

3 months FREE with a 3 year Lease

450, 460, 510 and 530 Covered Village • Belding, MI 48809



➤ Lease Overview

Available SF:	809-6,973 SF
Lease Rate:	\$7.00 sf/yr (NNN)
Lease Term:	36-60 months
Space Type:	Retail/Office
Cross Streets:	W. Main St. & S. Bridge St.

➤ Property Overview

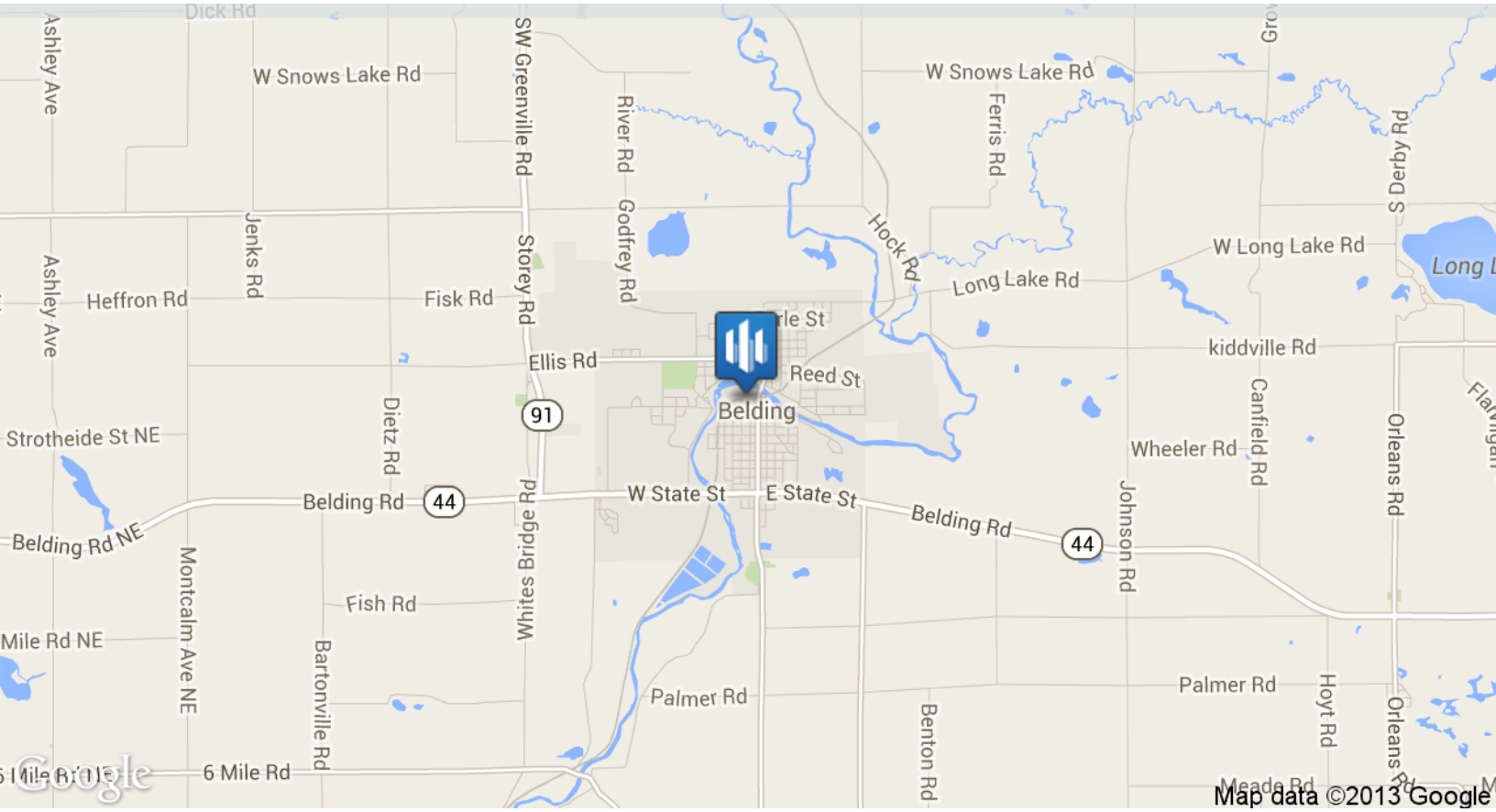
Property	Join Leppink's Food Center (Spartan Stores), Rite Aid Pharmacy, Family Dollar, Chemical Bank, Independent Bank and Firstbank-West Michigan in the Central Business District of the City of Belding. The U.S. Post Office, City Hall, Fire and Police Department and the library are just a stone's throw from the property. This site would be ideal for the medical profession or a law firm.
Location	Covered Village Mall is situated on 3 acres and occupies 78,515 sf in the heart of downtown Belding. It is surrounded by Gibson St. on the north, W. Congress St. on the south, Bridge St. on the east and Broas St. on the west.

