

FORMER BRAVO FOR LEASE AT VILLAGE AT KNAPP'S CROSSING

2550 EAST BELTLINE AVENUE NE, GRAND RAPIDS

Join the outstanding tenant mix that is The Village at Knapp's Crossing. There is a range of spaces that are available from in-line, to stand-alone restaurant to build-to-suit. This center is highly visible and easily accessible from both Knapp Street NE and East Beltline Avenue NE.





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FORMER BRAVO AT THE VILLAGE AT KNAPP'S CROSSING

Former Bravo Italian Kitchen now available for lease at The Village of Knapp's Crossing, free standing building located at the northeast corner of East Beltline Avenue and Knapp Street. Restaurant is turn key with massive gas forced pizza oven and fully equipped with all furniture, fixtures and equipment included in lease rate. Expansive outdoor patio, rare amenity in this corridor. No liquor license included, but available through the State of Michigan.

Join high performance national tenants such as TJ Maxx, Ulta Beauty, Five Below, Carter's, Old Navy and Sketchers. Also in The Village is Mission BBQ, P.F. Changs, Potbelly, DWC and Freshii. Celebration Cinema, Meijer, Hop Cat and Buffalo Wild Wings across the street to name a few.

7,344 SF
STAND-ALONE BUILDING

\$25.00
LEASE RATE/SF, NNN

\$7.20/SF
CAM CHARGES

PROPERTY LOCATION



celebration cinema

JIMMY JOHN'S
Shesco

Mister

AT&T
SUBWAY
QDOBA MEXICAN EATS

goodwill

jaku
noodles

JOJOY MESS
SHERWIN WILLIAMS

East Beltiline Ave NE 44,248 ADT

PF. CHANG'S

MISSION BBQ

CHOW HOUND
PET SUPPLIES

SARAT NAILS

Lean n' Low

OLD NAVY

