

Small Shoppe Space - "End Cap" location

5246-5262 Eastern Avenue • Kentwood, MI 49508



Availability Overview

Space Available	1,599 sf (5246)
Lease Rate	\$9.38 sf/yr (NNN) \$1,250/mo (NNN)
Lease Term	36-60 months
Date Available	9/1/2015
Space Type	Retail/Office Building
Spaces available	1
Building Size	78,213 SF
Zoning	C 2
Market	Grand Rapids
Sub Market	Kentwood
Cross Streets	Eastern Ave & 52nd Street

Property Overview

Property

Small Shoppe Space Available

Location

Kentwood Centre is a 78,296 sf shopping center on 13.96 acres located at the SEC of Eastern Avenue and 52nd Street. Both Eastern Avenue and 52nd Street are four lane roadways which offer a center turn lane for safe and easy ingress/egress. The larger building contains 67,095 sf and the smaller building contains 11,118 sf. The City of Kentwood's fire-station #3, a small strip center. Burger King and KFC are situated on outlots facing Eastern Ave. These businesses are individually owned and not part of the shopping center. 52nd Street Car wash and Java Cone face 52nd street are located at the 52nd Street main entrance into the center.

Presented by

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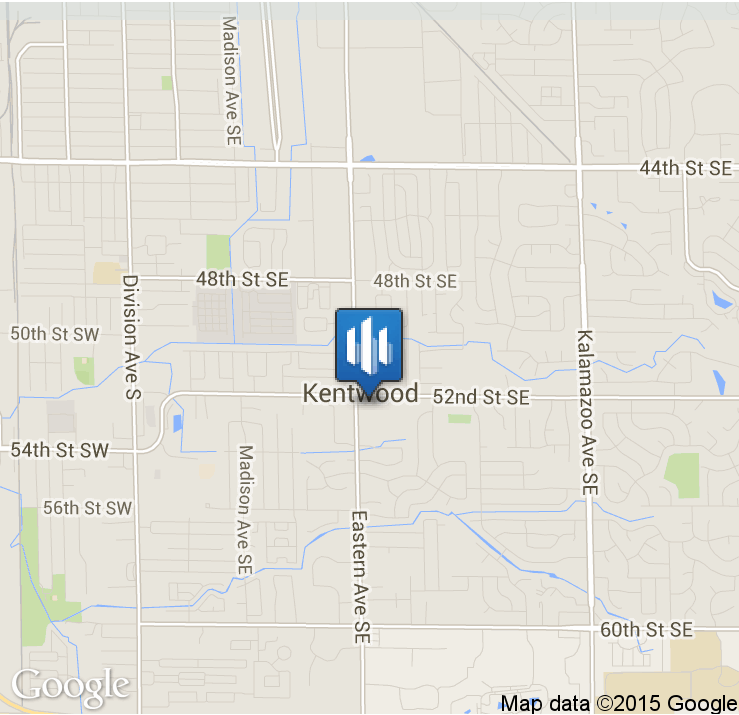
Floor Plan

