



## **100 COVERED VILLAGE BELDING, MI 48809**

Former Rite Aid in Belding For Lease

- 9,333 SF Retail condo unit located in the Covered Village Mall featuring new LED lights.
- Storefront exhibits strong visibility directly across from Leppink's grocery store which has served Belding community since 1928.
- Belding is a growing bedroom community to Grand Rapids and is located just 35 minutes from the city.



### **LISTING AGENTS:**

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### **STAY CONNECTED**



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# LEASE OVERVIEW

## LEASE INFORMATION

Lease Type:	Gross Lease
Terms:	36-60 month terms available
Tenant Provides:	Electric, Gas/Heat, Phone-Data, Liability/Casualty Insurance
Landlord Provides:	Taxes, Refuse Collection, Snow Removal, Lawn, Landscaping, Structural
Renewal Option:	Renewal Options Available

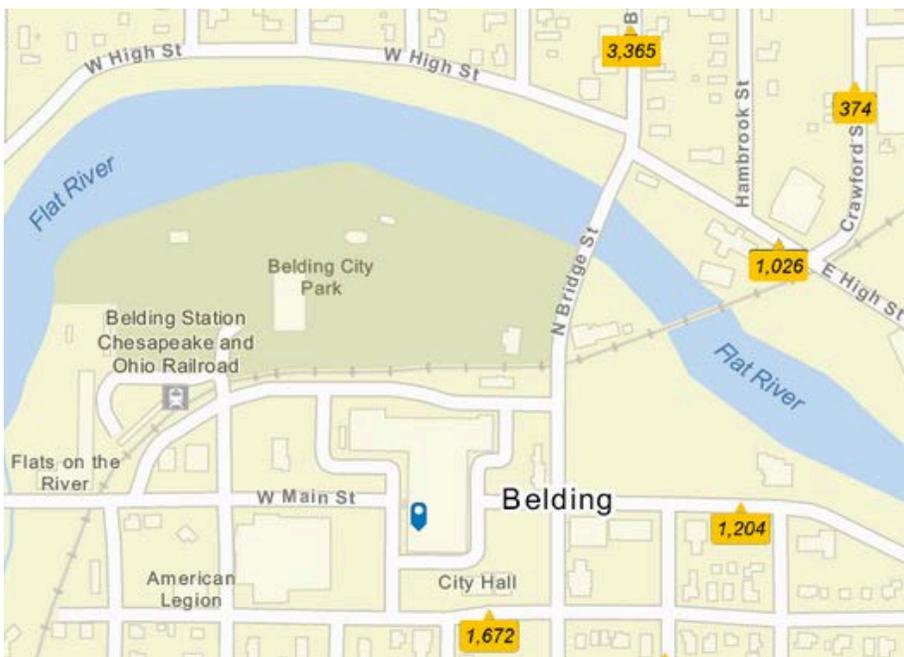
## AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT
Entire Building	9,335	7.50	\$5,834.38