Presented by CORNELIUS 'CASE' REIMUS
616.949.6168
case.reimus@svn.com

Retail Property For Lease

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Location Maps



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Ionia County

Nestled between the metropolitan areas of Mid-Michigan (Lansing) and West Michigan (Grand Rapids) these communities provide a relaxed and family-oriented quality of life with safe neighborhoods, strong schools and healthy lifestyles.

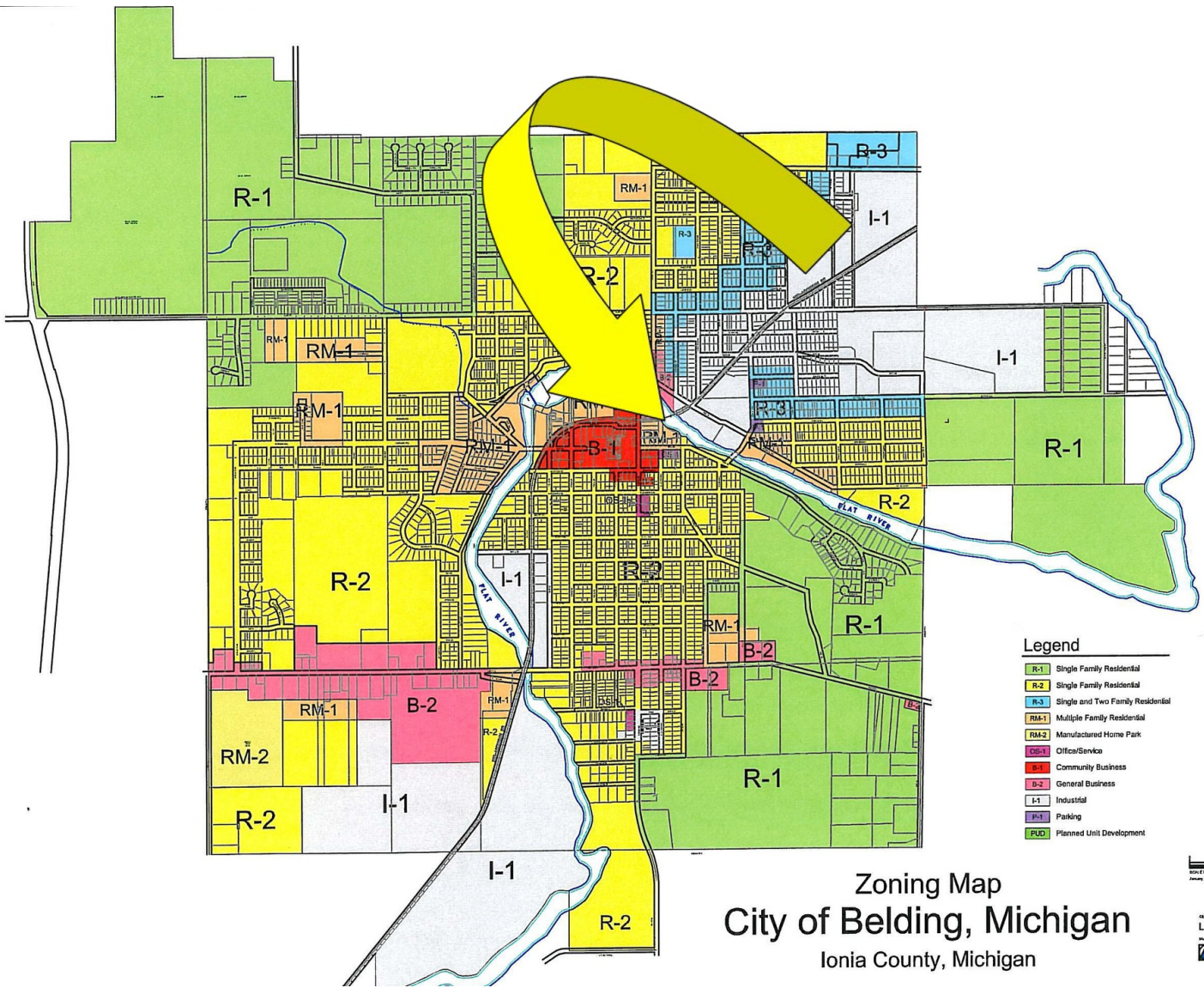
Located among rolling hills and various tributaries leading to more miles of the Grand River than any other county in Michigan, these communities bustle with energy during the day, and provide a safe and quiet haven for their residents in the evening.

They pride themselves as being a hard-working people, with a long tradition in agriculture, a solid history of supporting industry and technology.

City of Belding Highlights

Belding is located in Ionia County. This is a city with several unique community development projects in the last decade that has put this town on the map. The downtown area is composed of a covered indoor mall, where most of the merchants are located. There are also several old factory buildings that have been restored into offices and apartments which help maintain the area's turn of the century look in its architecture. The waterfront park overlooks the restored depot and offers a scenic place for a picnic or stroll. Belding has 7 golf courses within a ten minute drive.

Belding was named after Hiram Belding who in 1871 who purchased the land from Levi Broas. The Broas Family originally built a in 1839, which was then known as Broas Rapids. Hiram Belding started a silk factory to help pay off the land. This thrived to help further develop the town.



