

**3530 W Shore Dr.
Holland, Michigan**

**FOR LEASE: In line 1,500 to 5,300 SF and one 8,000 SF store
FOR SALE OR LEASE: Outparcel with 2 QSR PAD potential or one
5,000 SF Full Service Restaurant PAD**



- Join Dick's Sporting Goods, Home Goods, Petco, Game Stop, and Dollar Tree.
- 1,500 to 5,300 SF inline & 8,000 SF
- Shadow anchors Target, Meijer, and Best Buy
- Hope College is 3 miles from the center, with an undergraduate population of 3,061.
- At the intersection of Route 31 and Riley St, the traffic count is 58,362 cars.
- Population within a 10-mile radius = 138,000+
- Highest average household income in West Michigan Trade Areas (\$111,000)
- Seeking all women's apparel and accessories for young women, juniors, and teens, children's apparel, men's apparel, shoes, optical eyewear, beauty salons, massage spa, beds/mattresses, home furnishing, quick service restaurants, jewelry, flooring, home decor, lighting, quick casual restaurant, and full-service restaurant.

DEMOGRAPHICS 2024

MILES	3	5	10	12
POPULATION	37,247	92,352	193,323	173,721
AVG. HH INCOME	\$101,382	\$105,922	\$114,380	\$116,584
DAYTIME POP	49,487	113,971	157,819	184,928
TOTAL GLA	107,854 SF			
TRAFFIC COUNT	US HWY 31 = 33,834 CARS PER DAY RILEY ST. = 24,528 CARS PER DAY			

Mario Brunelli / VP of Investment Sales & Site Acquisitions
Cell: 786-570-9723
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R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

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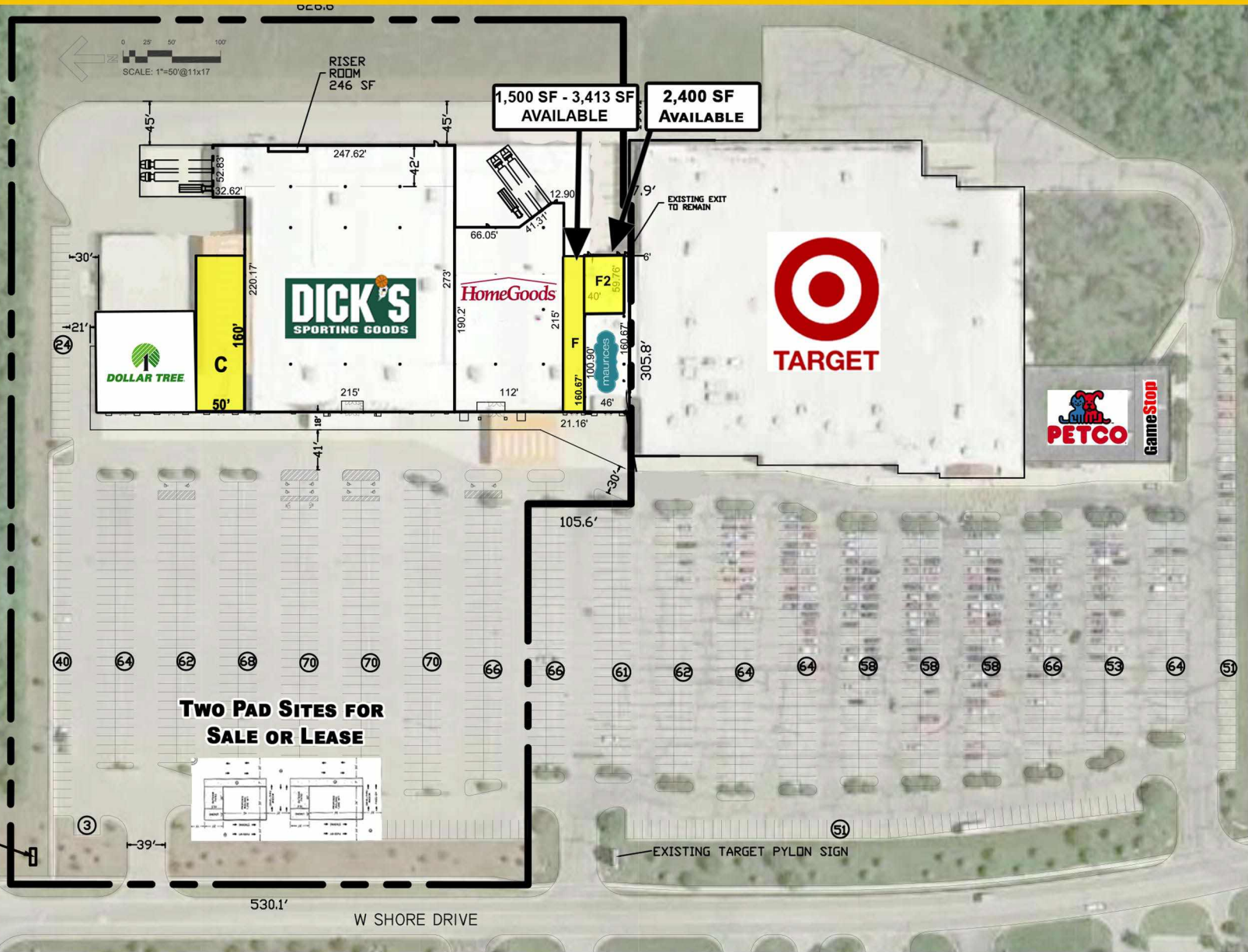
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A & B	DOLLAR TREE
C	8,000 SF AVAILABLE (50' x 160')
D	DICK'S SPORTING GOODS
E	HomeGoods
F	1,500 - 3,413 SF AVAILABLE
F2	2,400 SF AVAILABLE
G	maurices