1,599 SF

entrance

rest room

back door



Kentwood, MI

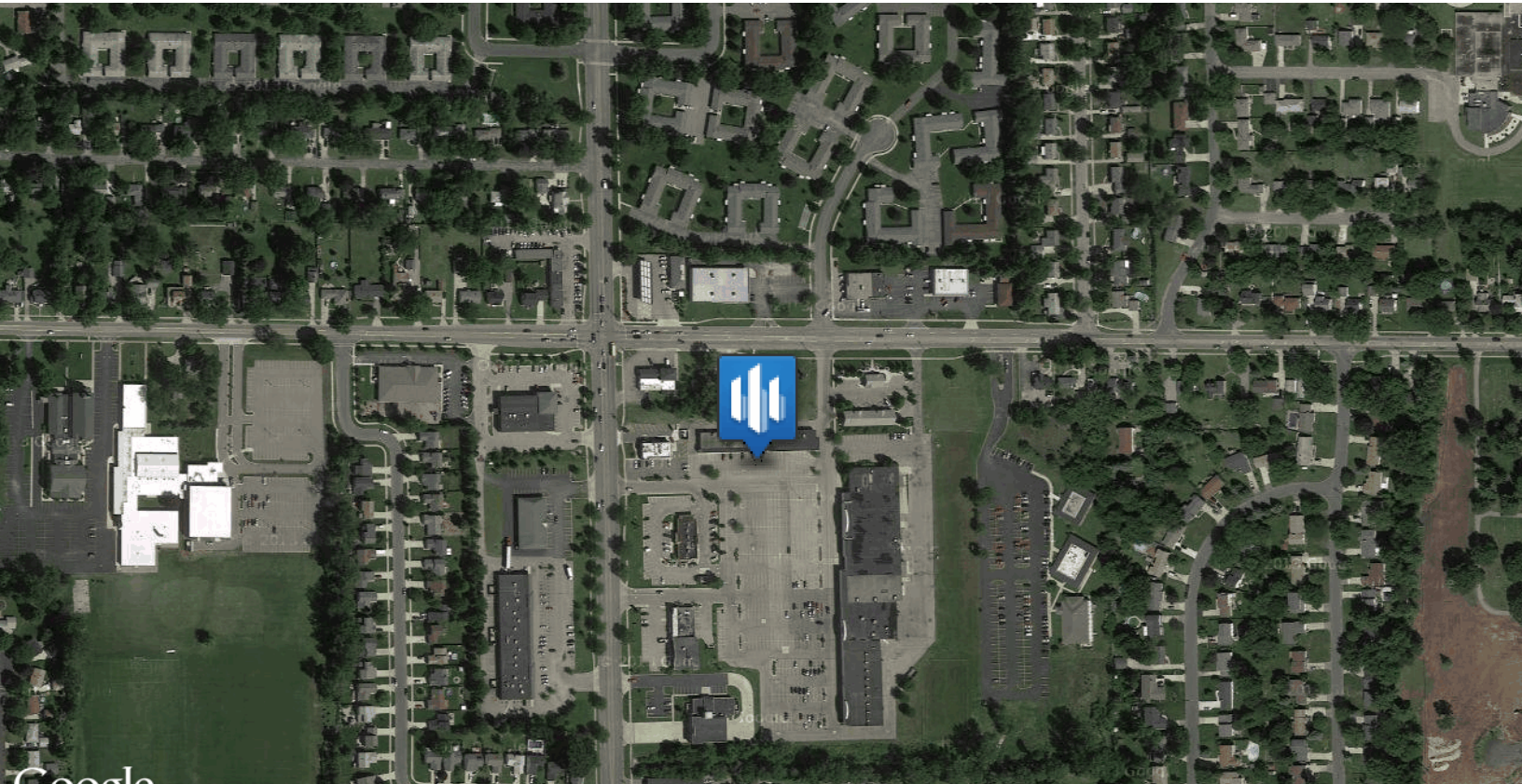
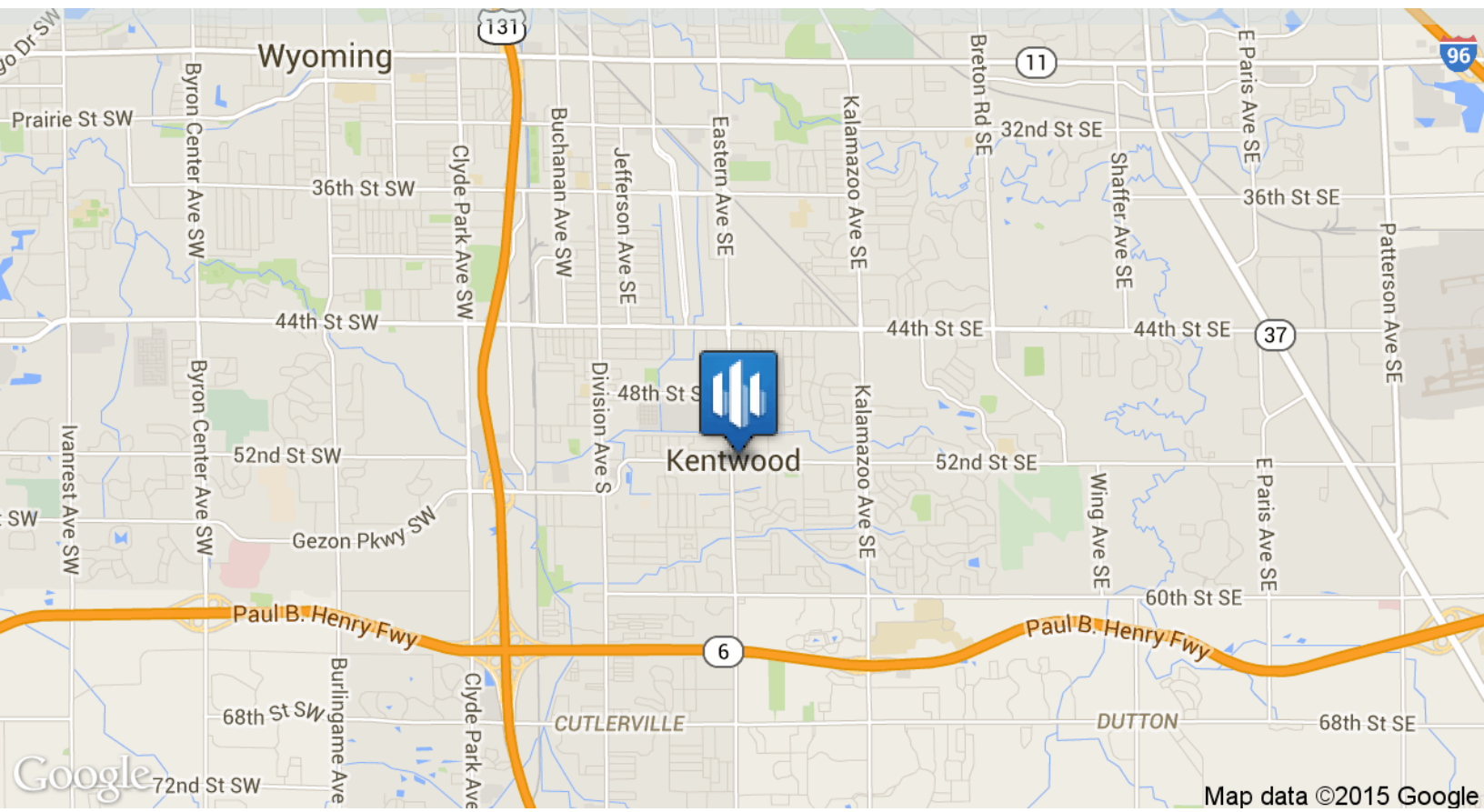
Kentwood is a major southeastern suburb of Grand Rapids. It is bordered by Patterson Road on the east, 60th Ave. to the south, and adjoining a part of Division Ave. and Grand Rapids to the northwest. This is a progressive urban area with a growing residential population, offering ideal living in the suburbs and pleasant shopping areas, like the Brentwood Mall and Breton Meadows. City offices are located at 4900 Breton Ave., with adjacent fire and police stations. Major traffic corridors run east/west and include 28th Street to the north and 44th Street to the south. If convenience is your thing, Kentwood is where you want to be, with almost anything just a short drive or walk away!

