



Brokerage  
 Retail Site Selection  
 Investment  
 Development  
 Project and Construction  
 Consulting

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# Robbins Centre Pointe

17222-17300 Robbins Road, Grand Haven, MI 49417

## BUILDING 1



### LOCAL AREA DETAILS

**ROBBINS CENTRE POINTE** is an exciting, new 60,000 SF retail, restaurant and medical development in Grand Haven, Michigan. Construction has just begun, however Pizza Hut and a large dental chain have already leased suites in Building 1. Traffic that will benefit this development is generated by D&W Fresh Market (Spartan Foods), Meijer, Walmart, and the Spectrum Health Pavilion, as well as traffic on Robbins Road, US-31, 172nd Street, and Whittaker Way.

### AREA DETAILS

**GRAND HAVEN** is a lakeshore community on Lake Michigan that, in addition to the 58,943 residents in the trade area, attracts 2.2 million visitors a year who contribute \$87 million to the local economy. It sits in a unique location with easy access to and from Grand Rapids and Chicago, with US-31 running through the city as its major north-south feeder route. Grand Haven also is home to Lake Michigan's largest Coast Guard base.

### DEMOGRAPHICS

	3 mi.	5 mi.	7 mi.
<b>POPULATION</b>	25,981	44,046	58,943
<b>DAYTIME EMPLOYEES</b>	19,546	25,082	30,395
<b>AVERAGE HOUSEHOLD INCOME</b>	\$73,524	\$79,327	\$79,404

### TRAFFIC COUNTS (PER DAY)

<b>ROBBINS ROAD</b>	14,150
<b>US-31</b>	50,132
<b>172<sup>ND</sup> STREET</b>	7,190
<b>WHITTAKER WAY</b>	12,300

### BUSINESS NEIGHBORS

**MEIJER** **WALMART** **SPECTRUM HEALTH**  
**D&W FRESH MARKET**  
**CHASE BANK** **PNC BANK** **WALGREENS** **STARBUCKS** **MACATAWA BANK** **CHEMICAL BANK**  
  
**VENTURES**  
**LAKE TRUST CREDIT UNION**

### CONTACT:

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## MEET YOUR NEIGHBORS



### meijer

Meijer is a retail giant in the Midwest. The company's huge combination grocery and general merchandise stores average 200,000 to 250,000 sq. ft. each (or about the size of four regular grocery stores) and stock about 120,000 items, including Meijer private-label products. Meijer operates more than 200 locations; half are in Michigan, while the rest spread across four other nearby states.



### Walmart

Each week, nearly 270 million customers and members visit their more than 11,700 stores under 65 banners in 28 countries and eCommerce websites. With fiscal year 2018 revenue of \$500.3 billion, Walmart employs approximately 2.3 million associates worldwide.