ULTA

SKECHERS

CLUB CHAMPION

Orangetheory FITNESS

THE WOODHOUSE
day spa*

CLUB PILATES

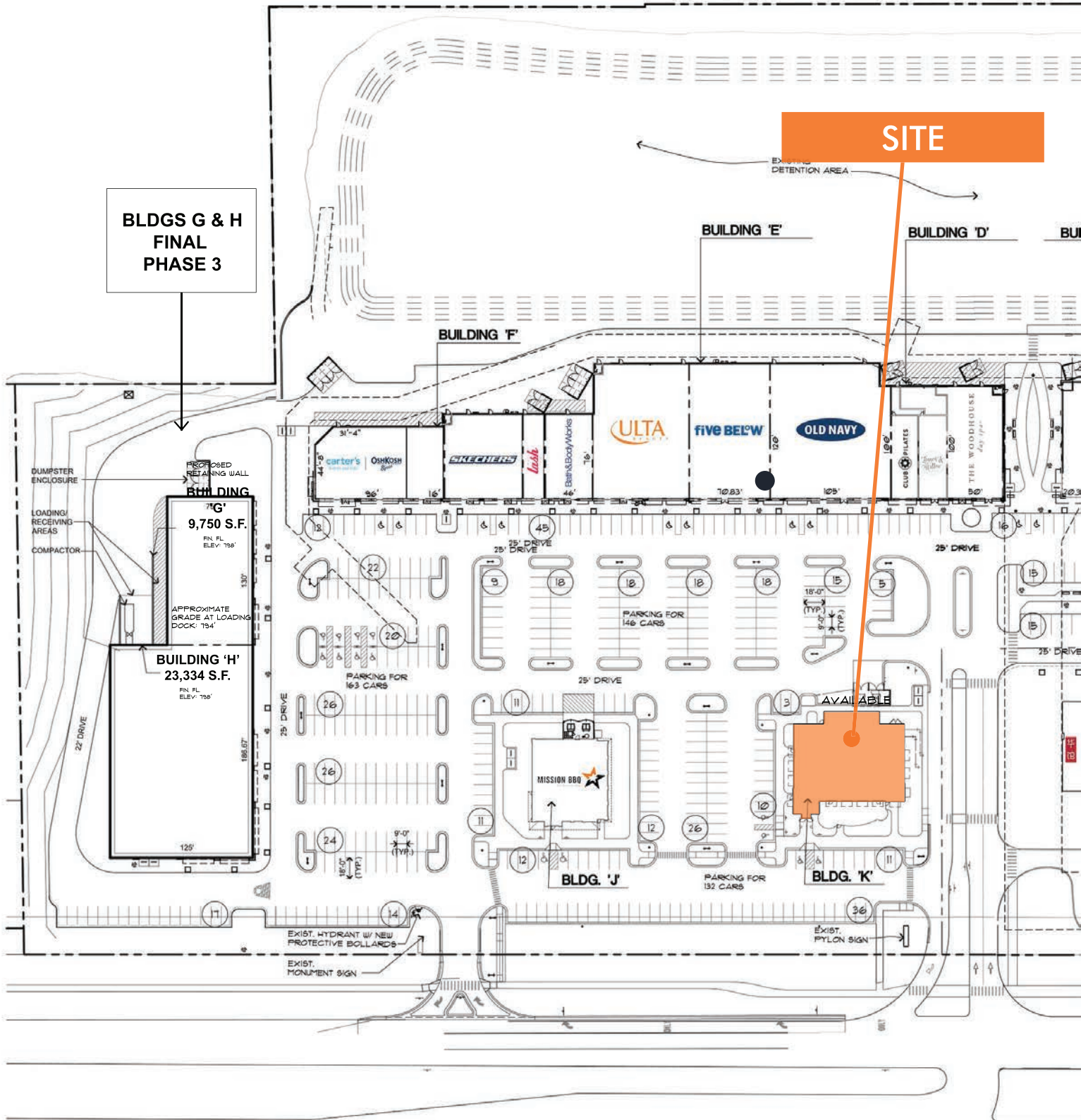
FIVE BELOW

Bath&BodyWorks

carter's

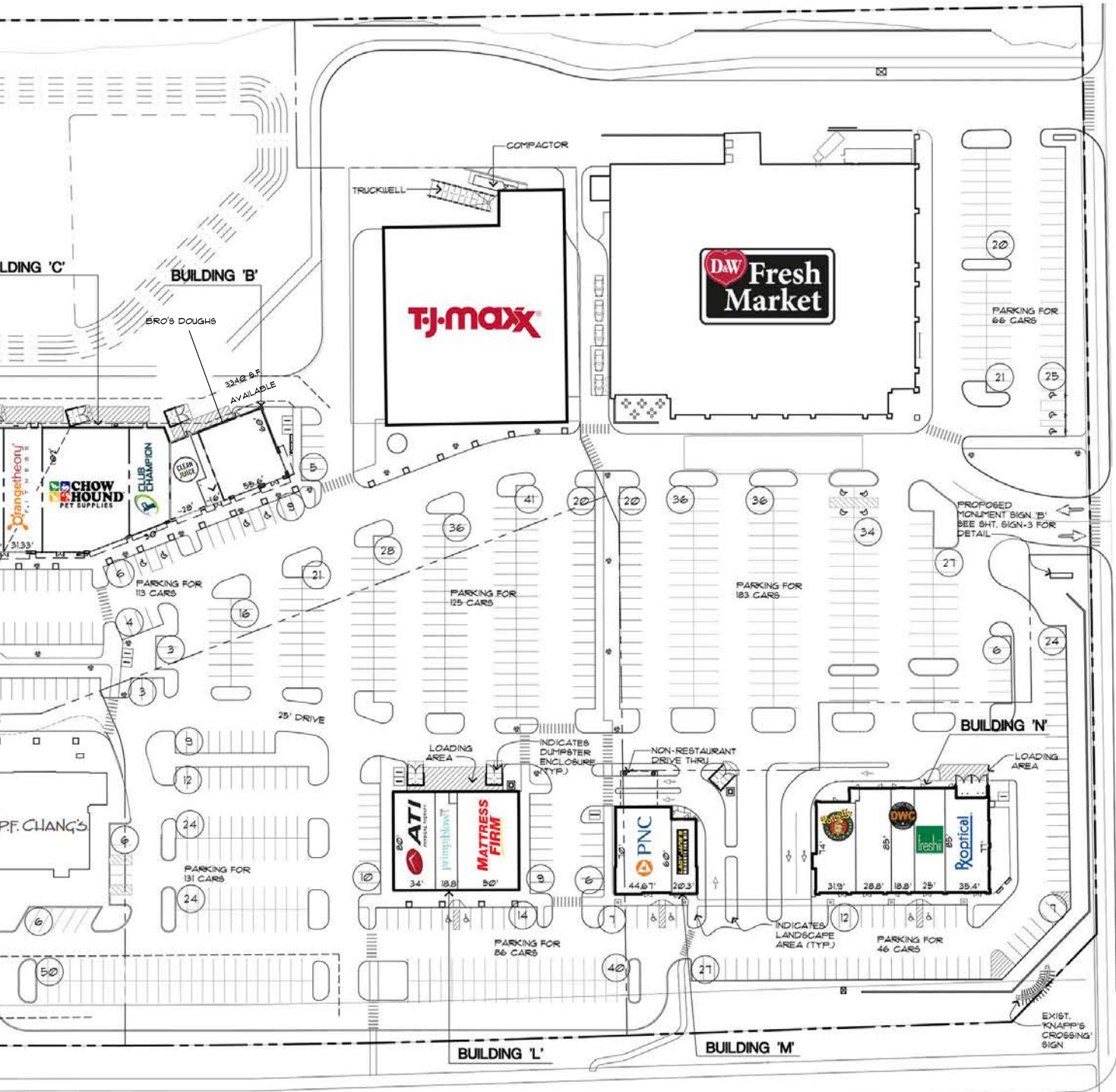
SITE

SITE PLAN



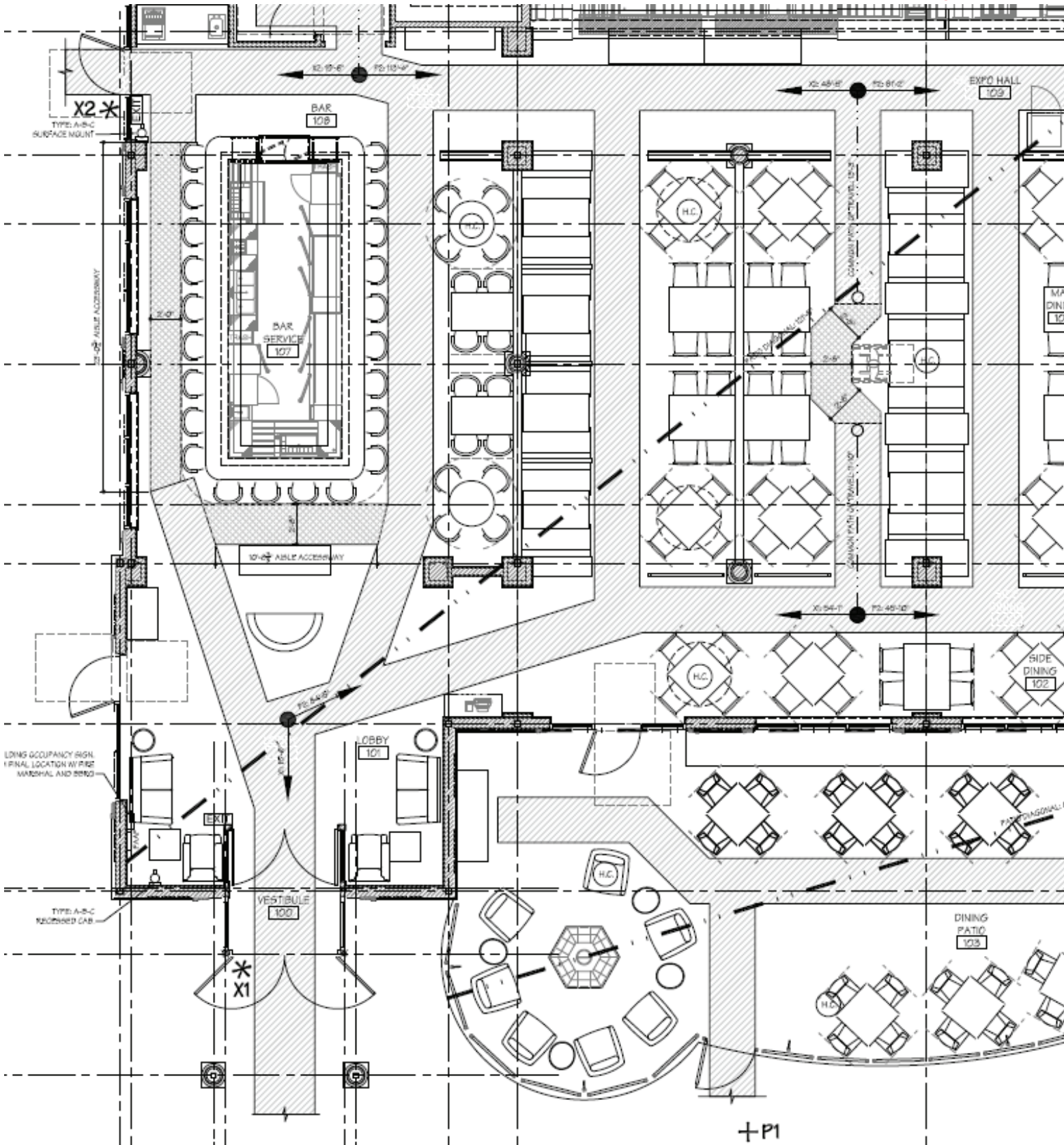
BLDGS G & H
FINAL
PHASE 3

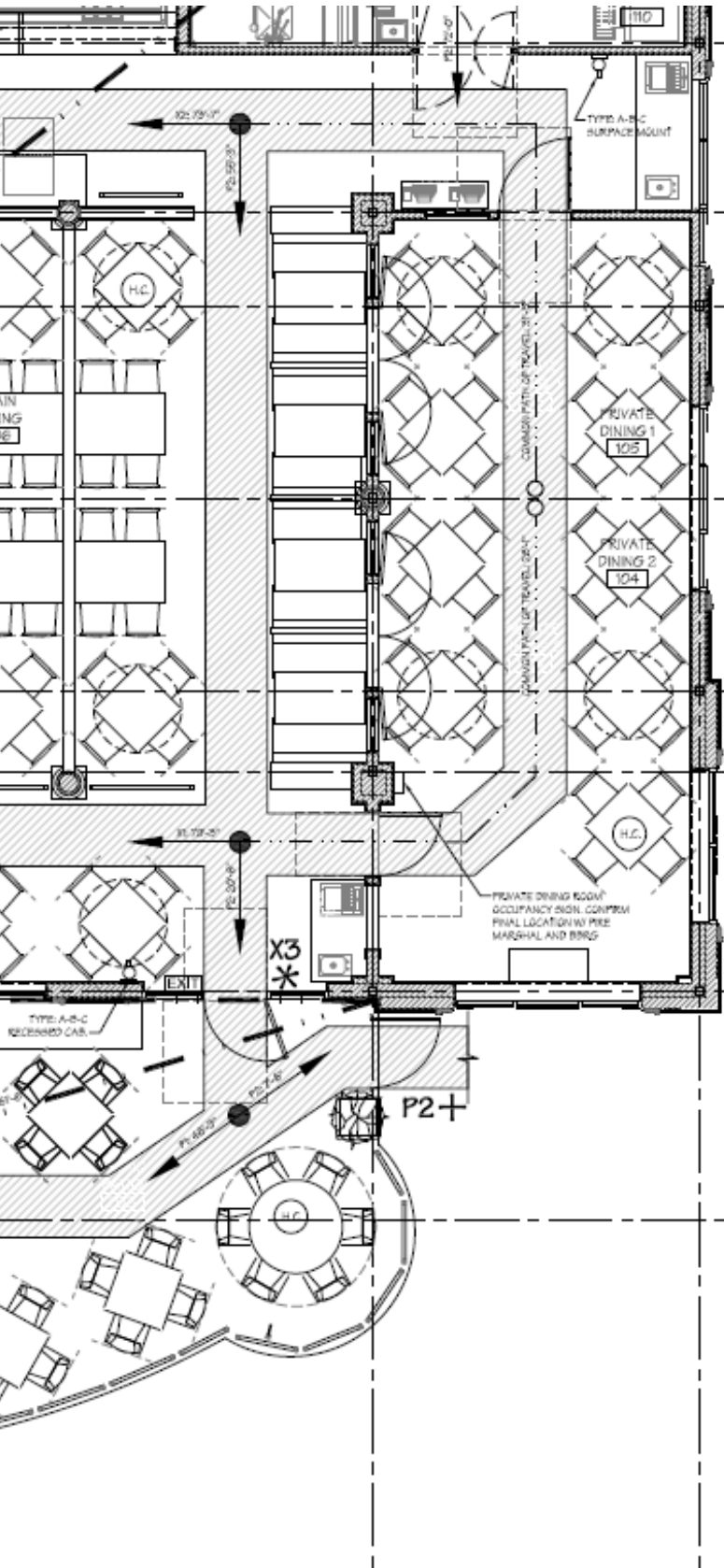
SITE



KNAPP STREET NE

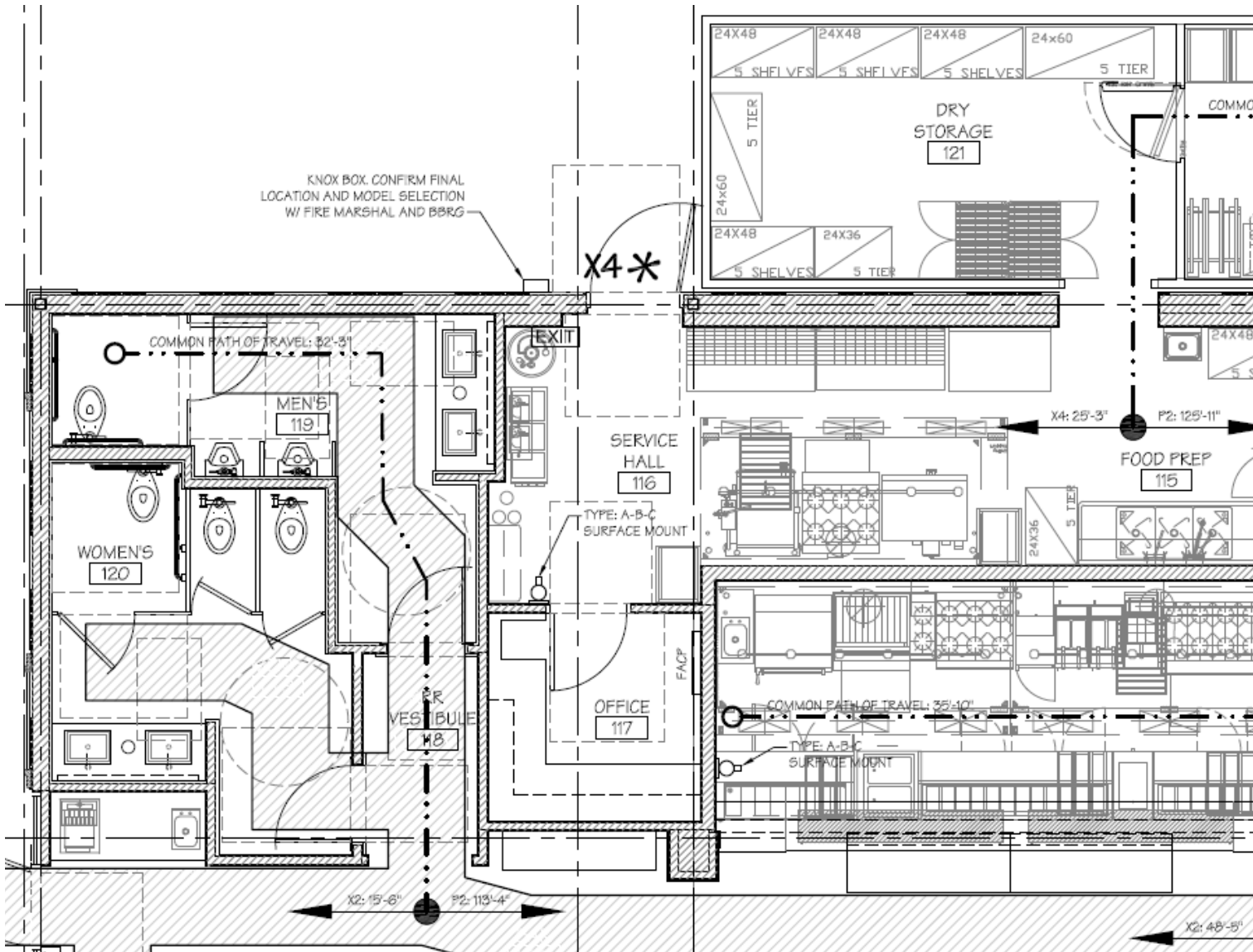
EAST BELTLINE AVENUE NE

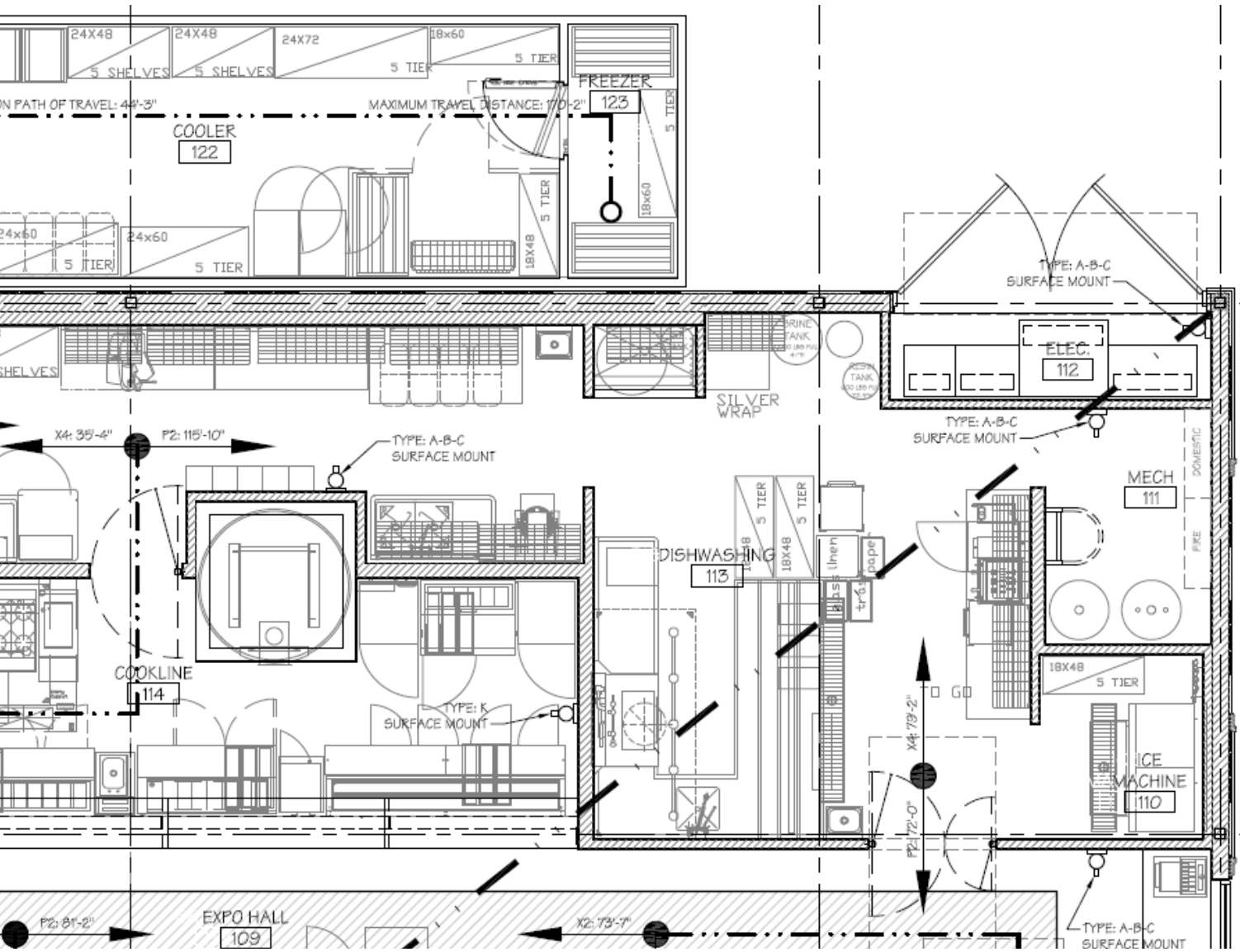




CUSTOMER SEATING & BAR AREA

BACK OF HOUSE









**PROPERTY
PHOTOS**

AREA OVERVIEW

WEST MICHIGAN OVERVIEW

West Michigan has long been known for its presence in the furniture and brewery industries. Over time West Michigan has evolved into a diverse market supporting many different industries. The region's 