Kent County is a county in the U.S. state of Michigan. It is part of the Grand Rapids–Wyoming Metropolitan Statistical Area.

Grand Rapids is the county seat. As of the 2010 census, the county had a population of 602,622. Kent County is the economic and manufacturing center of West Michigan, with the Steelcase Corporation based in the county. It is also the home of the Frederik Meijer Gardens, a significant cultural landmark of the Midwest. The area has strong religious ties, containing a substantial number of evangelical Christians. The Gerald R. Ford International Airport is located within the county. GRR is a commercial airport about 13 mi southeast of Grand Rapids. The airport is the largest commercial airport in the West Michigan region and is the second largest airport in Michigan after Detroit Metropolitan Wayne County Airport. In 2011 the airport broke its record for passengers, with 2,275,33 total.

Kentwood Centre

Location Maps



Small Shoppe Space - " End-Cap" location with The Best Lease Rates in Town"

Aerial



KENTWOOD CENTRE

Retailer		Sc
# 6	Available	35
# 7	Dollar Tree	5
# 8	Fitness 19	7
# 1	Available	
# 2	Hungry Howie's Pizza & Subs	
# 3	Available	
# 4	Available	
# 5	Salon 500	
Total		78



Small Shoppe Space - " End-Cap" location with The Best Lease Rates in Town!

Tenants



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Out lots



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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 **DOLLAR TREE**

Dollar Tree, Inc. (NASDAQ: DLTR) is an operator of discount variety stores offering merchandise at the fixed price of \$ 1.00. As of January 28, 2012, the Company operated 4,351 discount variety retail stores. Its domestic purchases include basic, seasonal, closeouts and promotional merchandise. It maintains a selection of products within variety store categories. During the fiscal year ended January 28, 2012 (fiscal 2011), the Company opened 278 new stores.



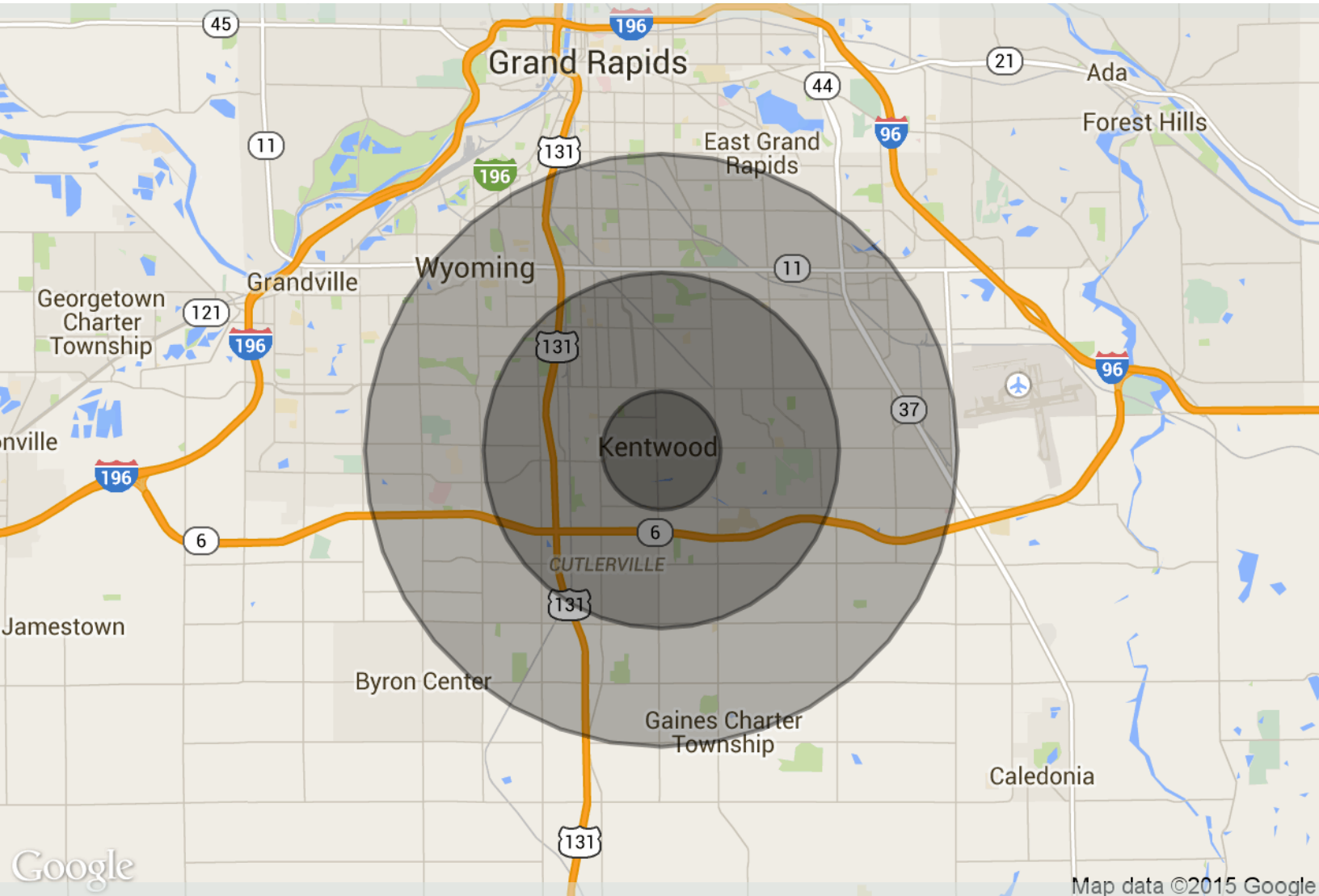
Fitness 19 was founded in 2003 by fitness industry veterans who believed that the traditional health club model wasn't meeting the needs of most people. They started Fitness 19 to give customers more of what they really want out of a fitness membership. The result is a simple fitness club concept – an extremely affordable, family-friendly facility that offers state-of-the-art cardio, strength, and free weight equipment. Fitness 19 covers 24 states with locations from California to New York.