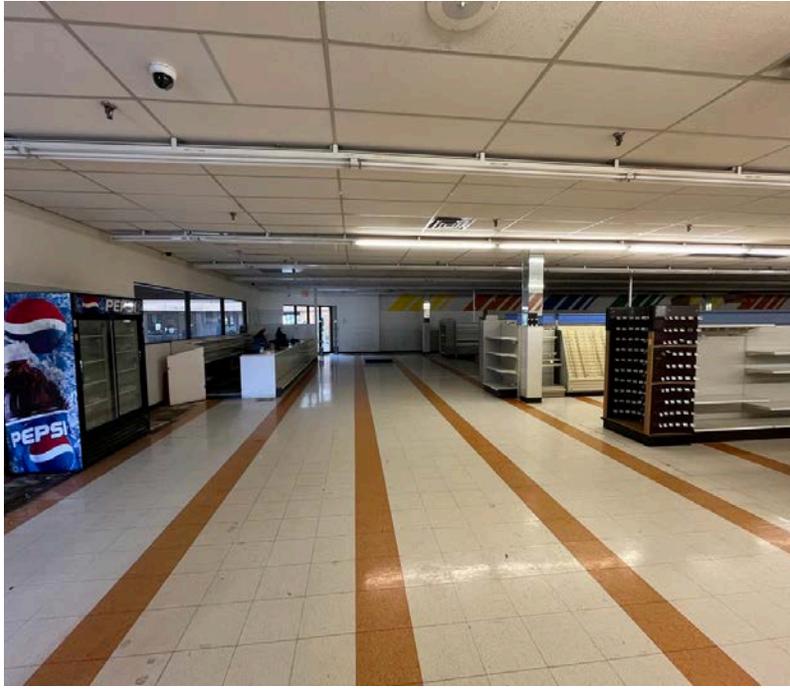
## DOWNTOWN BELDING TRAFFIC COUNTS



## PROXIMITY

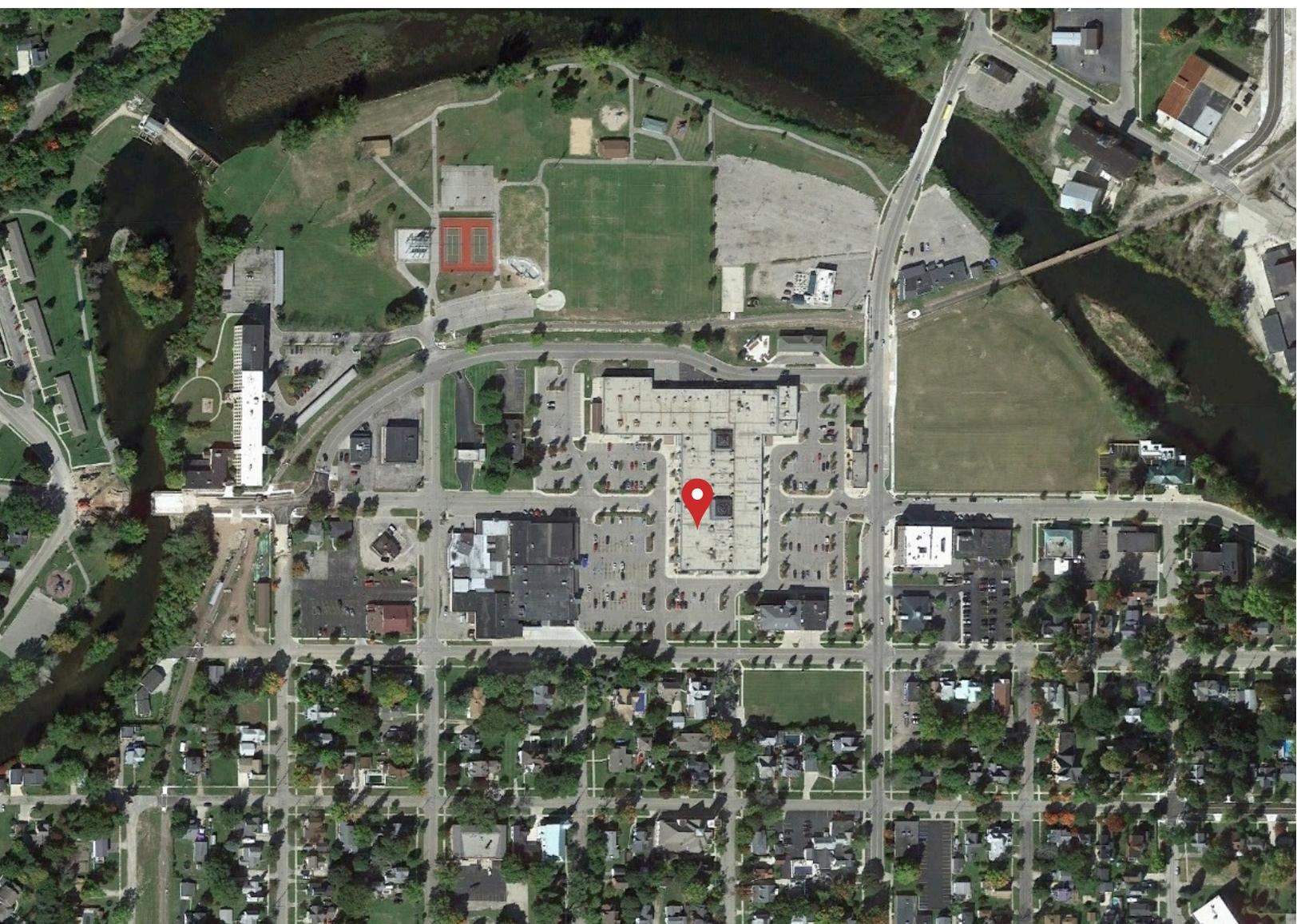
Belding Rd., M-44	1 Mile
M-91 to Greenville	2 Miles
M-66 to Ionia	10 Minutes
I-96	30 Minutes

