

LEASE



RETAIL

900 LEONARD ST. NW

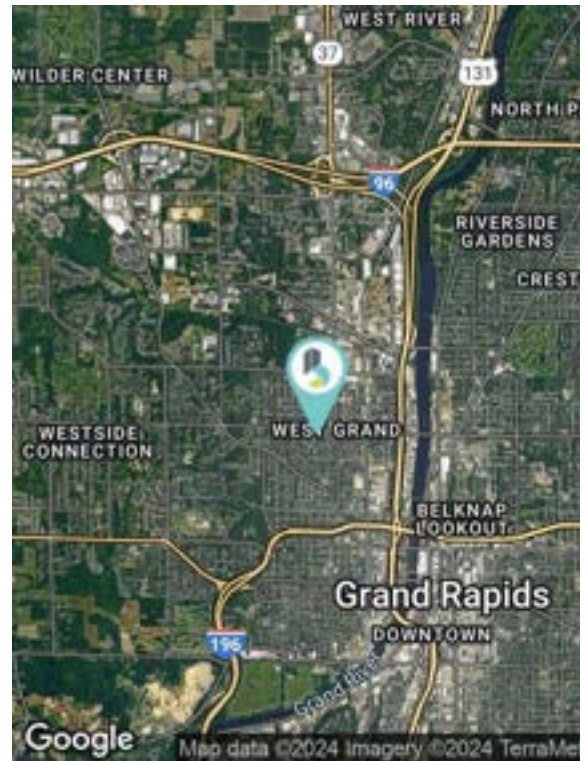


### PROPERTY OVERVIEW

Location Matters - set your business up for success along the high-visibility Leonard Street Corridor, with strong neighborhood demographics and 120 fully-leased & market-rate apartment units on-site! The targeted use for this 1,540 SF space is a vibrant amenity that will delight residents & energize the surrounding community!

### PROPERTY HIGHLIGHTS

- On-site amenities: on-site parking, built-in clientele, huge store-front windows, exterior building signage, new construction and terrific visibility
- Population of ~18,600 in 1 mile radius
- ~7000 Households in 1 mile radius
- Over 14,000 cars per day



**LEASE RATE** **\$19.00 SF/YR (NNN)**

**BRADLEY COMPANY**  
220 Lyon St. NW, Suite 400  
Grand Rapids, MI 49503  
616.254.0005

**CHIP BOWLING**  
Senior Vice President  
616.915.9080  
cbowling@bradleyco.com

**KATIE LOVLEY**  
Advisor  
616.889.9217  
klovley@bradleyco.com



BRADLEYCO.COM



# DEMOGRAPHICS MAP & REPORT

900 LEONARD ST. NW, GRAND RAPIDS, MI 49504

LEASE

RETAIL



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,665	49,179	92,099
Average Age	28.8	30.9	31.9
Average Age (Male)	28.9	30.8	31.8
Average Age (Female)	28.6	31.2	32.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,995	19,785	38,325
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$42,993	\$46,815	\$46,728
Average House Value	\$118,724	\$108,825	\$113,861

2020 American Community Survey (ACS)

**CHIP BOWLING**  
 Senior Vice President  
 616.915.9080  
 cbowling@bradleyco.com

**KATIE LOVLEY**  
 Advisor  
 616.889.9217  
 klovley@bradleyco.com

©2024 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



# MEET YOUR NEIGHBORS

900 LEONARD ST. NW, GRAND RAPIDS, MI 49504

LEASE

RETAIL



**CHIP BOWLING**  
 Senior Vice President  
 616.915.9080  
 cbowling@bradleyco.com

**KATIE LOVLEY**  
 Advisor  
 616.889.9217  
 klovley@bradleyco.com

©2024 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.



