

LEASE

RETAIL



BARLEY FLATS SUITE



415 BRIDGE ST. NW, GRAND RAPIDS, MI 49504

PROPERTY OVERVIEW

Very rare opportunity to join New Holland Brewing - The Knickerbocker and Ando Sushi at the entrance to the newly revitalized Bridge Street corridor. Space is turn-key with a modern, industrial feel that includes exposed ceiling and ductwork. Located in what is quite possibly the highest foot traffic retail location in all of Grand Rapids!

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$25.00 SF/yr (NNN) |
| Available SF: | 1,335 SF |
| Building Size: | 94,556 SF |
| 2024 CAM's: | \$7.44/SF |

PROPERTY HIGHLIGHTS

- Turn-key retail space
- High exposure location
- Located within Barley Flats mixed-use building
- Blade signage on Bridge Street

BRADLEY COMPANY

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

DREW NELSON

Vice President
616.975.3739
dnelson@bradleyco.com



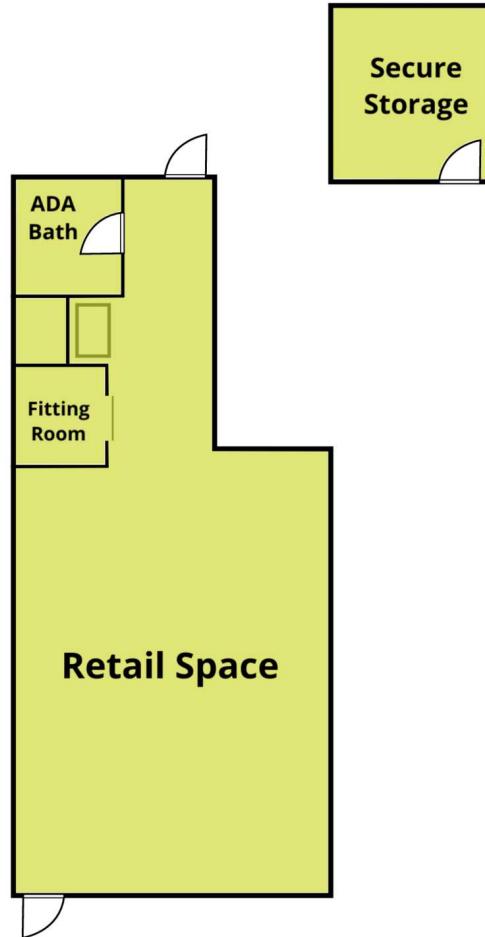
BRADLEYCO.COM



415 BRIDGE ST. NW, GRAND RAPIDS, MI 49504

LEASE

RETAIL



AVAILABLE SPACES

| SUITE | SIZE | TYPE | RATE |
|-------|----------|------|---------------|
| ■ B | 1,335 SF | NNN | \$25.00 SF/yr |

DREW NELSON

Vice President

616.975.3739