'can-do' philosophy, innovative atmosphere, and robust collaboration helped put West Michigan on the map, creating a remarkable area for business to thrive.

Grand Rapids is at the heart of it all with over 580K people participating in the labor force and an unemployment rate of 3.2%. The city is less than 3 hours from major hubs like Chicago and Detroit, but also close enough to Lake Michigan allowing for residents and visitors to make quick retreats or getaways. Grand Rapids also has 3,511 miles of roadway leading to all other key markets in the Midwest. Furthermore, it offers 50% access to the US population within a 500-mile radius making it a global epicenter for dynamic ideas.

West Michigan is unlike any other market; businesses seem to have it all with a mix of outstanding talent and resources. Grand Rapids is home to world-class tech, a large talent pool, and is a hub for research, creating widespread competition. This is projected and felt throughout West Michigan fine-tuning the workforce and overall economy.

The region is known for its leading talents, expertise, and drive to better accommodate businesses and a bustling community. This has been proven by West Michigan being home to more than 130 international companies including Steelcase, Perrigo, Bissel, and Gerber. The diversified economy and expanding population embrace a wealth of industries and opportunities.

THE VILLAGE AT KNAPP'S CORNER OVERVIEW

The Village at Knapp's Corner is a well-established retail strip that has proven how much the Beltline needed additional retail space. Since its inception, there have