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Rite Aid (NYSE: RAD)

Rite Aid Corporation, incorporated on April 15, 1968, is a retail drugstore chain in the United States. As of March 3, 2013, the Company operated 4,623 stores in 31 states across the country and in the District of Columbia. In the Company's stores, it sells prescription drugs and a range of other merchandise, which it calls front end products. The Company carries a range of front end products, which accounted for 32.4% of its total sales in fiscal 2013. Front end products include over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, beverages, convenience foods, greeting cards, seasonal merchandise and other everyday and convenience products, as well as photo processing. It offers a variety of products under its private brands, which contributed approximately 18.3% of its front end sales in the categories where private brand products were offered in fiscal 2013. As of March 3, 2013, the Company had opened over 2,100 GNC stores-within-Rite Aid-stores. During fiscal 2013, the Company sold two owned operating stores to independent third parties.



Chemical Financial Corporation (NASDAQ:CHFC)

Chemical Financial Corporation (Corporation) is a financial holding company. The Company, through its subsidiary bank, Chemical Bank, offers a range of traditional banking and fiduciary products and services. These products and services include business and personal checking accounts, savings and individual retirement accounts, time deposit instruments, electronically accessed banking products, residential and commercial real estate financing, commercial lending, consumer financing, debit cards, access to insurance and investment products, corporate and personal wealth management services and other banking services. As of December 31, 2011, Chemical Bank served the markets through 142 banking offices located in 32 counties across Michigan's lower peninsula.

The logo for Family Dollar, featuring the words "FAMILY DOLLAR" in a bold, red, sans-serif font with a white outline.**Family Dollar Stores, Inc. (NYSE:FDO)**

Family Dollar Stores, Inc. (Family Dollar) operates a chain of more than 7,900 general merchandise retail discount stores in 46 states, providing consumers with a selection of merchandise in neighborhood stores. The Company's merchandise assortment includes Consumables, Home Products, Apparel and Accessories, and Seasonal and Electronics. Its Family Dollar store is between 7,500 and 9,500 square feet, with an average of approximately 7,200 square feet of selling space. During the fiscal year ended August 25, 2013, the Company operated 7,916 stores. The Company offers a focused assortment of merchandise in a number of core categories, such as health and beauty aids, packaged food and refrigerated products, home cleaning supplies, house wares, stationery, seasonal goods, apparel, and home fashions. The Company's typical store generally carries approximately 6500 - 7000 basic stock keeping units (SKUs).

**Independent Bank Corporation (MI) (NASDAQ:IBCP)**

Independent Bank Corporation is a bank holding company. The Company owns Independent Bank (the Bank). The Bank is engaged in commercial banking. The Bank's activities include checking and savings accounts, commercial lending, direct and indirect consumer financing, mortgage lending and safe deposit box services. The Company's principal markets are the rural and suburban communities across Lower Michigan that is served by its bank's branch network. As of December 31, 2011, the Bank served its markets through its main office and a total of 100 branches, three drive-thru facilities and two loan production offices. Automatic teller machines are also provided at most locations.



Leppink's

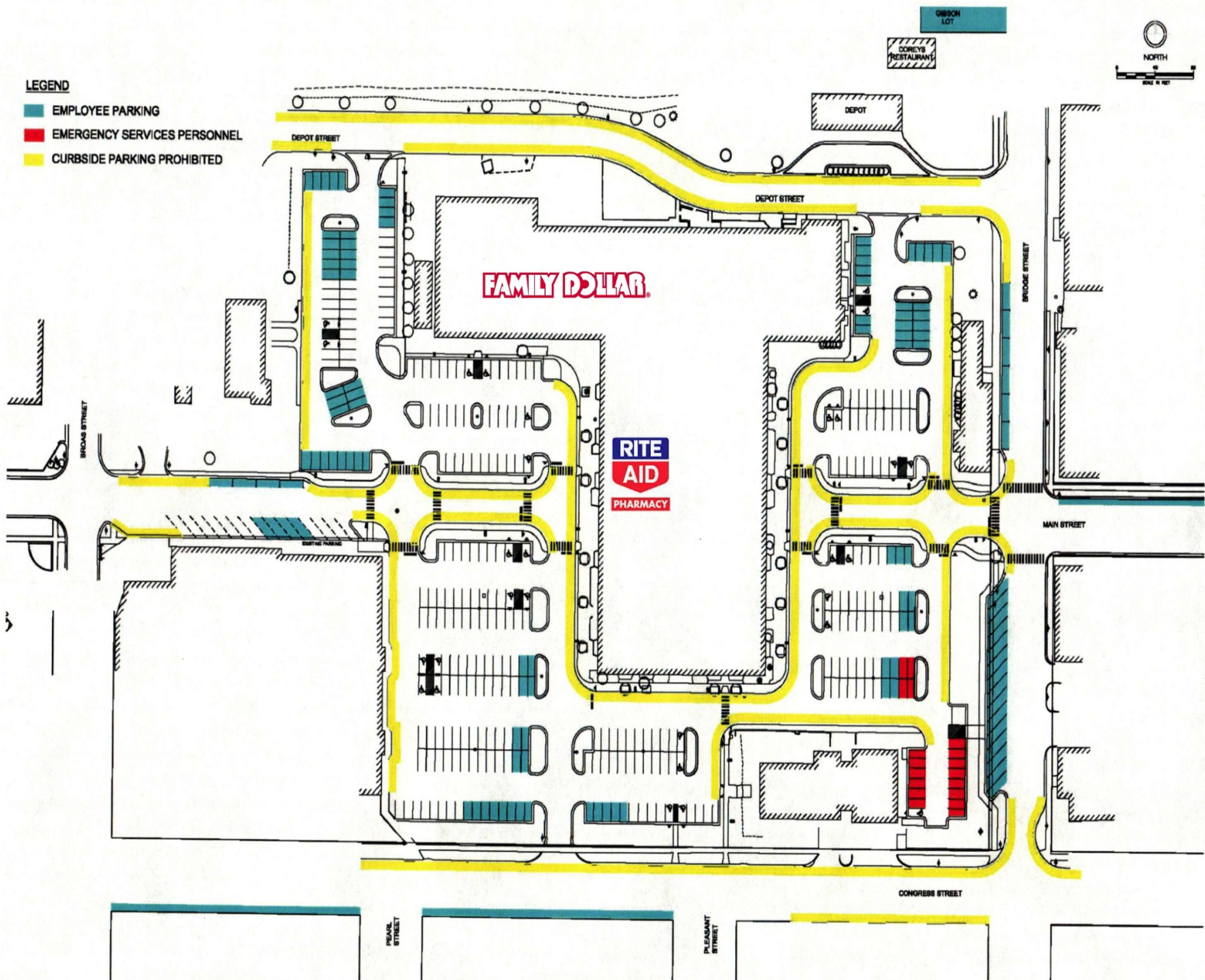
In an era of bag-your-own, robo-teller grocery shopping, where customer service is little more than a quaint memory, there are still locally owned stores that serve old-fashioned, in-person customer service, like Leppink's.