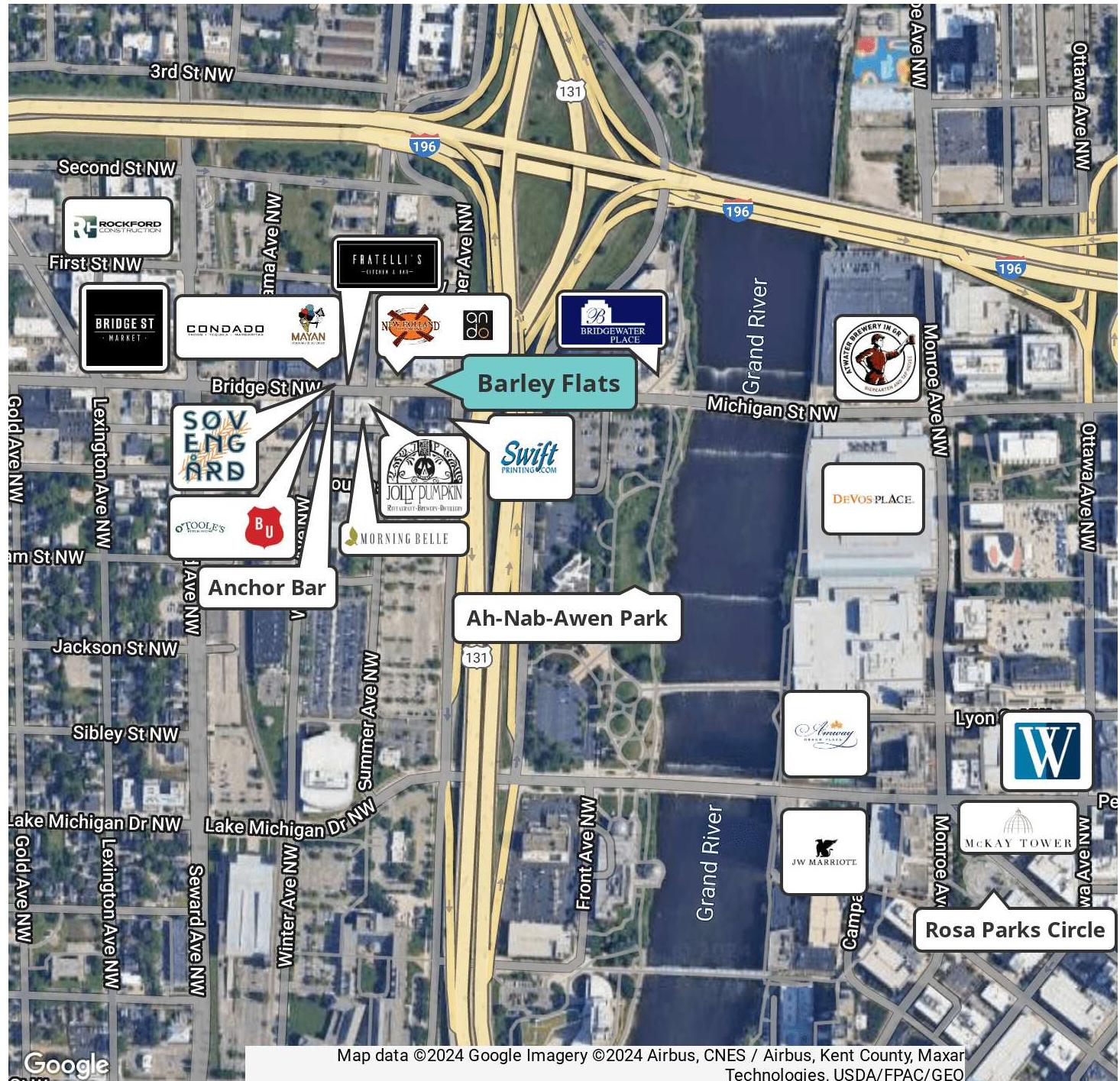
dnelson@bradleyco.com

BRIDGE STREET CORRIDOR

415 BRIDGE ST. NW, GRAND RAPIDS, MI 49504

LEASE

RETAIL



DREW NELSON

Vice President

616.975.3739

dnelson@bradleyco.com



ADDITIONAL PHOTOS

415 BRIDGE ST. NW, GRAND RAPIDS, MI 49504

LEASE

RETAIL



DREW NELSON

Vice President

616.975.3739

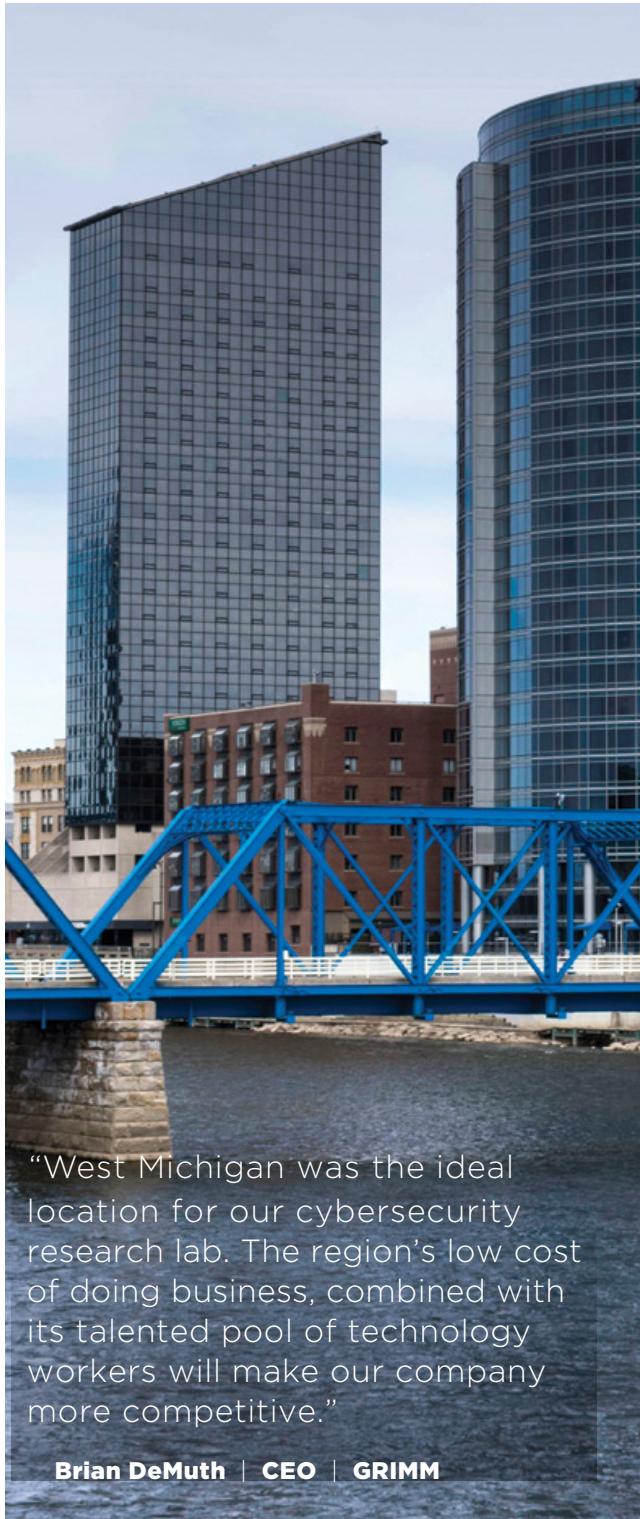
dnelson@bradleyco.com



415 BRIDGE ST. NW, GRAND RAPIDS, MI 49504

LEASE

RETAIL



WELCOME TO WEST MICHIGAN

HOME TO ONE
OF THE FASTEST
GROWING
ECONOMIES
IN THE U.S.

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it is no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for advanced manufacturing, life science and medical devices, food processing, and technology.

DREW NELSON

Vice President

616.975.3739

dnelson@bradleyco.com



415 BRIDGE ST. NW, GRAND RAPIDS, MI 49504

LEASE

RETAIL

WEST MICHIGAN BY THE NUMBERS

13-COUNTY REGION POPULATION DATA

1,606,562

POPULATION

36.9

MEDIAN AGE

584,482

HOUSEHOLDS

832,429

LABOR FORCE

85,483

COLLEGE ENROLLMENT

DATA SOURCES: Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

STEM DEGREE COMPLETIONS

| | |
|---------------------------|-------|