900 LEONARD ST. NW, GRAND RAPIDS, MI 49504

LEASE

RETAIL



**CHIP BOWLING**  
Senior Vice President  
616.915.9080  
cbowling@bradleyco.com

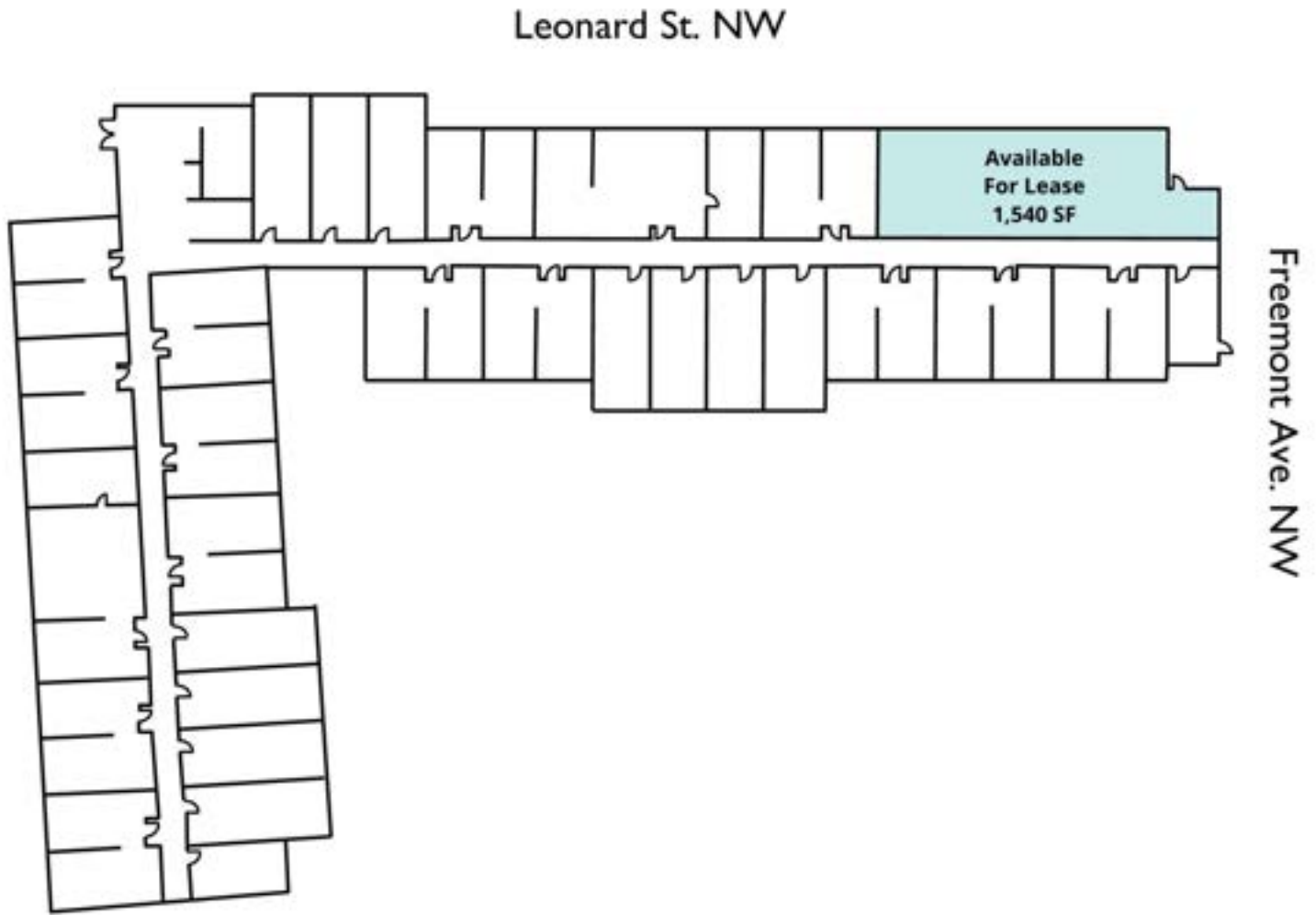
**KATIE LOVLEY**  
Advisor  
616.889.9217  
klovley@bradleyco.com



900 LEONARD ST. NW, GRAND RAPIDS, MI 49504

LEASE

RETAIL



## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
■ Ground Floor	1,540 SF	NNN	\$19.00 SF/yr

**CHIP BOWLING**  
 Senior Vice President  
 616.915.9080  
 cbowling@bradleyco.com

**KATIE LOVLEY**  
 Advisor  
 616.889.9217  
 klovley@bradleyco.com