Burger King Worldwide, Inc. (NYSE: BKW) As of December 31, 2012, the Company had 7,293 franchise restaurants and 183 Company restaurants in the U.S. and Canada. During the year ended December 31, 2012, the Company refranchised 752 restaurants in the U.S. and Canada, bringing the region to 98% franchised. During the year ended December 31, 2012, it also continued to implement its Four Pillars strategy to improve comparable sales growth and franchise profitability by enhancing its Menu, Marketing Communications, Image, and Operations.



Kentucky Fried Chicken - Yum Brands (NYSE: YUM), incorporated on May 30, 1997, is a quick service restaurant company based on number of system units, with over 39,000 units in more than 125 countries and territories. The Company, through three concepts of KFC, Pizza Hut and Taco Bell (Concepts) develops, operates, franchises and licenses a worldwide system of restaurants, which prepare, package and sell a menu of priced food items.



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Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	14,858	83,542	207,772
Total Number of Households	5,576	32,153	77,681
Average Household Income	\$53,293	\$52,992	\$55,644
Median Age	32.6	33.6	32.5

* Demographic information provided by BuildOut, LLC

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Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	14,858	83,542	207,772
Total Number of Households	5,576	32,153	77,681
Total Number of Persons per Household	2.7	2.6	2.7
Average House Value	\$128,597	\$138,216	\$139,823
Average Household Income	\$53,293	\$52,992	\$55,644
Median Age	32.6	33.6	32.5
Median Age - Male	31.0	31.9	31.3
Median Age - Female	34.7	35.6	33.6
Total Population - White	10,728	61,038	144,666
Total Percent - White	72.2%	73.1%	69.6%
Total Population - Black	2,233	11,352	33,661
Total Percent - Black	15.0%	13.6%	16.2%
Total Population - Asian	1,079	4,674	8,803
Total Percent - Asian	7.3%	5.6%	4.2%
Total Population - Hawaiian	0	0	180
Total Percent - Hawaiian	0.0%	0.0%	0.1%
Total Population - Indian	63	321	721
Total Percent - Indian	0.4%	0.4%	0.3%
Total Population - Other	290	2,887	11,911
Total Percent - Other	2.0%	3.5%	5.7%
Total Population - Hispanic	1,059	7,543	28,192
Total Percent - Hispanic	7.1%	9.0%	13.6%

* Demographic information provided by BuildOut, LLC

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