



Brokerage
Retail Site Selection
Investment
Development
Project and Construction
Consulting

Available For Lease/Sale • **RETAIL**
311 28th Street SE
Grand Rapids, MI 49548

MULTI-PURPOSE BUILDING WITH 28TH STREET FRONTAGE

NEWLY REMODELED FAÇADE • IN WHITE-BOX CONDITION



- **3,900 RSF • AVAILABLE NOW • \$13.50/RSF NNN • SALE PRICE: \$575,000**
- **CAN BE DIVIDED INTO TWO OR THREE UNITS • AMPLE CUSTOMER PARKING •**

BRING YOUR BUSINESS TO THE FOREFRONT

Offering 28th Street frontage and located across the street from Kellogg's production campus, this 3,900 SF property was recently renovated at the end of 2017. Updates will include an interior brought to a white box along with exterior upgrades like landscaping, façade refresh, and resealed/re-stripped parking lot.

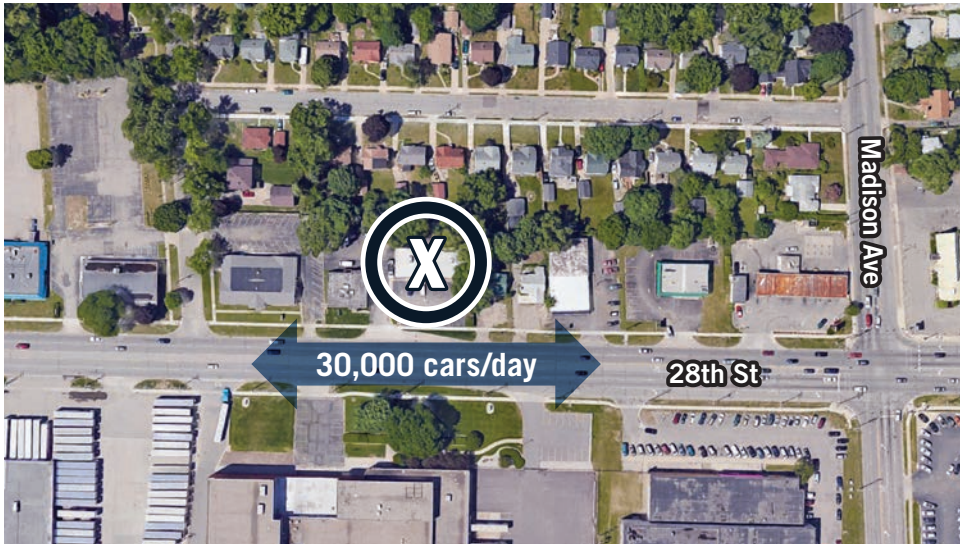
Just add neighbors! Building can be divided into two or three units as small as 1,300 SF. Each suite offers tenants open floor plan potential, 12-14 ft ceilings, and features an overhead door on the west end of the building.

Uses for this property are many, including a title company, a dry cleaner, general office, retail, daycare, restaurant/bar, and medical clinic. The adjacent property (includes a two-story office building) is for sale or for lease.





LOCATION & TRAFFIC



RATE & FEATURES

- NEWLY RENOVATED BUILDING
- \$13.50/RSF NNN
- SALE PRICE: \$575,000
- OPEN & WHITE-BOX CONDITION
- EXTERIOR BUILDING SIGNAGE
- OVERHEAD DOOR ON WEST SIDE OF BUILDING
- DOUBLE DOOR UPDATED ENTRANCE
- RESEALED & RE-STRIPED PARKING LOT
- AMPLE FREE ON-SITE PARKING
- EASY ACCESS ONE MILE OFF US-131
- COVETED FRONTAGE ON HIGH-TRAFFIC 28TH STREET

MEET YOUR NEIGHBORS:

GRAND CONEY
NEW BEGINNINGS
BELTLINE BAR
MORELO'S WESTERN WEAR
WALGREENS
GRAND RAPIDS ANIMAL CLINIC
ADMIRAL
BURGER KING
CHECKERS
TACO BELL
MCDONALD'S



DEMOGRAPHICS (3-MILE RADIUS)

- OVER 30,000 CARS PER DAY!
- POPULATION OF 134,500
- MEDIAN AGE 32
- STRONG DEMOGRAPHIC OF CONSUMERS AND EMPLOYEES
- 3,800+ BUSINESSES
- 54,500 DAYTIME EMPLOYEES

CONTACT:

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