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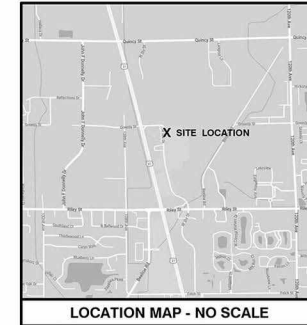
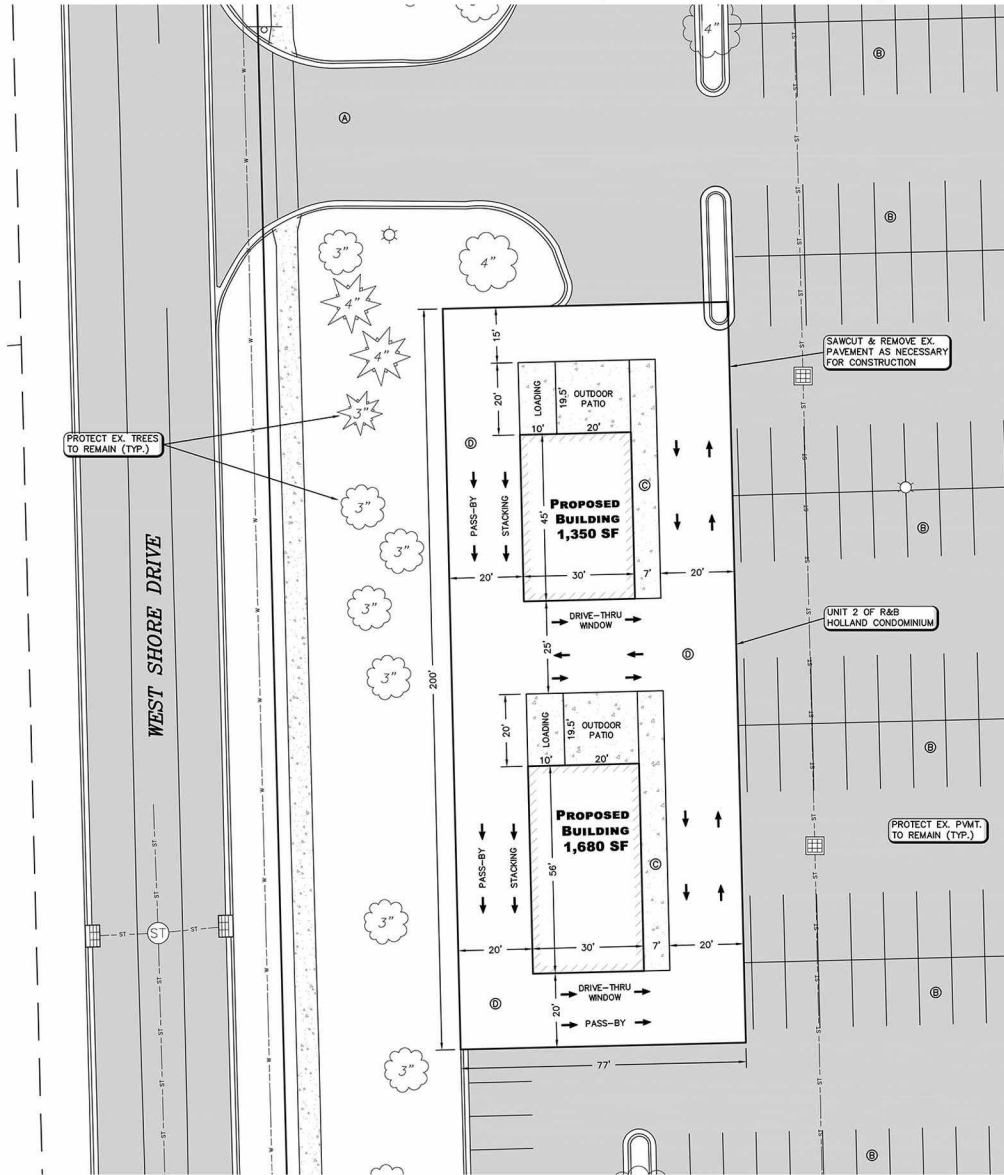
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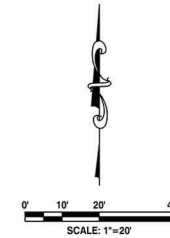
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CONCEPTUAL SITE PLAN (SUBJECT TO MUNICIPAL APPROVAL)