With locations in Belding, Lakeview, Stanton, Howard City and Ferrysburg, Leppink's represents a throwback to a better time, when service was king and the customer's needs came first.

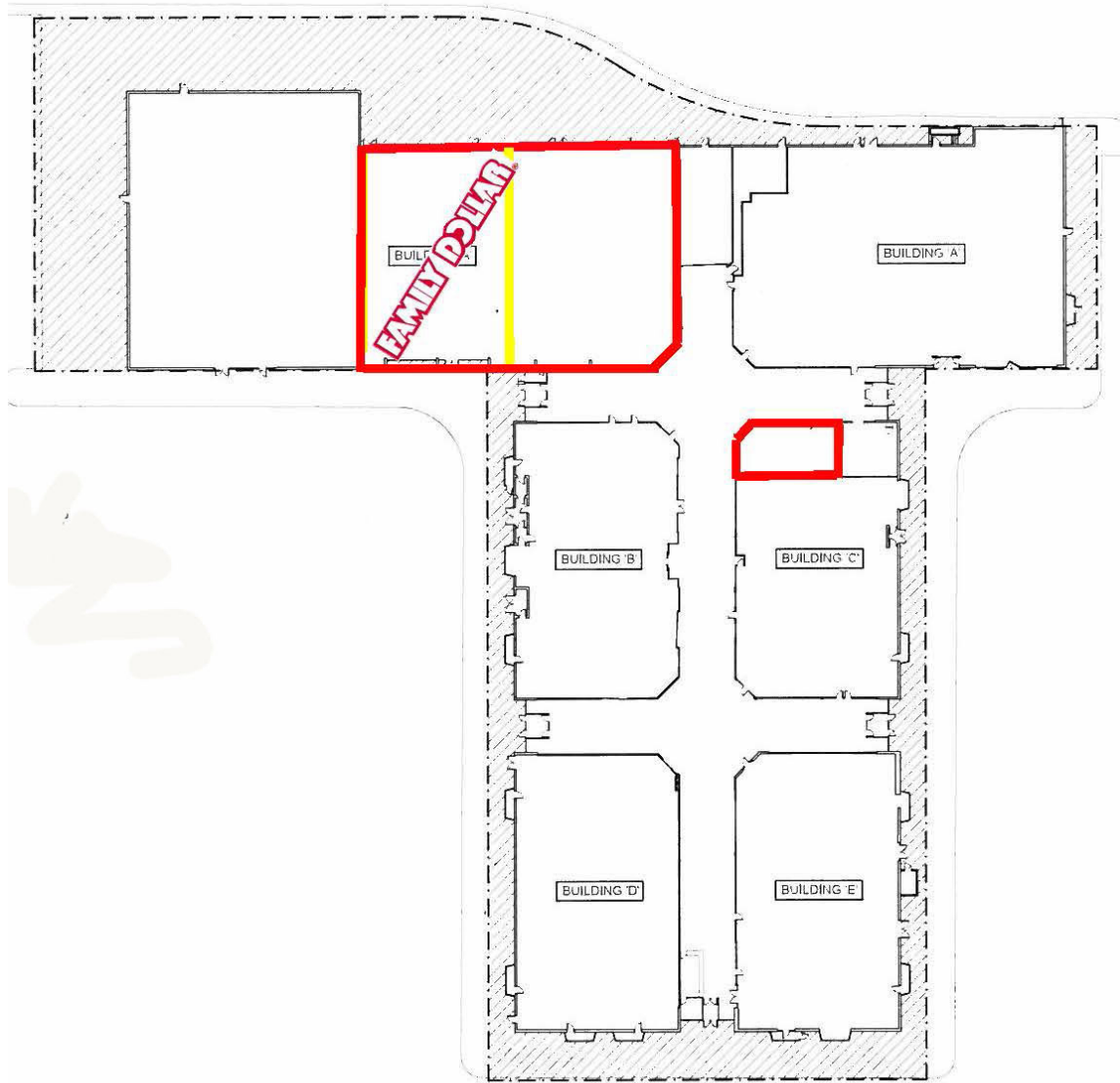
John Leppink, opened the first Leppink's market in 1939, running a small town grocery requires not just a good understanding of the local customer base, but also a desire to help the community grow and thrive. It is this connection to each location's hometown that makes all the difference.