# INTERIOR PHOTOS



## PROPERTY INFORMATION

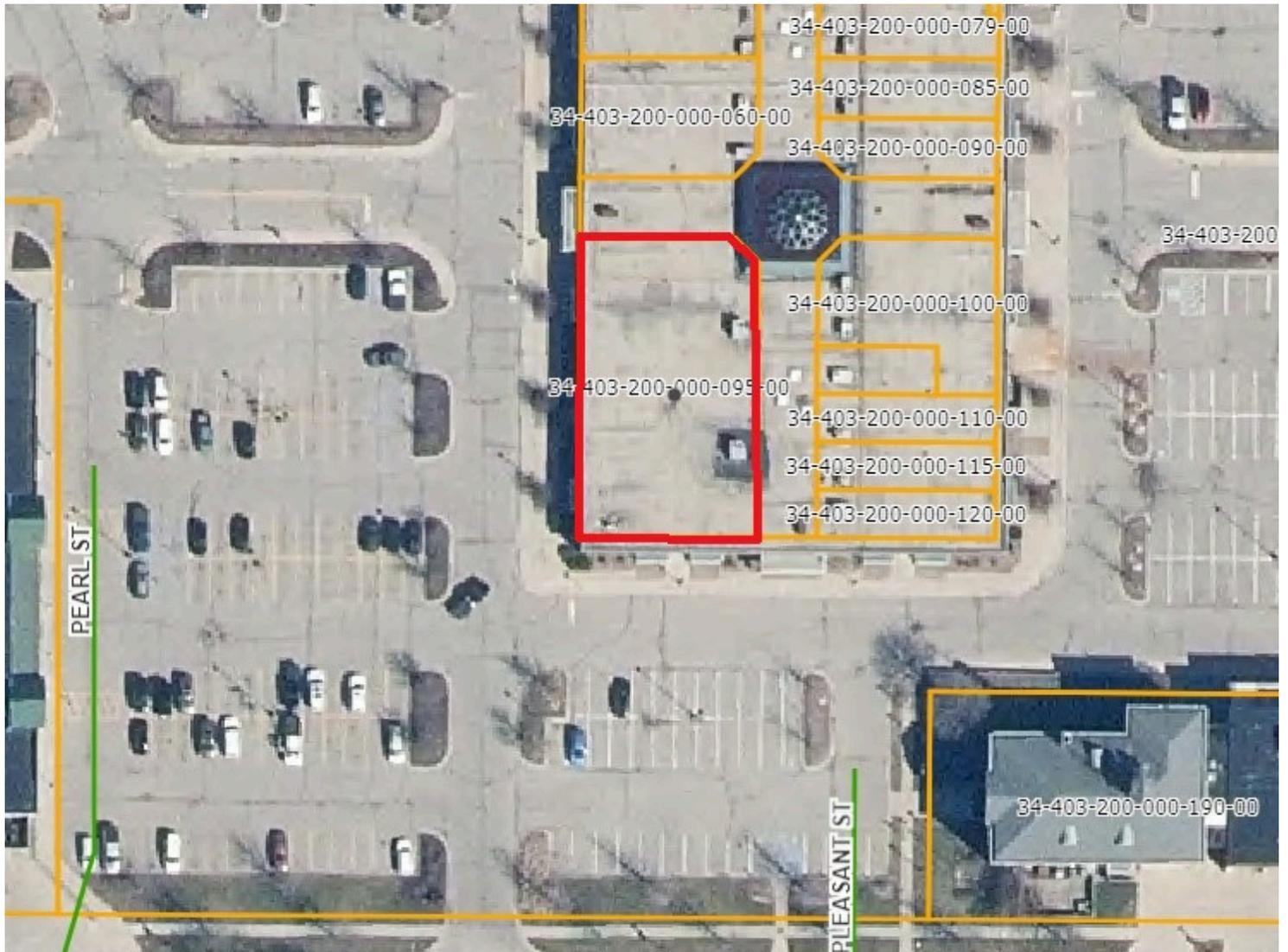
<b>Location:</b>	Downtown Belding in the Covered Village Mall
<b>Total Building Size:</b>	9,335 SF
<b>Year Built:</b>	1967
<b>Municipality:</b>	City of Belding
<b>PPN:</b>	403-200-000-095-00
<b>Parking:</b>	Ample, on-site surface lot
<b>Building Class:</b>	C class, 1 story above ground with package heating and cooling.



