

# 506 Leonard Ave NW

GRAND RAPIDS, MI



OFFERING MEMORANDUM

**KW COMMERCIAL**  
4301 Canal SW  
Grandville, MI 49418

*PRESENTED BY:*

**LARRY BRANSCOMBE**  
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MI #CCIM

# RETAIL FOR LEASE



506 Leonard Ave NW, Grand Rapids, MI 49504



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.00 SF/yr (NNN)
<b>LOT SIZE:</b>	0.68 Acres
<b>YEAR BUILT:</b>	1900
<b>BUILDING SIZE:</b>	1,955 SF
<b>ZONING:</b>	TN-TBA
<b>MARKET:</b>	Grand Rapids-Kentwood

## PROPERTY OVERVIEW

This great retail space is available for immediate occupancy.

## PROPERTY HIGHLIGHTS

- Excellent retail space in high traffic corridor
- Owner will modify space for qualified tenant
- Open retail space with full basement
- Street parking plus off street parking available
- Must be seen to appreciate.
- Fully repainted and upgraded interior

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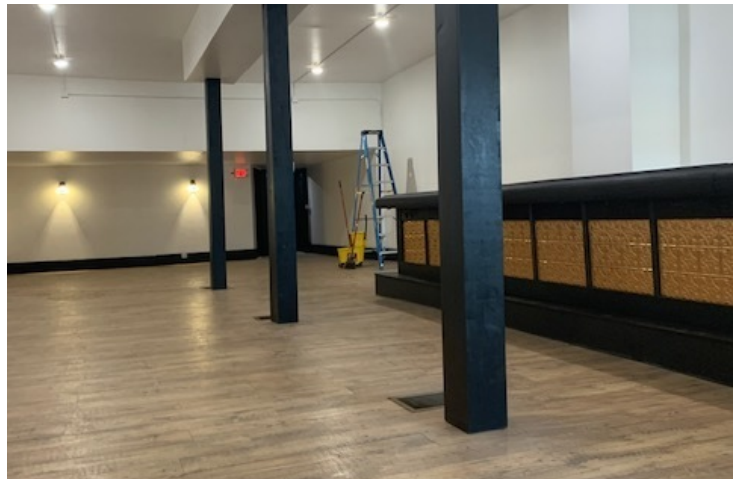
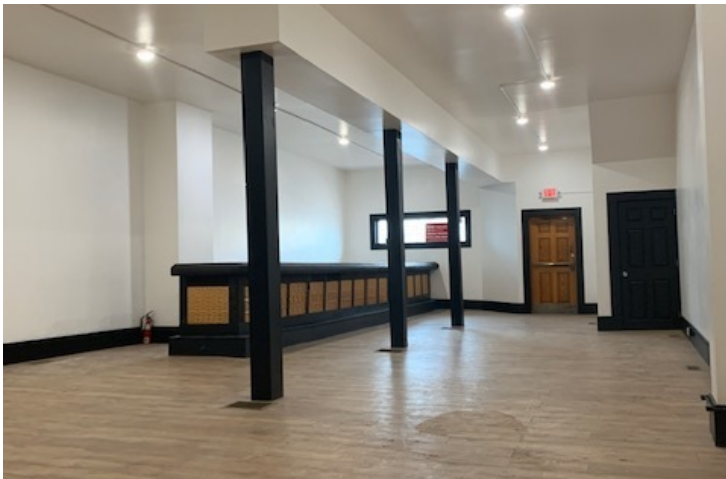
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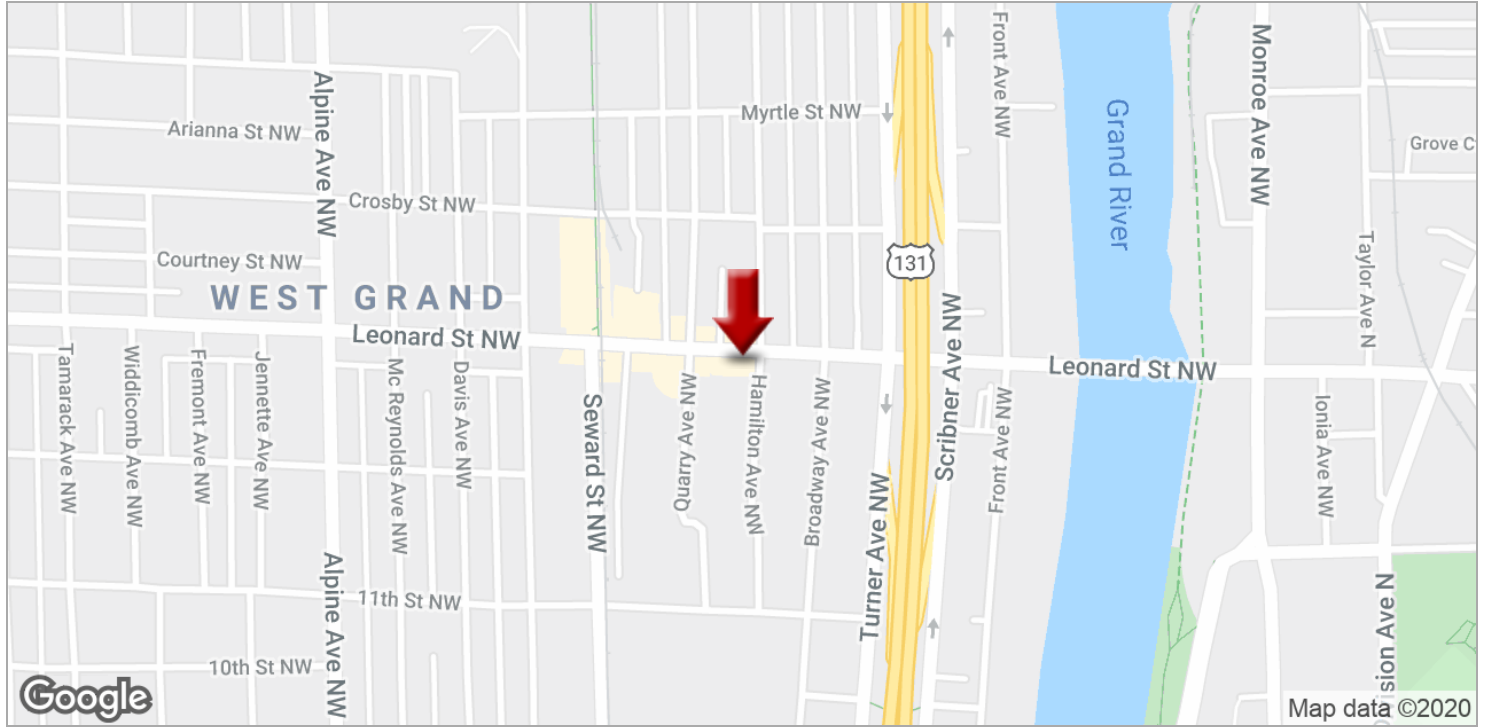
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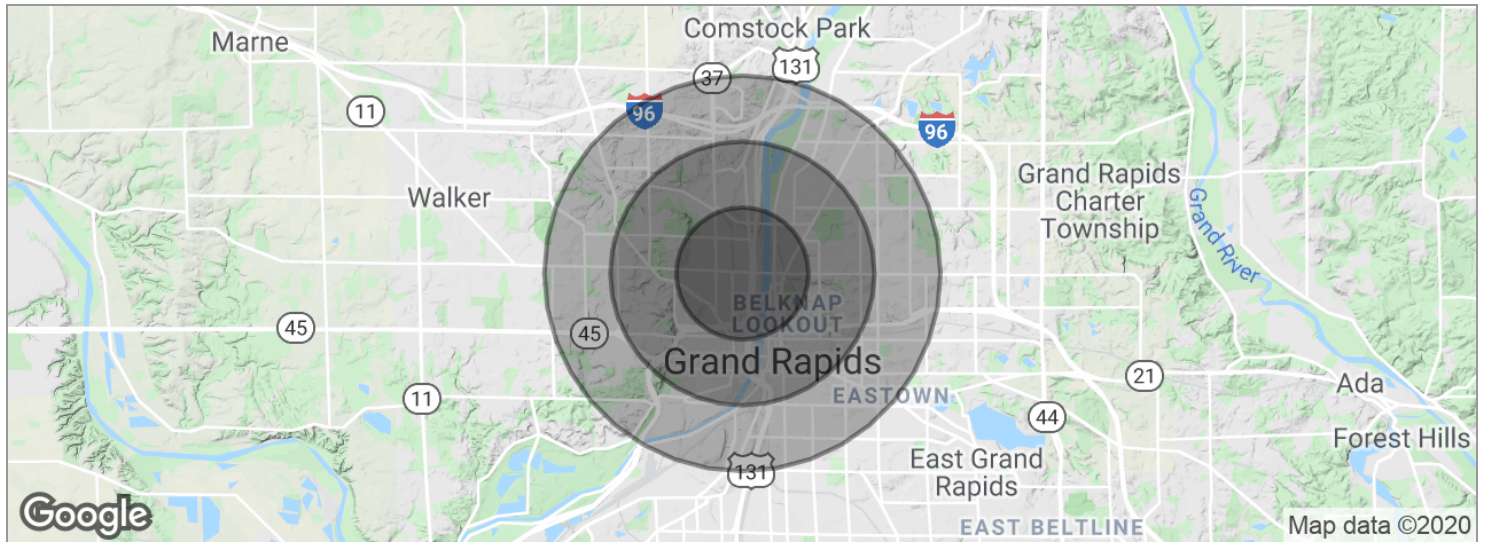
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	16,802	56,497	107,339
Median age	26.9	30.0	31.6
Median age (male)	27.6	30.3	31.7
Median age (Female)	26.0	29.6	31.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	6,320	23,099	44,803
# of persons per HH	2.7	2.4	2.4
Average HH income	\$41,788	\$45,353	\$45,811
Average house value	\$97,737	\$108,049	\$116,977

\* Demographic data derived from 2010 US Census

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