

6233 DIVISION AVENUE S  
GRAND RAPIDS, MICHIGAN

RETAIL FOR LEASE  
1,500 Square Feet Available



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## PROPERTY FEATURES

- 14,096 total building square footage
- 1,500 square feet available
- Located on 1.308 acres
- 14' ceiling height
- Zoned B-2
- Built in 1994; Renovated in 2020
- Lease Rate: \$2,500/mo
- 2024 Estimated NNN Expense: \$3.05/sf

**Comments:** Prime Retail Space. First time on the market. Great location off South Division Avenue. Less than 3 minutes from US 131. Previous tenant was here for over 10 years. 90+ parking spaces with over 260 feet of frontage. Comes with pole signage and building signage.



For more information, please contact:

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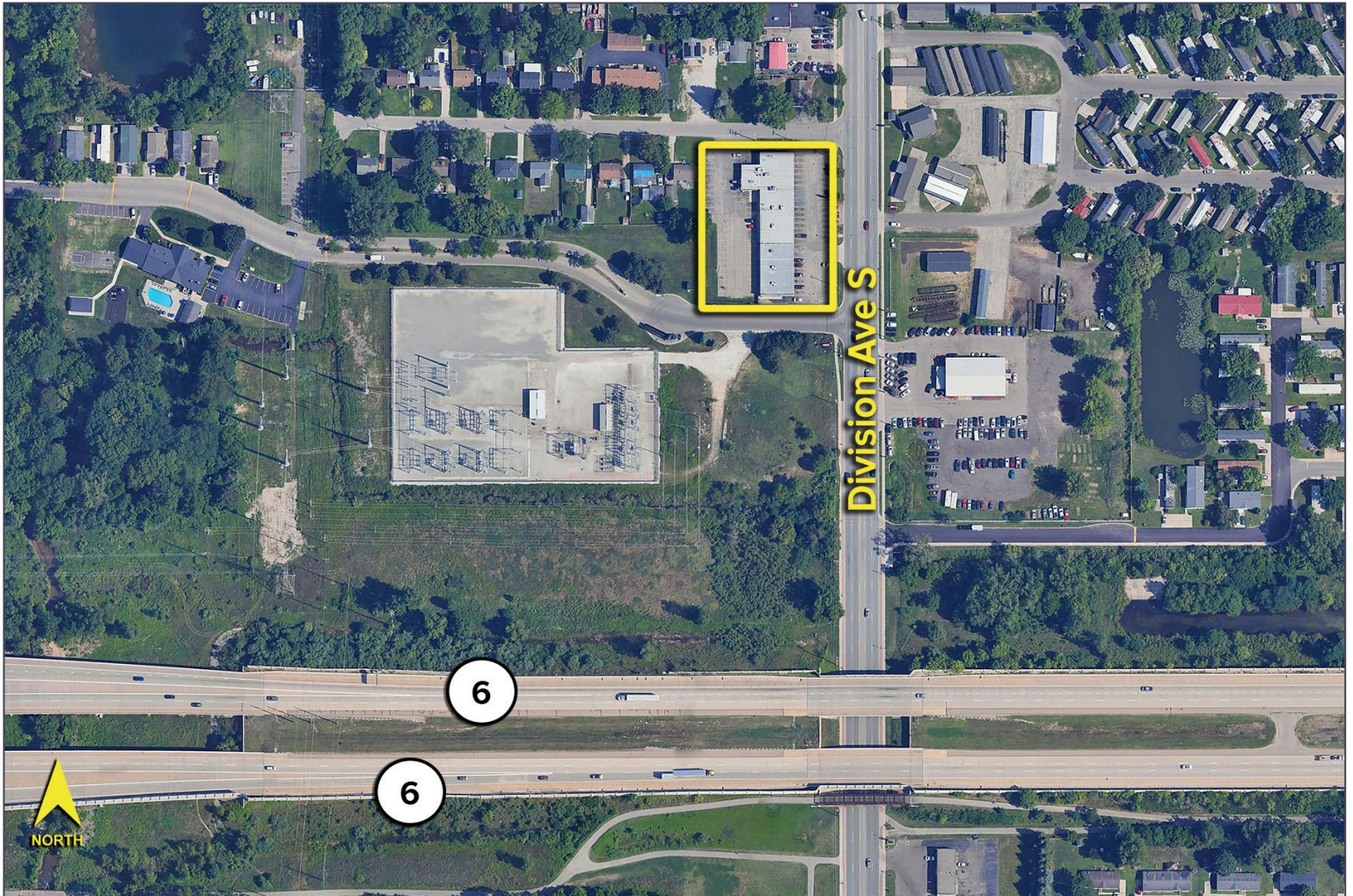
**SIGNATURE ASSOCIATES**  
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# 6233 Division Avenue S – Grand Rapids, Michigan

Retail for Lease

1,500  
Square Feet  
AVAILABLE

Aerial



## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,563	\$61,855
3 MILE	74,362	\$78,981
5 MILE	176,098	\$81,155

## TRAFFIC COUNTS (TWO-WAY)

17,065	Division Ave S south of 60 <sup>th</sup> St SE
21,300	Division Ave S north of 60 <sup>th</sup> St SE
11,778	60 <sup>th</sup> St SE west of Division Ave S
19,893	Division Ave S south of 54 <sup>th</sup> St SW

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