



Brokerage
Retail Site Selection
Investment
Development
Project and Construction
Consulting

For Sale • RETAIL OFFICE
645 Fulton St. W
Grand Rapids, MI 49504

1,000+ SF OF RETAIL/OFFICE IN DOWNTOWN GRAND RAPIDS WITHIN WALKING DISTANCE TO GRAND VALLEY STATE UNIVERSITY'S PEW CAMPUS

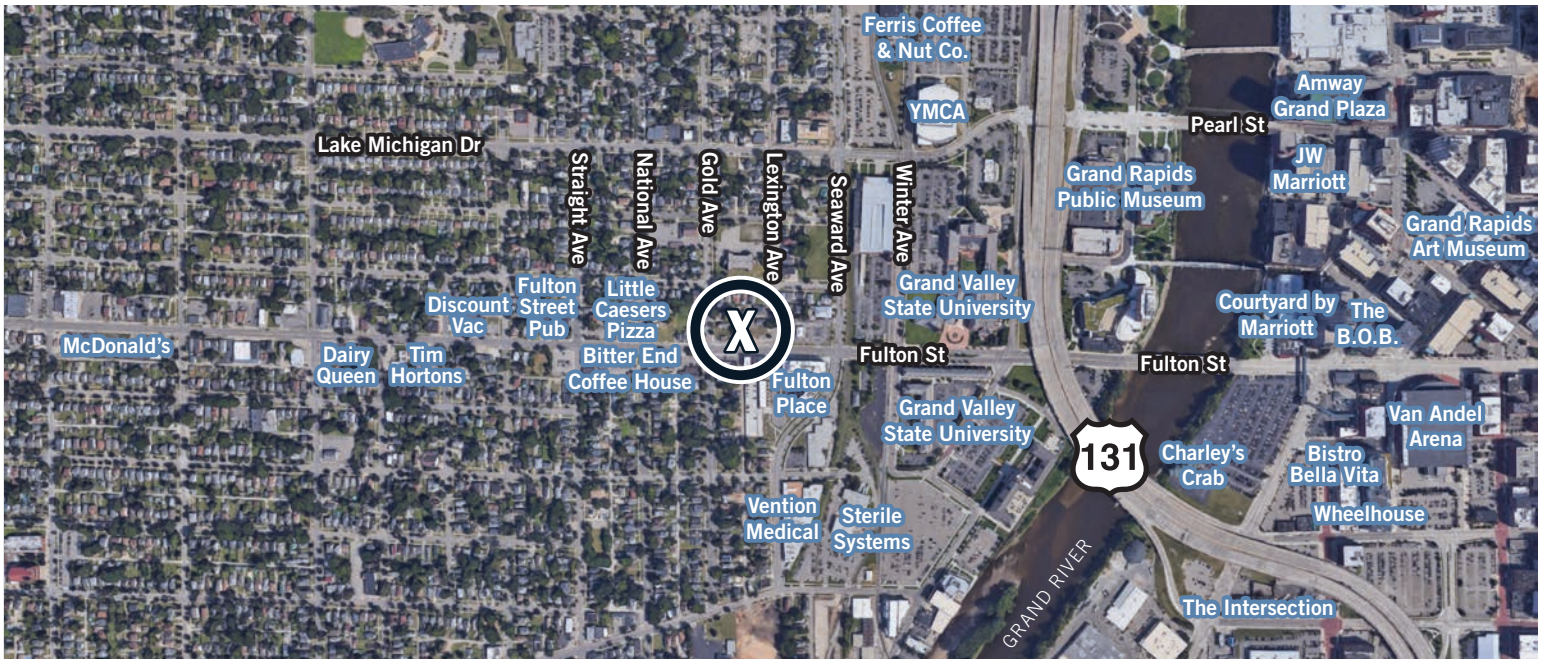


- INCLUDES ~1,000 SF OF STORAGE AND THE DESIRABLE OPPORTUNITY TO UPDATE WITH A PROFESSIONALLY LANDSCAPED COURTYARD IN THE REAR OF THE BUILDING •
- STRONG TRAFFIC COUNT AND BUILDING VISIBILITY •

ATTRACTIVE INVESTMENT OPPORTUNITY

This is your chance to get involved in the rapidly developing west side of Downtown Grand Rapids. This property is within walking distance to GVSU's Pew Campus and Downtown Grand Rapids. With traffic counts over 12,000 cars daily, this retail location has exquisite exposure. Don't miss out on this rare opportunity of ownership in an expanding corridor of Grand Rapids!



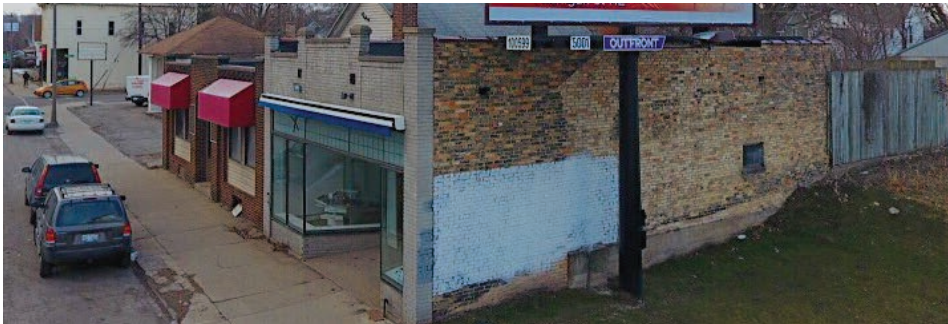


OPEN FLOOR PLAN



SITE DETAILS

- MAIN FLOOR: ~1,000 RSF
- BASEMENT/STORAGE: ~1,000 RSF
- OUTDOOR PATIO: ~450 RSF
- STRUCTURALLY SOUND BUILDING
- LESS THAN A MILE FROM THE HEART OF DOWNTOWN
- LARGE STOREFRONT WINDOWS FOR AMPLE NATURAL LIGHT
- EASILY ACCESSIBLE
- 9+ FT CEILINGS
- DAILY TRAFFIC COUNT OF 12,000+
- ASKING \$275,000
- PARCEL NUMBER: 41-13-25-165-016



MEET YOUR NEIGHBORS:

GRAND VALLEY STATE UNIVERSITY

YMCA

ROWERS CLUB

FERRIS COFFEE & NUT CO.

SPOONLICKERS

VITO'S PIZZA

FOUNDERS BREWING



VENTURES

GERALD R. FORD MUSEUM

ADOBE IN & OUT

TIM HORTONS

THE BITTER END COFFEE HOUSE

GRAND RAPIDS PUBLIC MUSEUM

DEMOGRAPHICS (3-MILE RADIUS)

- POPULATION: 145,233
- MEDIAN AGE: 30
- HOUSEHOLDS: 54,358
- POPULATION GROWTH OF 6.57% BY 2020

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VENTURES