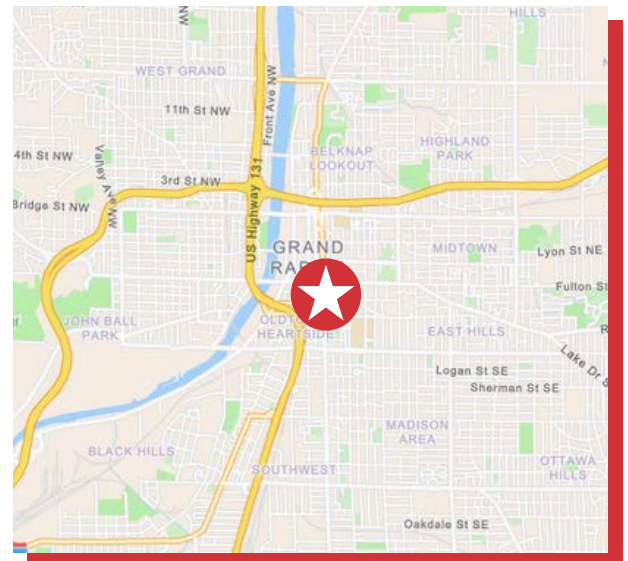




## 38 COMMERCE AVE SW GRAND RAPIDS, MI 49503

- Retail space located on street level
- 911 SF Available
- Attached 375 car parking garage and on street parking
- Located at corner or Commerce and Weston



### FOR MORE INFORMATION, CONTACT:

**TODD LEINBERGER**  
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toddl@naiwwm.com

**MADDIE KNOOR**  
616.644.6817  
maddiek@naiwwm.com



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# PROPERTY OVERVIEW

**FOR LEASE**  
RETAIL SPACE

High profile Class “A” mixed use building at the corner of Commerce and Weston. Located just two blocks from Van Andel Arena and Studio Park project in a growing entertainment area. LEED certified building with attached parking garage.

## PROPERTY INFORMATION

<b>Total Building Size:</b>	145,000 SF
<b>Construction:</b>	Glass and Metal
<b>HVAC:</b>	Gas/Forced Air
<b>Air Conditioning:</b>	100%
<b>Sprinklers:</b>	Yes
<b>Signage:</b>	Yes
<b>Parking:</b>	On-Site, Off-Site, and On Street
<b>Zoning:</b>	TN-CC

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.