been several emerging locations, construction projects, and developments that keep the location top-of-the-line and competitive with other retail districts. Furthermore, the well-established businesses in the strip help support the integrity of other incoming retail businesses. It is the epicenter and go-to spot for Northeast suburbs and some of Grand Rapids' most promising neighborhoods. It's even situated between three Universities and several businesses making it a popular destination for lunch break shopping. Moreover, the Village is less than a 5 min drive to major highways like US-196 and US-96 allowing for greater grand rapids natives effortlessly have access to the area. The Village at Knapp's Corner is a truly unique and tangible investment that benefits from the diversification and several access points to be one of the most economical retail locations in Grand Rapids.

**REGIONAL
AVERAGE
CONSUMER
SPENDING**

5 MILE RADIUS

\$103,799,801

APPAREL & SERVICES

\$154,404,144

ENTERTAINMENT & RECREATION

AREA DEMOGRAPHICS



POPULATION

\$3,786
1 MILE

\$40,568
3 MILES

\$104,508
5 MILES

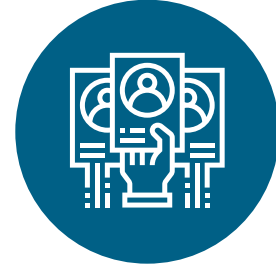


AVERAGE HOUSEHOLD INCOME

\$200,857
1 MILE

\$120,445
3 MILES

\$171,683
5 MILES



MEDIAN AGE

39.5
1 MILE

40.4
3 MILES

34.6
5 MILES

\$260,595,857
FOOD

\$67,626,953
HOUSEHOLD FURNISHINGS

\$182,642,371
DINING OUT

\$9,560,747
COMPUTERS FOR HOME USE

THE VILLAGE AT KNAPP'S CROSSING

2550 EAST BELTLINE AVENUE NE, GRAND RAPIDS

Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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