That operation slowly morphed into a butcher's shop, which soon added dry goods and eventually became the first Leppink's grocery.

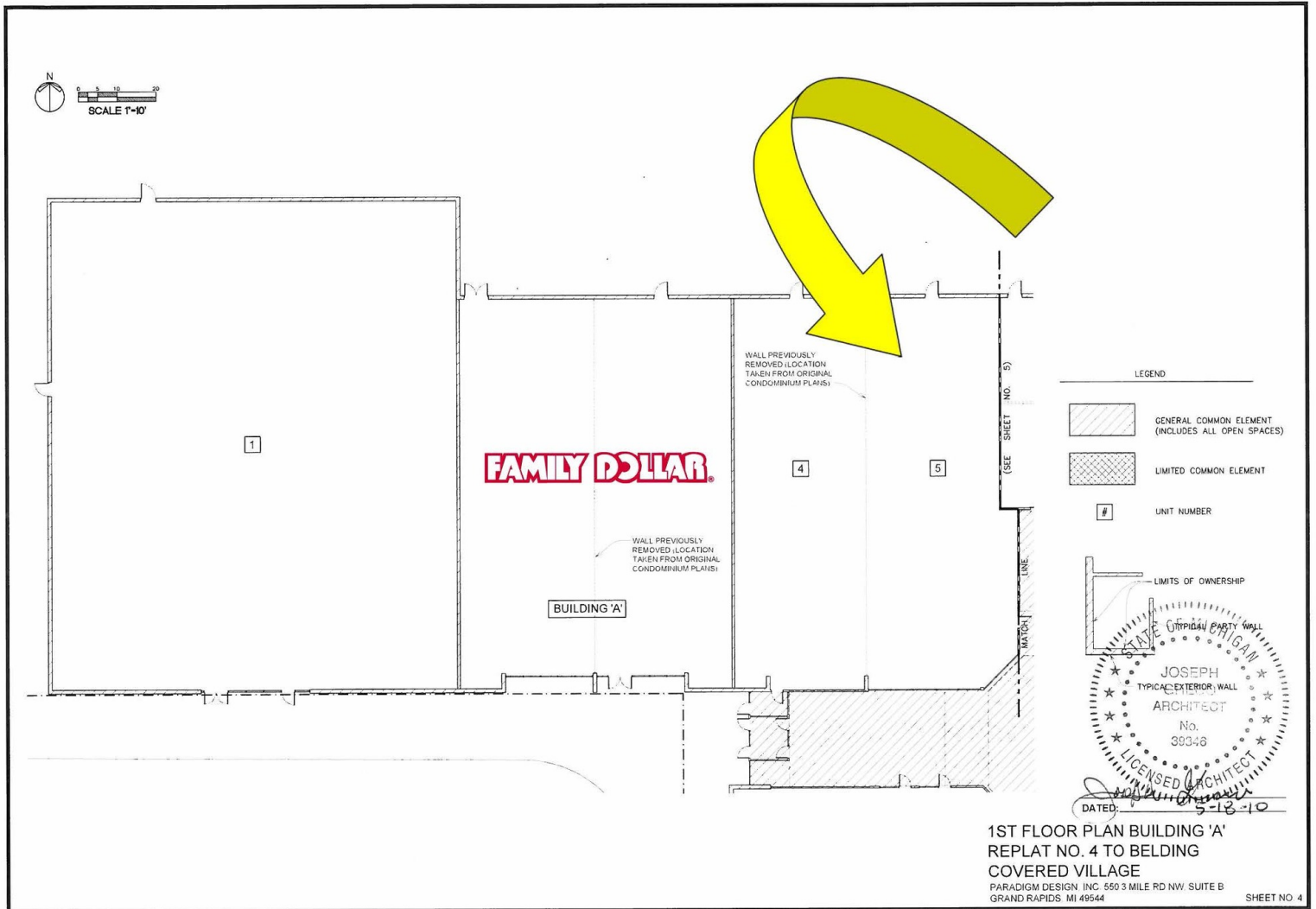