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# PARCEL MAP



# DEMOGRAPHICS

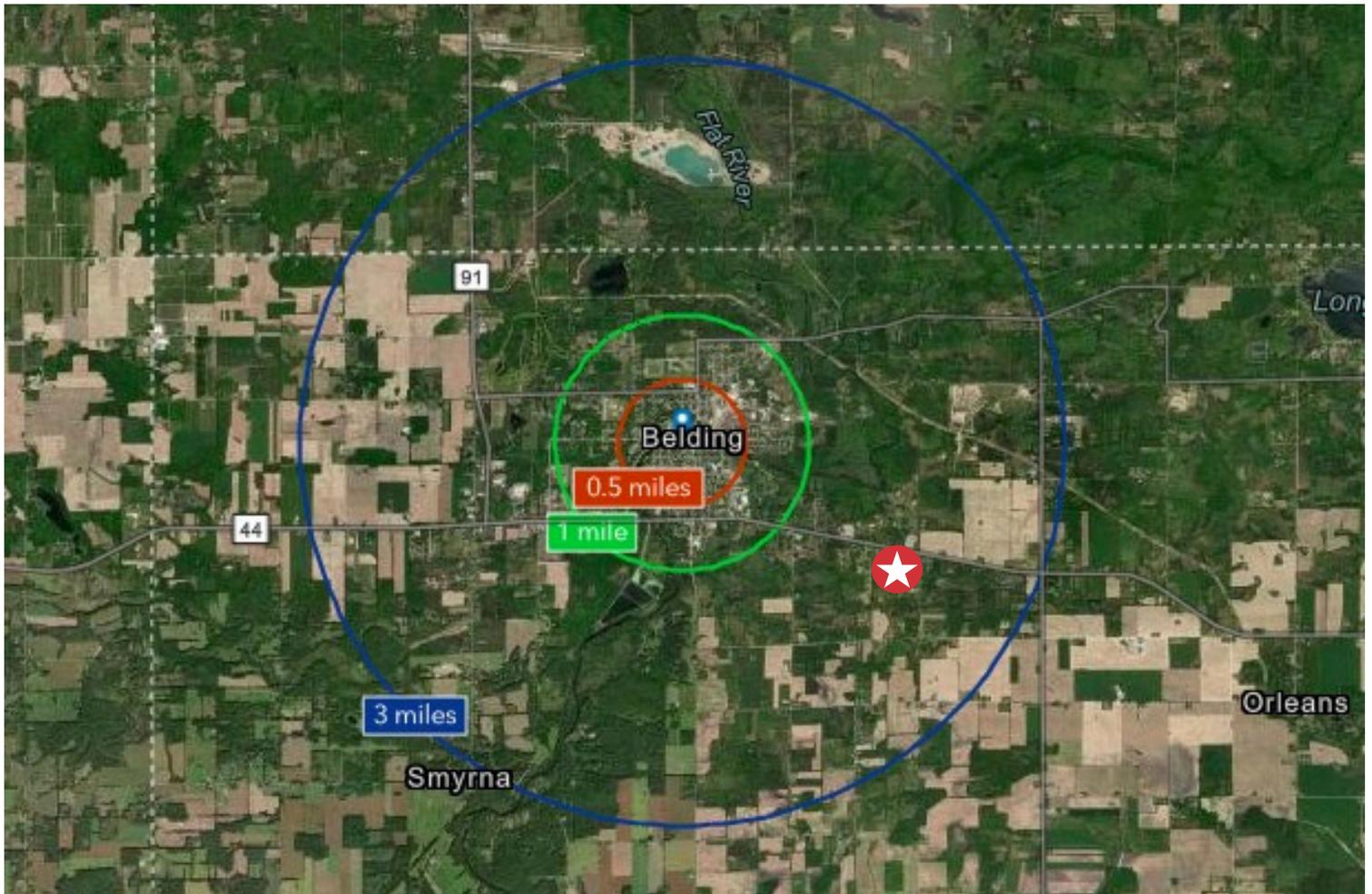
POPULATION	0.5 MILE	1 MILES	3 MILES
<b>Total Population</b>	2,403	5,466	7,856
<b>Median Age</b>	36.2	36.9	38.5
HOUSEHOLDS			
<b>Total Households</b>	931	2,153	3,087
<b># of Persons per Household</b>	2.53	2.49	2.51
HOUSEHOLD INCOME			
<b>Median Household Income</b>	\$53,836	\$54,910	\$59,446
<b>Average House Income</b>	\$62,866	\$62,548	\$68,076