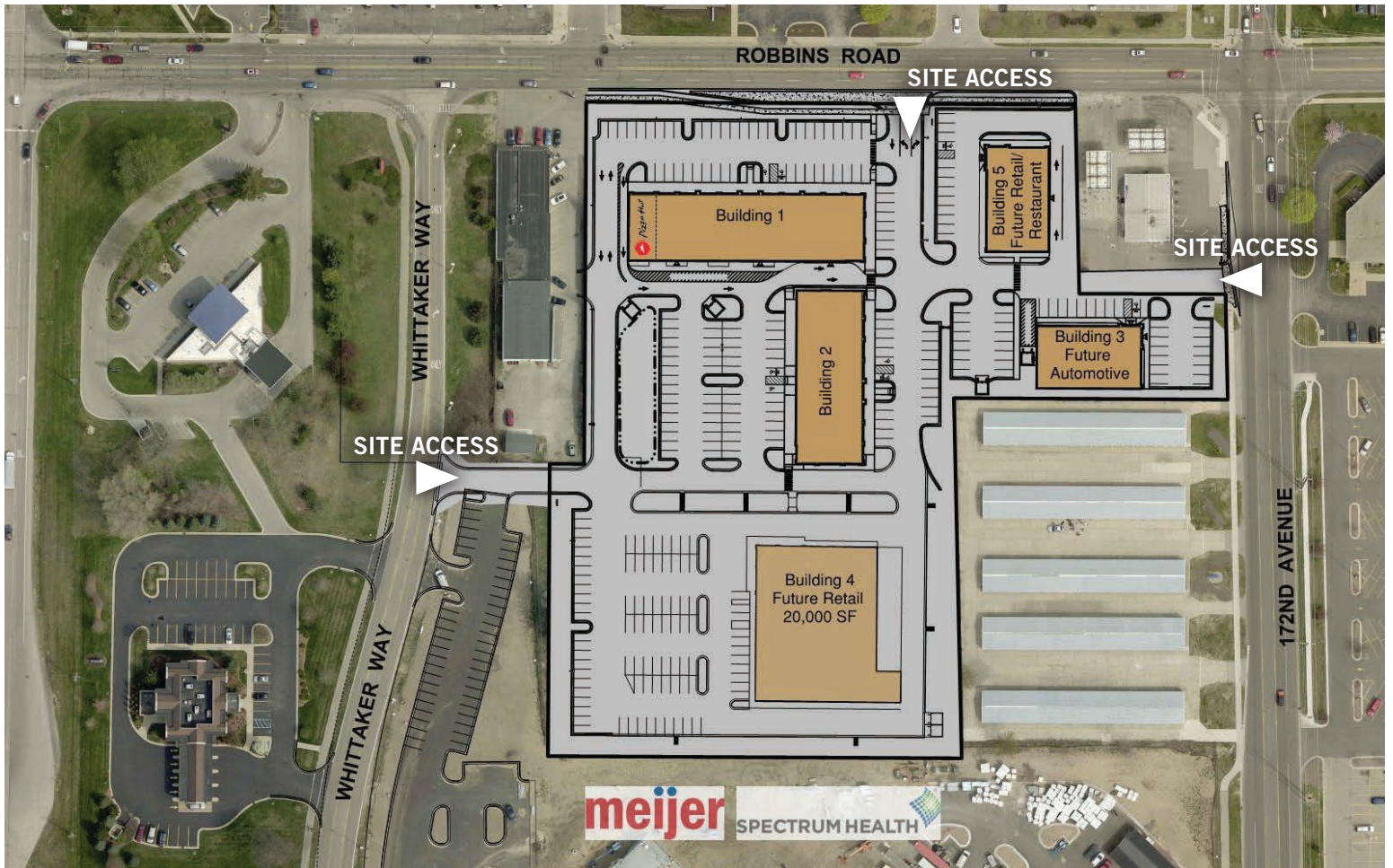


### SPECTRUM HEALTH

Health Pointe (Built 2017) is an integrated care campus located in Grand Haven, Michigan with 250 physicians, advanced practice providers and other healthcare professionals. Formed through a partnership between Holland Hospital and Spectrum Health, Health Pointe offers primary and specialty physician care, urgent care, laboratory and radiology, outpatient procedures and surgery.

*(continued on page 4)*





## OPPORTUNITIES

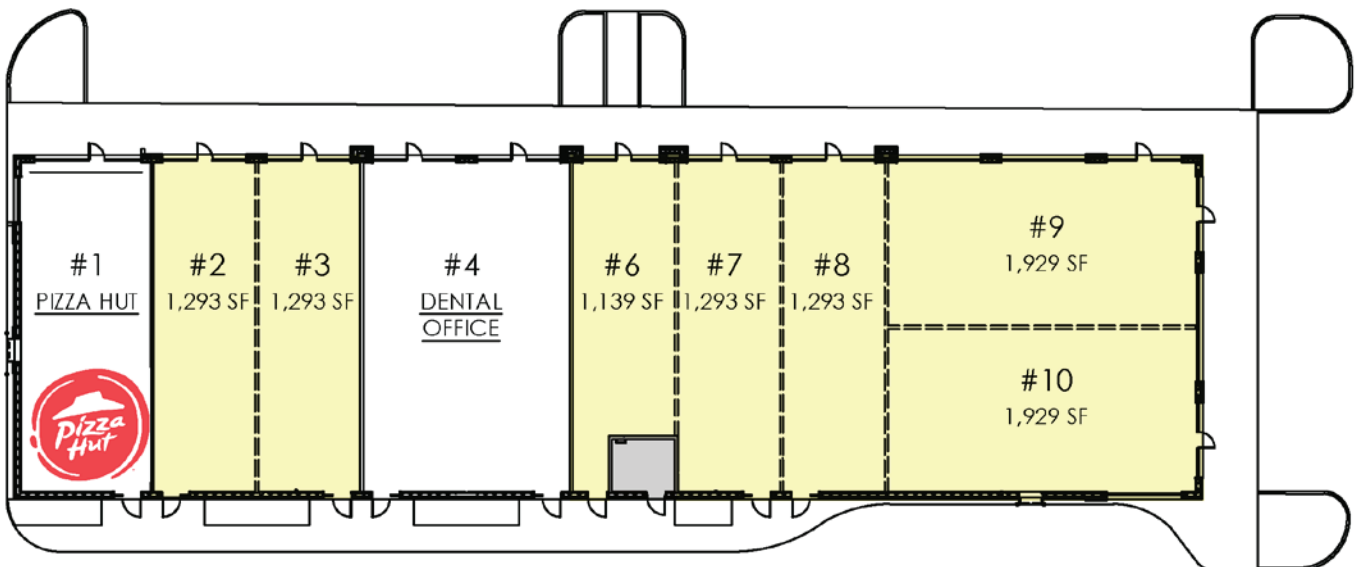
**BUILDING 1:** (7) Suites @ 1,300 SF and two (2) at 1,500 SF (one with pick-up window) - \$22/SF NN