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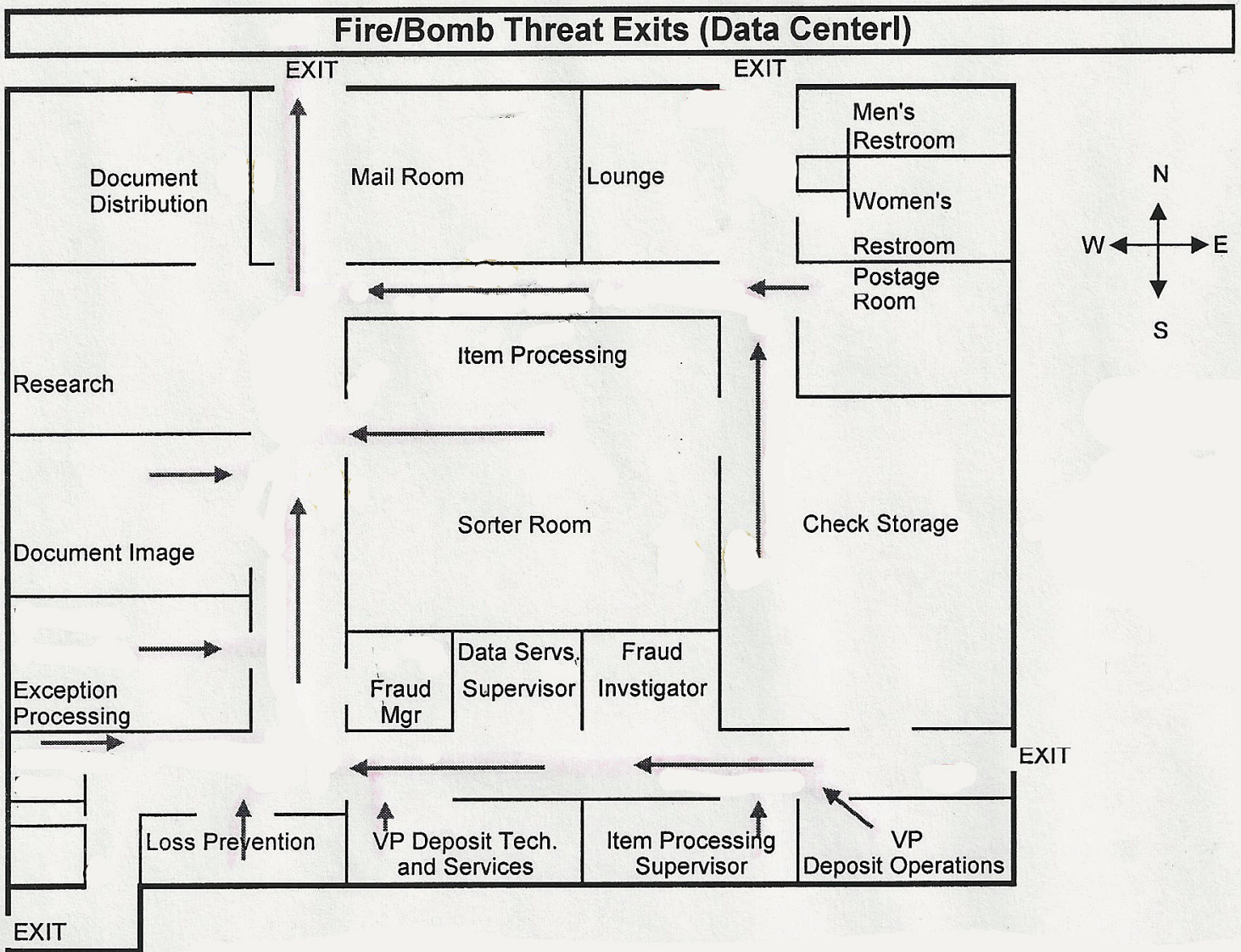
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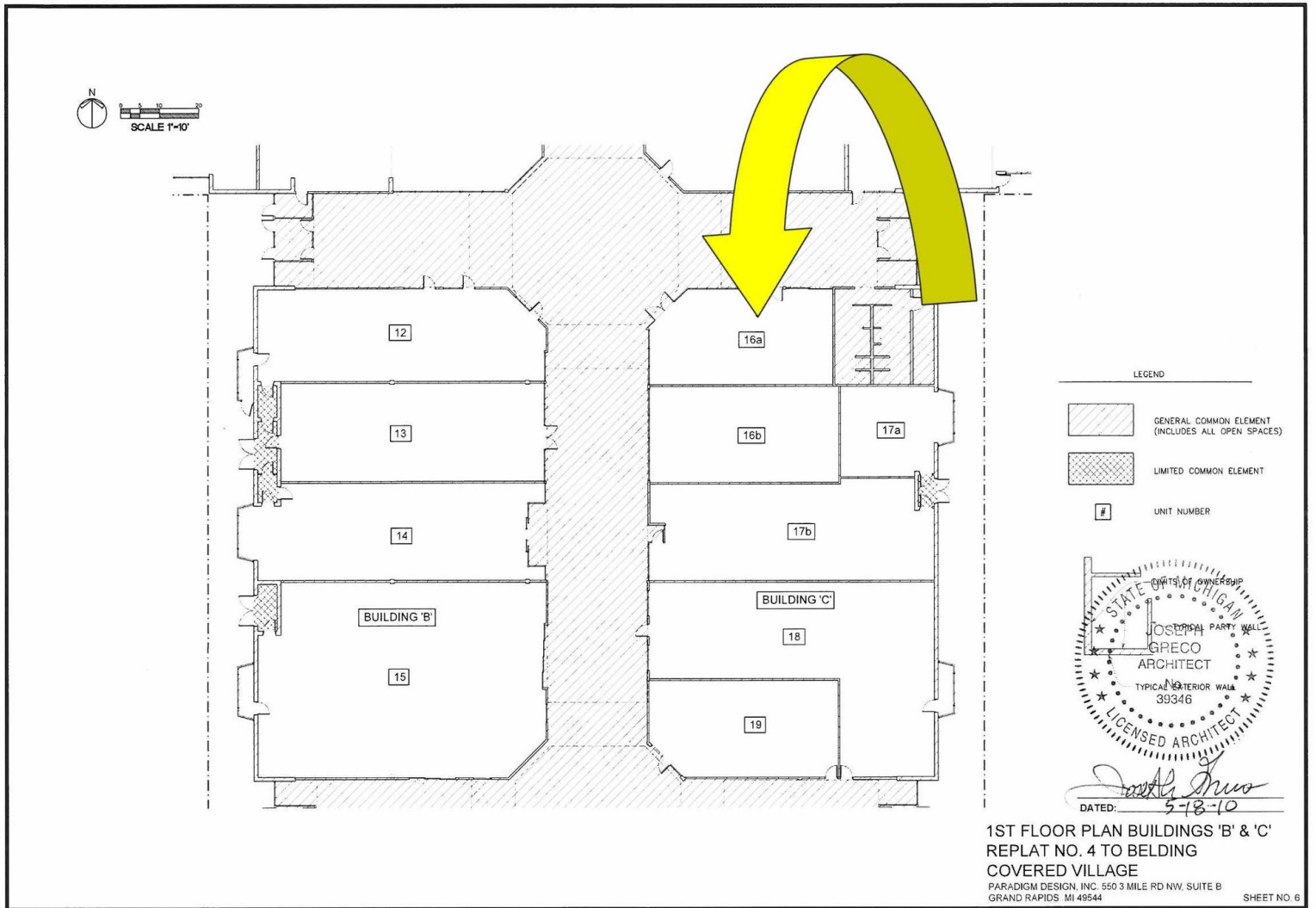
Floor Plan