We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



 **38 COMMERCE AVE SW**  
GRAND RAPIDS, MI 49503

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West Michigan

# LEASE OVERVIEW

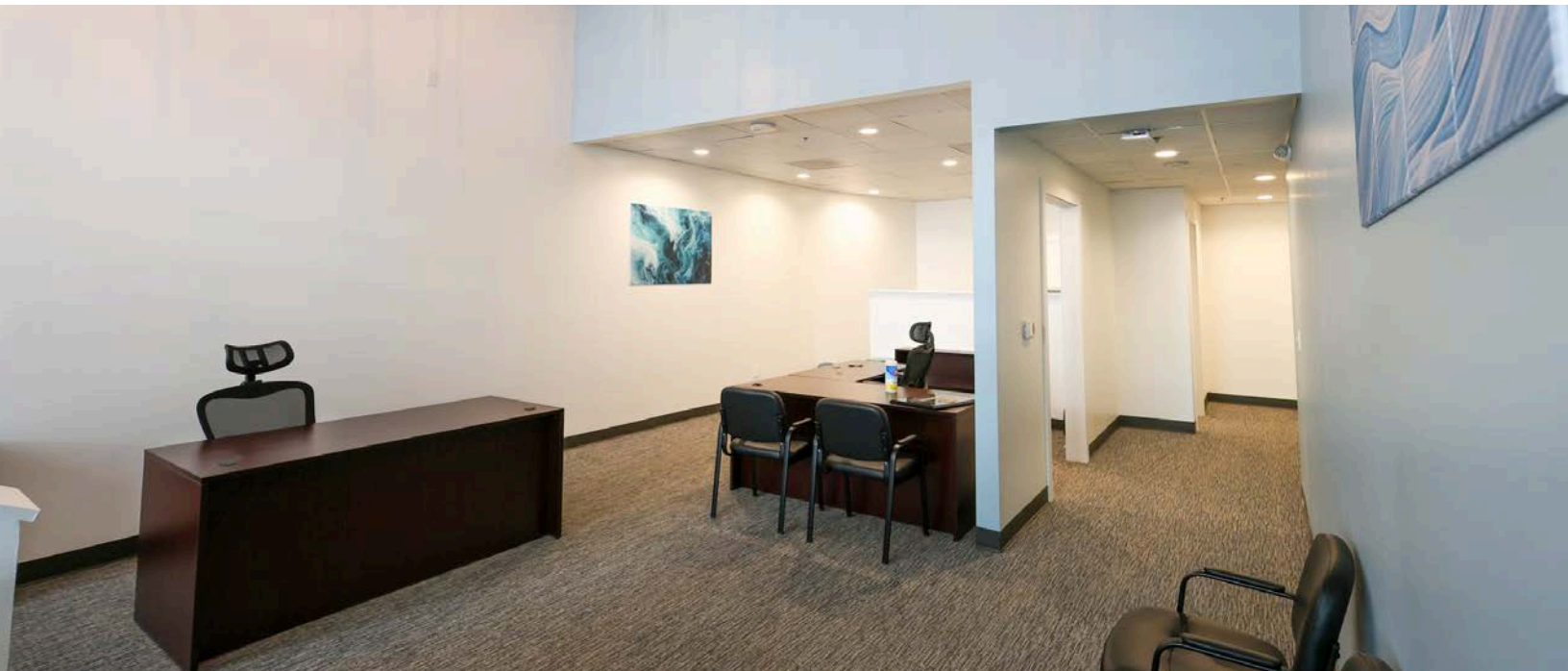
**FOR LEASE**  
RETAIL SPACE

## LEASE INFORMATION

<b>Lease Type:</b>	Modified Gross
<b>Terms:</b>	60-120 Months
<b>Tenant Provides:</b>	Electric, Gas/Heat, Janitorial, Phone, Insurance
<b>Landlord Provides:</b>	Taxes, Water/Sewer, Gas/Heat, Insurance, Snow Removal, Refuse Removal
<b>Renewal Option:</b>	Yes
<b>Date Available:</b>	Now
<b>Municipality:</b>	City of Grand Rapids
<b>PPN:</b>	41-13-25-446-001
<b>Possession:</b>	At Lease Execution

## AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	TOTAL MONTHLY RENT
100-B	911 SF	\$19.50	\$1,480.38

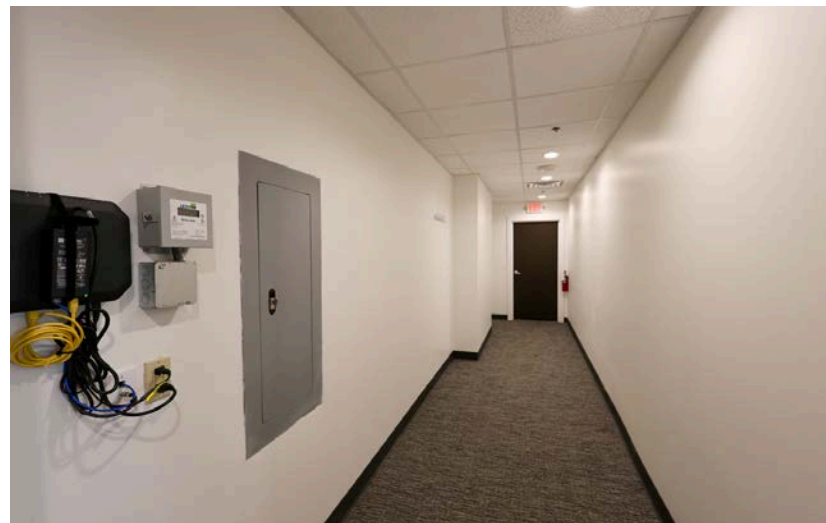
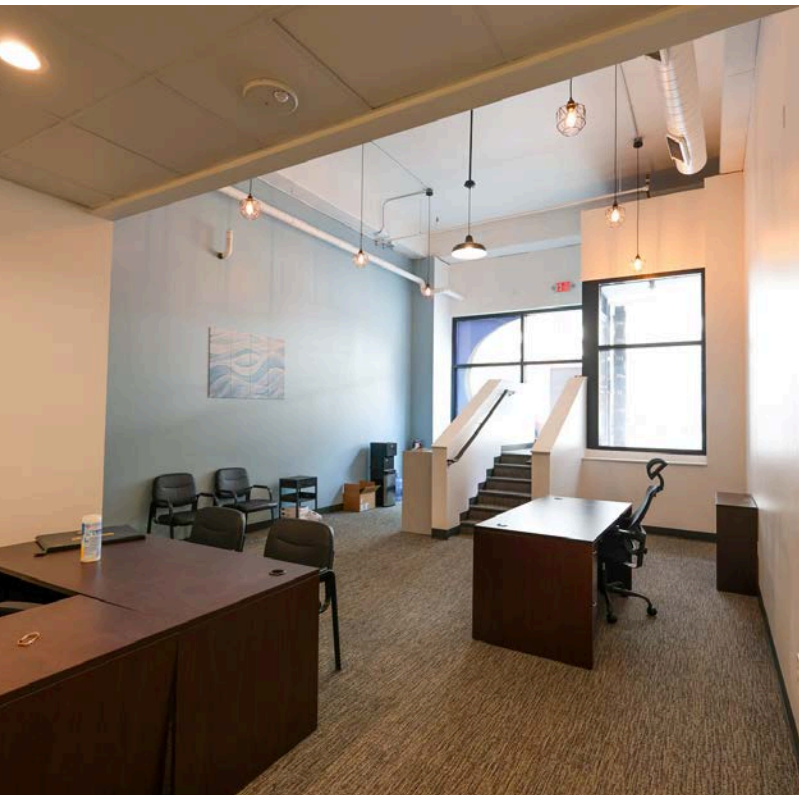
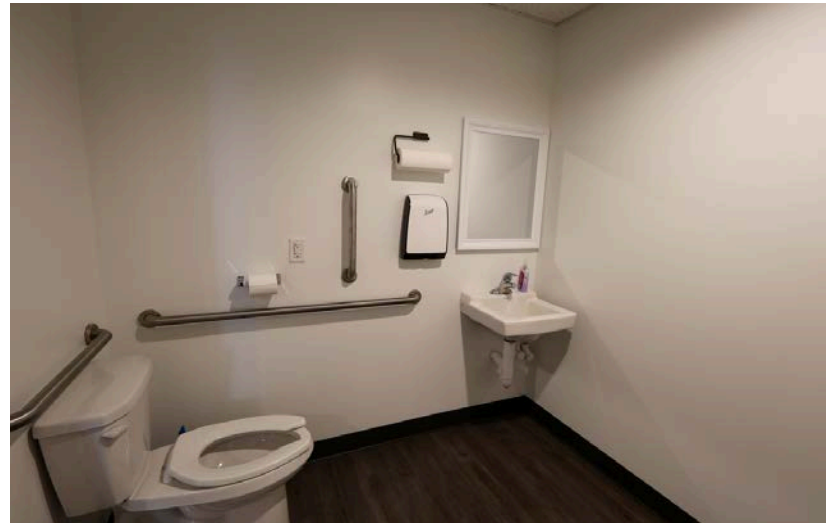


