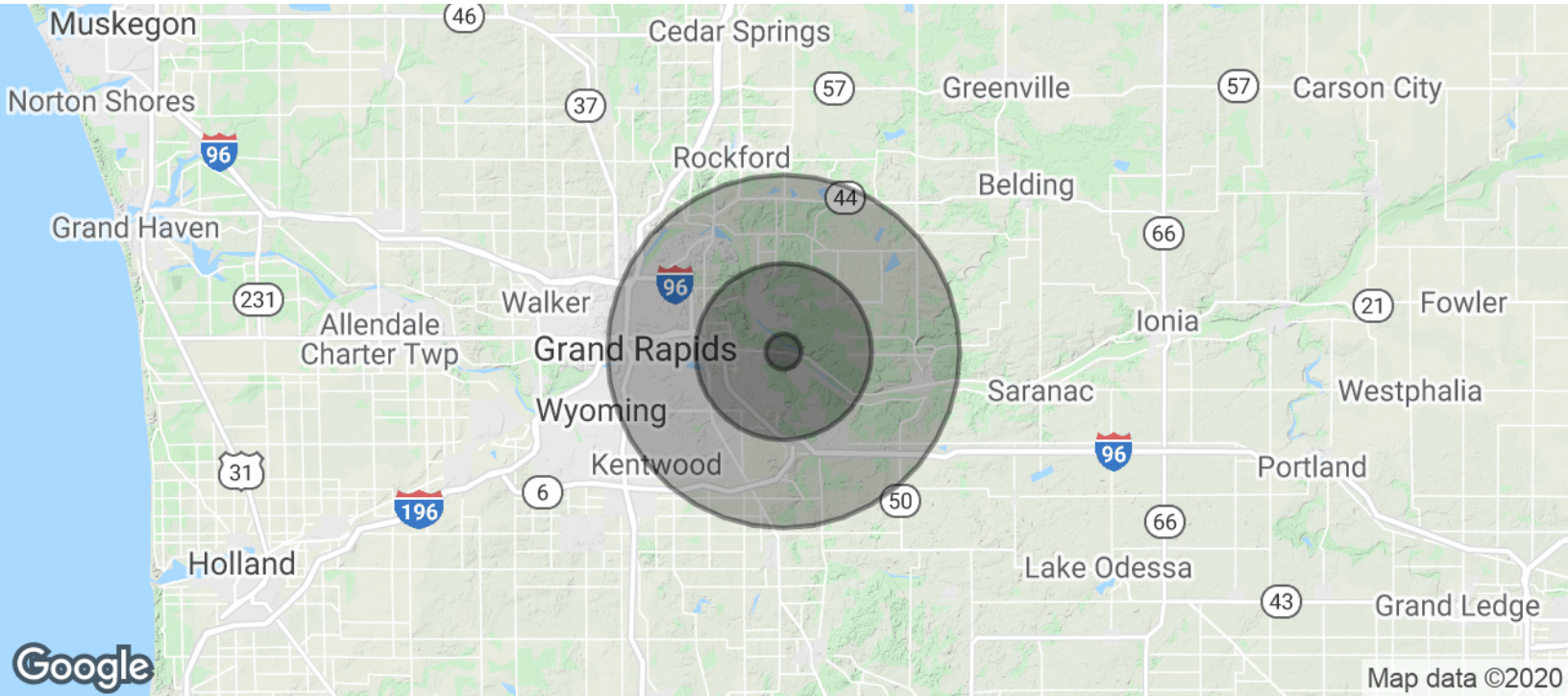
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Schnitz Ada Grill	Ada Vista Elementary School
Nonna's: The Trattoria	The Classic Equestrian Tack Shop
Blimpie	The Grand Salon
Averill Museum	ITS Partners
River Valley Credit Union	Critter Cottage
Ada Elementary School	Georgie's Consignment Clothing
Zeytin Turkish Restaurant	Big Steps Little Feet Preschool
Gravel Bottom Craft Brewery & Supply	

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,157	42,217	259,355
Average age	37.6	39.8	36.0
Average age (Male)	37.4	38.1	35.1
Average age (Female)	37.7	41.4	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	697	14,891	98,055
# of persons per HH	3.1	2.8	2.6
Average HH income	\$128,533	\$121,296	\$78,384
Average house value	\$289,480	\$332,558	\$234,653

TRAFFIC COUNTS	CARS/DAY
Fulton St. E	18,700



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