Floor Plan



Floor Plan



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Retail Property For Lease

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Nearby - Traffic Generators

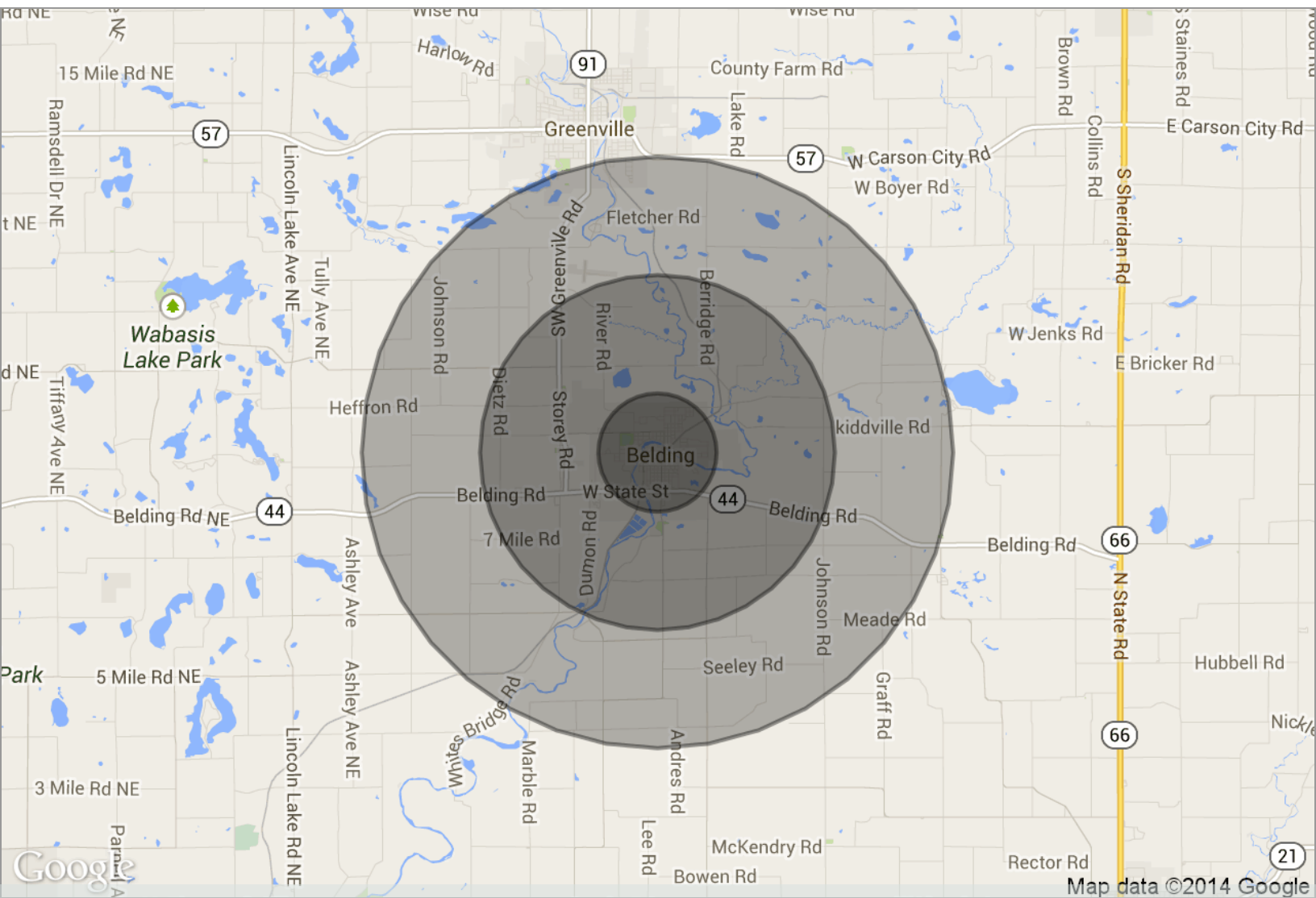


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Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	3,697	9,699	14,977
Total Number of Households	1,433	3,731	5,661
Average Household Income	\$42,959	\$44,089	\$46,337
Median Age	34.7	34.8	35.5

* Demographic information provided by BuildOut, LLC

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For Lease

	1 Mile	3 Miles	5 Miles
Total Population	3,697	9,699	14,977
Total Number of Households	1,433	3,731	5,661
Total Number of Persons per Household	2.6	2.6	2.6
Average House Value	\$108,888	\$111,768	\$123,817
Average Household Income	\$42,959	\$44,089	\$46,337
Median Age	34.7	34.8	35.5
Median Age - Male	34.3	34.6	35.7
Median Age - Female	36.1	36.0	35.9
Total Population - White	3,510	9,192	14,242
Total Percent - White	94.9%	94.8%	95.1%
Total Population - Black	26	61	78
Total Percent - Black	0.7%	0.6%	0.5%
Total Population - Asian	23	58	64
Total Percent - Asian	0.6%	0.6%	0.4%
Total Population - Hawaiian	0	0	0
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	1	6	32
Total Percent - Indian	0.0%	0.1%	0.2%
Total Population - Other	83	231	346
Total Percent - Other	2.2%	2.4%	2.3%
Total Population - Hispanic	174	456	672
Total Percent - Hispanic	4.7%	4.7%	4.5%

* Demographic information provided by BuildOut, Inc.



Cornelius 'Case' Reimus

Senior Advisor

Sperry Van Ness/ Silveri Company (Glenn Anthony Turek)

My focus is on resourceful problem solving; navigating the complexities of your contract negotiations; being responsive to your needs; following-up with tenacity and providing timely, consistent service.

Career Summary