Source: Esri forecasts for 2024. U.S. Census Bureau 2020 decennial Census data

**7K**  
POPULATION  
(3 MILES)

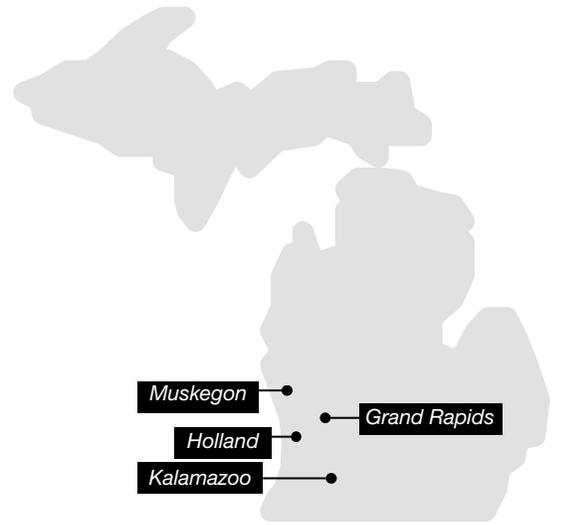
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**\$59K**  
MEDIAN HH INCOME  
(3 MILES)



Welcome to...

# WEST MICHIGAN



West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

*michigan.org*



*awesomemitten.com*

## GRAND RAPIDS, MI

Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids at its thriving heart.



*michigan.org*

## GRAND HAVEN, MI

In Grand Haven, there's something for everyone year-round. From leisurely strolls along the boardwalk to the summer spectacle of the Coast Guard Festival, boat rides on the water, delightful dining experiences, Winter Fest adventures, and serene beach relaxation, the options are endless.



*travandleisure.com*

## HOLLAND, MI

Holland offers sandy beaches and an acclaimed downtown, merging small-town intimacy with urban conveniences. The city hosts numerous successful businesses, diverse entertainment options, 4.9 miles of Snowmelt streets, and a calendar packed with year-round events for all ages.



*mlive.com*

## MUSKEGON, MI

Located 42 miles northwest of Grand Rapids, Muskegon is home to 26 miles of Lake Michigan shoreline and dunes, three state parks, endless outdoor activities, and countless other attractions.

## US CITIES WITH THE BEST QUALITY OF LIFE 2024

*Grand Rapids*



## THE ONLY OFFICIAL COAST GUARD CITY, USA

*Grand Haven*



## BEST OF THE MIDWEST AWARD

*Holland*



## BEST SMALL CITIES FOR STARTING A BUSINESS

*Muskegon*