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# PROPERTY PHOTOS

**FOR LEASE**  
RETAIL SPACE



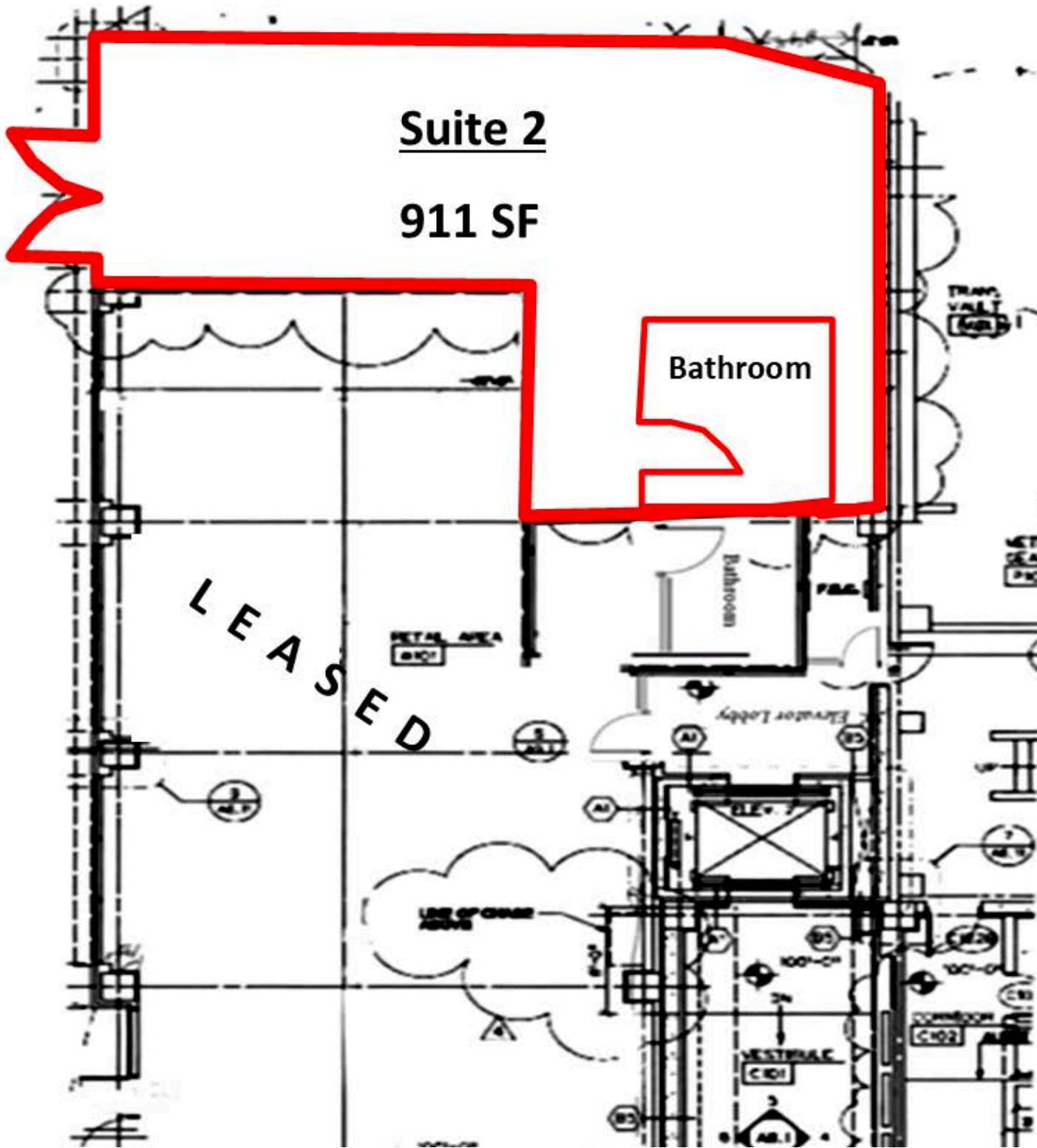
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# FLOOR PLAN