| Science (Life & Physical) | 1,426 |
| Technology | 659 |
| Engineering | 1,107 |
| Mathematics | 190 |
| Health Sciences | 3,769 |

DREW NELSON

Vice President

616.975.3739

dnelson@bradleyco.com

COLLEGES & UNIVERSITIES

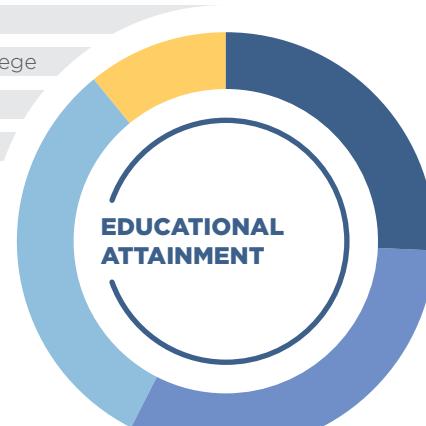
ENROLLMENT

| | |
|--|---------------|
| Grand Valley State University | 25,049 |
| Grand Rapids Community College | 14,269 |
| Ferris State University | 13,798 |
| Davenport University - Western Region | 7,160 |
| Muskegon Community College | 4,311 |
| Calvin College | 3,840 |
| Baker College | 3,481 |
| Hope College | 3,150 |
| Cornerstone University | 2,361 |
| Aquinas College | 1,716 |
| Montcalm Community College | 1,691 |
| Kendall College of Art and Design | 1,214 |
| Michigan State University - West | 977 |
| Western Michigan University - Grand Rapids | 900 |
| Other Area Colleges & Universities | 1,566 |
| Total | 85,483 |

DATA SOURCE: The Right Place, Inc.**#1**Top States for Auto Manufacturing Jobs - Michigan
Bureau of Labor Statistics

- 25.7% Bachelor's or Higher
- 31.8% Associate/Some College
- 31.6% High School Diploma
- 10.9% Other

COMPLETIONS

**DATA SOURCE:** EMSI**DATA SOURCE:** US Census Bureau ACS