Case Reimus has been a licensed Commercial Real Estate professional in West Michigan since 1995. Prior to that, Reimus spent twenty-two years as a corporate real estate executive in the petroleum, grocery / convenience store and fast-food industries. His keen understanding of commercial real estate development and unique combination of multi-faceted experiences resulted in a five-year consulting assignment for London based Shell International Petroleum Company in Europe and Mexico .

Practicing in-depth market analysis based on specific site criteria guidelines and sensitivity to the internal corporate approval process provides him the necessary insight to effectively support national/regional tenants in their markets. Additionally, Case believes it is his fiduciary responsibility to represent one concept at a time, thus eliminating any conflict of interest and at the same time providing assurance of absolute confidentiality.

Investment expertise, business seasoning, project management and development experience are the skill sets Reimus has acquired to provide consultancy services on acquisition, disposition, marketing and the development of commercial investments.

My Five Point Commitment

- 1) Provide Timely, Consistent and Professional Service
- 2) Navigate the complexities of Contract Negotiations
- 3) Report Regularly with Total Transparency
- 4) Focus on resourceful Problem Solving
- 5) Follow up with Tenacity

Memberships & Affiliations

Associations

CAR – Commercial Alliance of Realtors
MiCAR – Michigan Commercial Alliance of Realtors
MAR – Michigan Association of Realtors
NAR – National Association of Realtors
CCIM Candidate – Certified Commercial Investment Member
CORENET Global – Corporate Real Estate Network
ICSC – International Council of Shopping Centers
NACS—National Association of Convenience Stores

Cornelius 'Case' Reimus

Senior Advisor

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