SUITE 100-B

**FOR LEASE**  
RETAIL SPACE

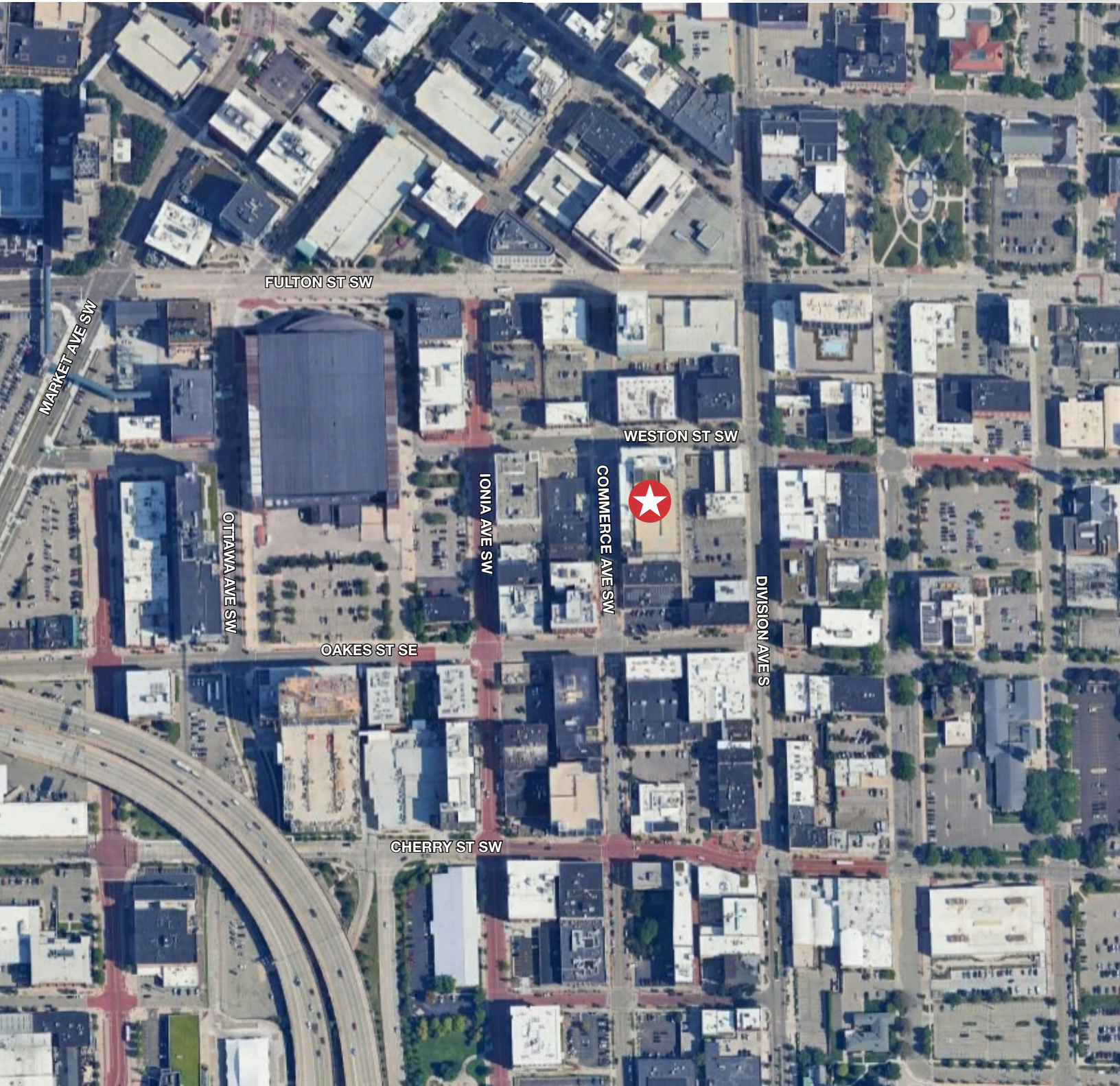


 **38 COMMERCE AVE SW**  
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# AERIAL MAP

**FOR LEASE**  
RETAIL SPACE



 **38 COMMERCE AVE SW**  
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## NEARBY RESTAURANTS

THE BOB	0.28 MILES
FOUNDERS BREWING COMPANY	0.43 MILES
STELLA'S LOUNGE	0.03 MILES
HOPCAT	0.08 MILES

BUFFALO WILD WINGS	0.14 MILES
PEPPINO'S	0.20 MILES
ONE STOP CONEY	0.33 MILES

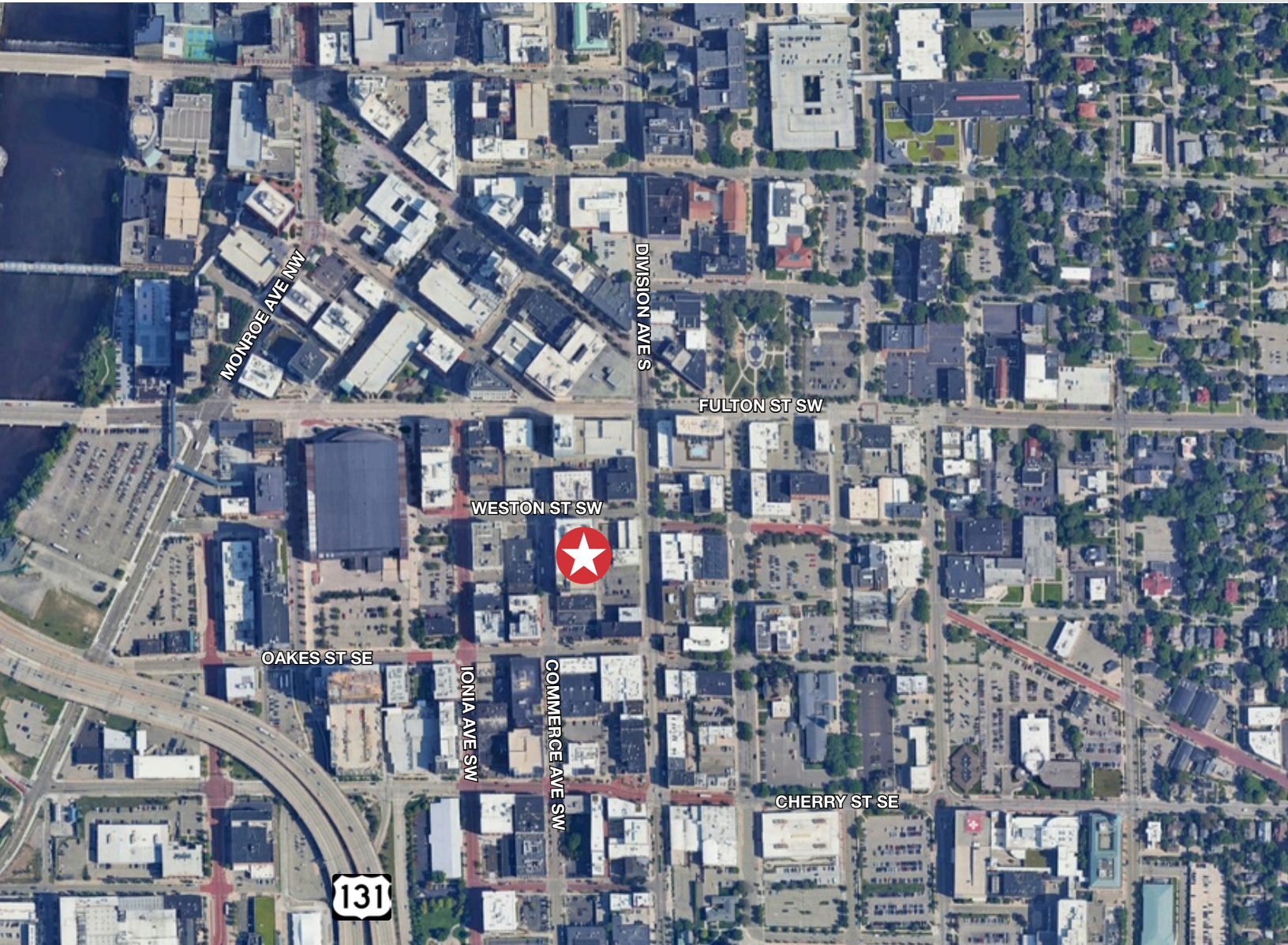
## OTHER ATTRACTIONS

ROSA PARKS CIRCLE	0.26 MILES
VETERANS MEMORIAL PARK	0.18 MILES
GRAND RAPIDS ART MUSEUM	0.22 MILES
VAN ANDEL ARENA	0.11 MILES

GLC LIVE AT 20 MONROE	0.23 MILES
STUDIO PARK	0.15 MILES

# LOCATION MAP

**FOR LEASE**  
RETAIL SPACE



## PROXIMITY

US 131	0.4 miles
I 96	4.0 miles
I - 196	5.3 miles
Gerald R. Ford International Airport	12.6 miles

 **38 COMMERCE AVE SW**  
GRAND RAPIDS, MI 49503

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# DEMOGRAPHICS

**FOR LEASE**  
RETAIL SPACE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,122	128,817	114,829
Average Age	30.6	32.3	37.1

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Total Households	11,108	49,316	47,474
# of Persons per Household	1.75	2.56	2.33