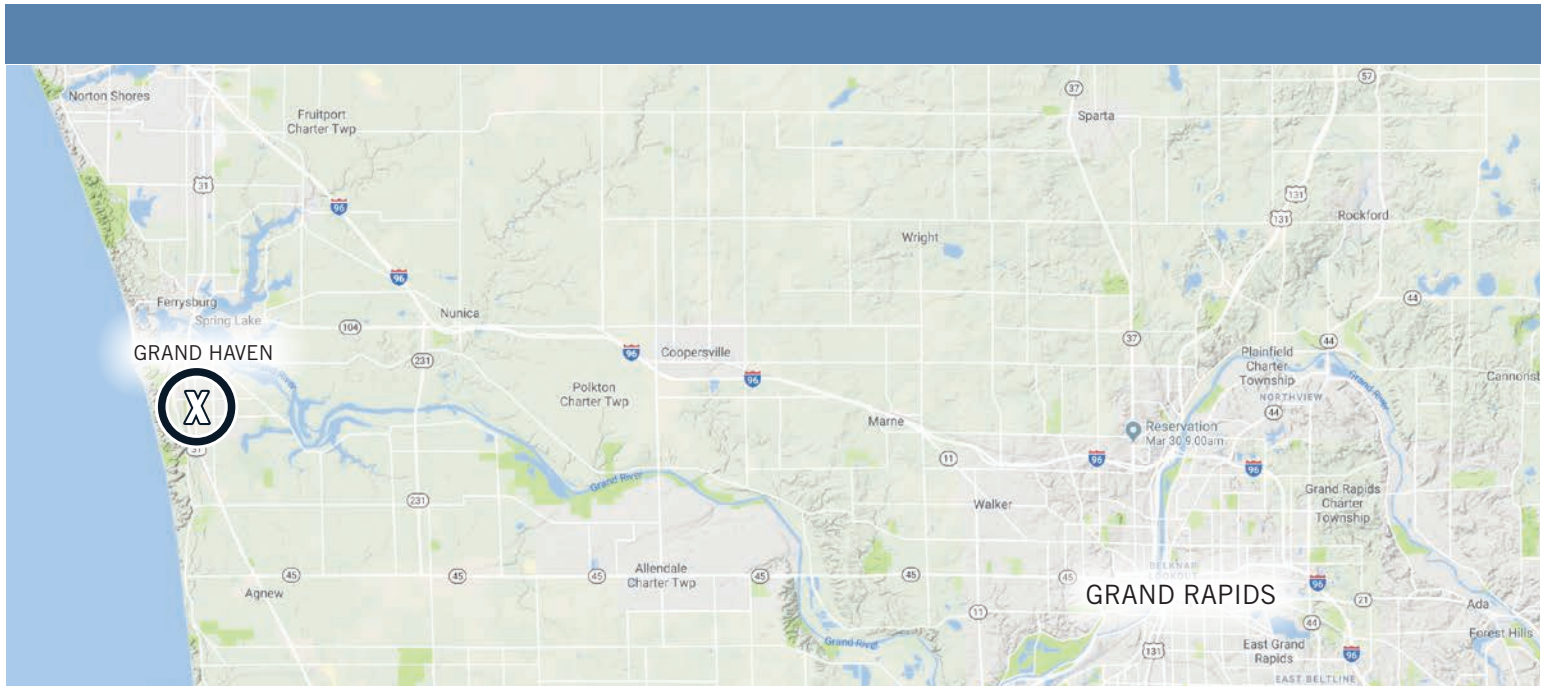
**BUILDING 2:** 12,000 SF (Future Retail/Medical) - \$20/SF NN

**BUILDING 3:** Planned for future automotive user

**BUILDING 4:** Planned for future large retailer

**BUILDING 5:** Planned for future large retailer or restaurant





## X VENTURES IS...

We are dedicated commercial real estate consultants who work closely with our clients to find the ideal sites for their situation and budget. We are highly involved in our industry and know and embrace the nuances of the West Michigan commercial real estate market. It's this passion that drives us deeper to understand what makes each client tick and to develop site selection, investment and brokerage strategies centered specifically around those needs.

## X VENTURES DOES...

X Ventures offers a tailored, effective approach to address both corporate and franchised retail real estate needs. When we are your exclusive retail representative, we can provide a standard of service and time investment that an unaffiliated broker cannot afford to offer.

## MEET YOUR NEIGHBORS (CONTINUED FROM PAGE 2)



SpartanNash (SPTN) is a Fortune 400 company and the fifth largest food distributor in the United States. Headquartered in Grand Rapids, Michigan. They currently operate more than 140 corporate-owned retail stores in eight states and distribute to more than 2,100 independent locations throughout the country.

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