LOCATION MAP - NO SCALE



KEYNOTES:

- Ⓐ EX. DRIVE ENTRANCE TO REMAIN
- Ⓑ EX. PARKING TO REMAIN
- Ⓒ 7' CONC. SIDEWALK
- Ⓓ PROP. PAVEMENT

RILEY CENTER - HOLLAND, MI
3530 WEST SHORE DRIVE, HOLLAND, MI 49424
SECTION 09, T05N, R15W, HOLLAND TWP., OTTAWA CO.
-FOR-
R & B HOLLAND, LLC
400 PERRINE RD., SUITE 405, OLD BRIDGE, NEW JERSEY 08857

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More Property Information:

- Benefit from Route 31 being a limited access highway. All of the retailers and restaurants between the Riley Street intersection and Best Buy (in front of Dick's) have no access on Route 31; therefore, once a consumer has gone north, passed through the Riley Street intersection, then to get back to any of the following tenants: Target, Meijer, Starbucks, Sprint, Panda Express, Giordano's, Logan's Roadhouse, Aspen Dental, Red Robin, Taco Bell, AT&T, Huntington Bank, and Lake Michigan Bank, they must turn right at Best Buy and travel on West Shore Drive, passing directly in front of the Riley Center to get to any of the tenants mentioned above.
- The Center benefits from all of that traffic as though those tenants were co-tenants of the Riley Center.
- Over 2,000,000 SF of retail along US Hwy 31 in this vibrant Regional Retail Hub.

WHO'S WHO IN HOLLAND, MI

5 Guys	Checkers	Hobby Lobby	Noodles & Co	Shoe Carnival
ABC Warehouse	Chipotle	Home Goods	Office Max	Shoe Dept Encore
ALDI	Cosmo Prof	Huntington Learning Center	Old Navy	Sleep Number
AMC Theaters	Cricket	IHOP	Olive Garden	Spectrum
America Best Eyewear	Cruml Cookies	Jersey Mike's subs	On The Border	SportsClips
Anna's House	Culver's	Jimmy John's	Orangetheory Fitness	Staples
Apple Bees	Dairy Queen	Joanne Fabrics	Panda Express	Starbucks
Arby's	Dan Rx Optical	Johnathan Stevens Mattress	Panera Bread	Studio Weight Loss
Ashley's Furniture Warehouse	Dicks Sporting Goods	Jos. A Banks	Park	Subway
Aspen Dental	Dollar Tree	Kay Jewelers	Party City	SVS Vision
ATT	Don Petrinos	Kid To Kid	Pet Supple Plus	Taco Bell
Barnes & Noble	Dunham's Sports	Klein's Furniture	PetSmart	Target
Bed Bath & Beyond	EcoBuns Baby & Co	Klingman's Furniture & Design	Pier 1	The Gap
Belle Tire	EL Patron	Kohl's	Planet Fitness	TJ Maxx
Big Lots	EL Rancho Mexican Grill	Logan's Roadhouse	Plato's Closet	T-Mobile
Biggy's Coffee	Fed Ex	Lowe's	Popeye's	Tropical Cafe
BK	Five Below	Mattress Firm	Pot Belly	Ultra
Boost Mobile	Five Guys	Maurice's	Qdoba	Uptown Cheapskate
Bos and Evans	Funky Buddha	McCallister's Deli	Red Robin	Urban Air Adventure
Boston Market	Furniture Mattress Warehouse	McDonald's	Red Wing Shoes	Verizon
Brann's Steakhouse	Game Stop	Meijer's	Rita's Ice	Walgreens
Buffalo Wild Wings	GNC	Men's Warehouse	RX Optical	Wal-Mart
Burlington Coat Factory	Gordons	Menard's	Sally Beauty	West Marine
Carino's	H&R Block	Metrow PCS	Sam's Club	X Golf
Carter's	Harbor Freight Tools	Michael's	Save A Lot	Younkers
CATO Fashions	Hawthorne Home Appliances	Moe's Southwest Grill	Sherwin Williams	Zook Kitchens



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Placer AI reports that this block gets 5 million visitors per year.
Ranking this center, the most traffic center in a 10 miles radius.

SUBJECT SITE



QUINCY ST.

GREENLY ST. (UNDER CONSTRUCTION)

RILEY ST.

FELCH ST.

JAMES ST.

PROPOSED 38.97 ACRES
RETAIL DEVELOPMENT

38,000 AADT



Google Earth



3000 ft

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