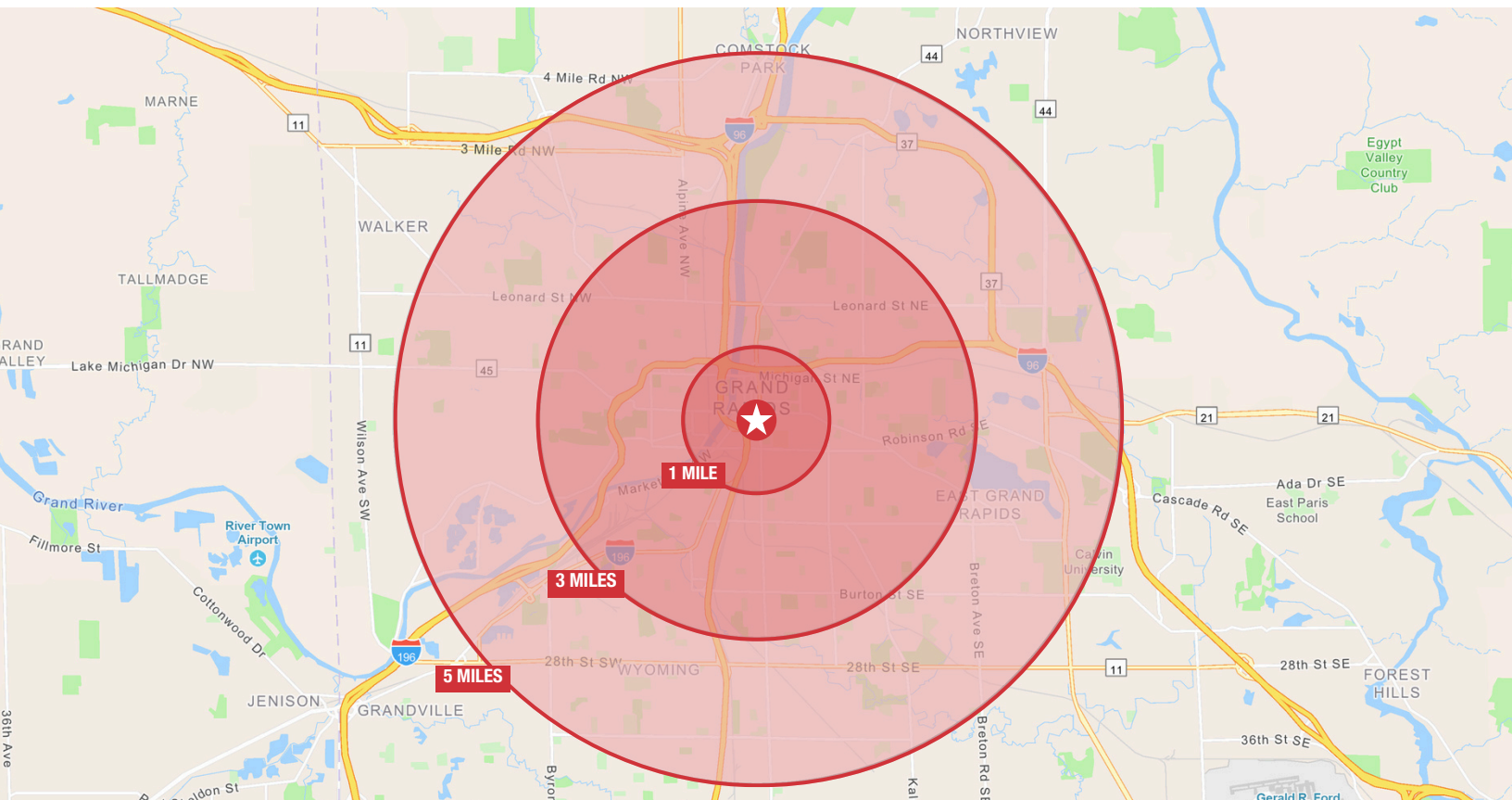
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$83,285	\$87,541	\$104,623
Average House Valuation	\$357,114	\$244,074	\$282,861

# 114K

POPULATION  
(5 MILES)

# \$83K

AVERAGE HH INCOME  
(3 MILES)



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# LOCATION OVERVIEW

# WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



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**BUSINESS INSIDER**


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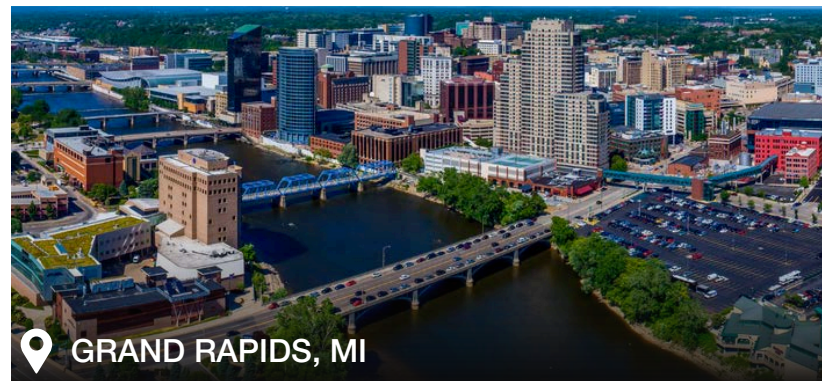
**BEST SMALL CITIES FOR STARTING A BUSINESS**

*Muskegon*



**THE ONLY OFFICIAL COAST GUARD CITY, USA**

*Grand Haven*



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