

For Lease or Sale



Property Features

- Unique site near downtown primed for retail, office, or redevelopment
- Situated in Growing Bridge Street Corridor, adjacent to Bridge Street Market and close proximity to many restaurants
- Close proximity with easy access to US-131 and I-196
- Ample on-site parking lot with over 40 spaces

For more information, contact:

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Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Sale Overview

648 Bridge Street
345 Lexington
Grand Rapids, MI

The Building

Location/Address	648 Bridge St. & 345 Lexington Ave
Total Building Size (SF)	16, 824 SF
Acreage	0.799 Acres
Year Built	1921
Lot Size	34, 804 SF
Signage	Building
Parking	On-site
Zoning	TN- TCC

Legal Description 648 Bridge Street

LOTS 57 59 & 61 ALSO W 102 FT OF LOT 63 EXCEPT N 20 FT OF E 30 FT OF SD LOT 61 /GOLD STREET BLK/* SCRIBNER'S ADDITION

Legal Description 345 Lexington Ave

N 19 FT OF S 23 FT OF LOT 60 /JEFFERSON STREET BLK/* SCRIBNER'S ADDITION

Sale Information

Price	\$2,300,000.00
Per SF	\$136.71
Municipality	City of Grand Rapids
PPN	41-13-25-103-001 41-13-25-103-005
SEV	\$464,400 (combined parcels)
Property Taxes	\$13,023.20 (2018 combined parcels)
Assessed Value	\$464,400 (combined parcels)
Taxable Value	\$245, 953
Terms	Cash/New Mortgage
Possession	At time of closing

Lease Overview

648 Bridge Street
345 Lexington
Grand Rapids, MI

Lease Type	NNN
Terms	60- 120 months
Tenant Provides	Water, Sewer, Snow Removal, Refuse Removal, A/C, Electric, Gas/Heat, Janitorial, Telephone, Taxes, Insurance

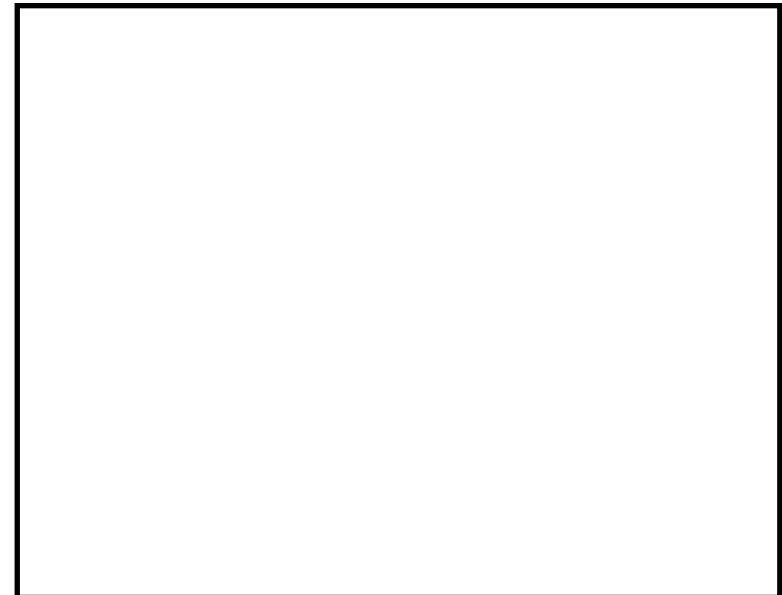
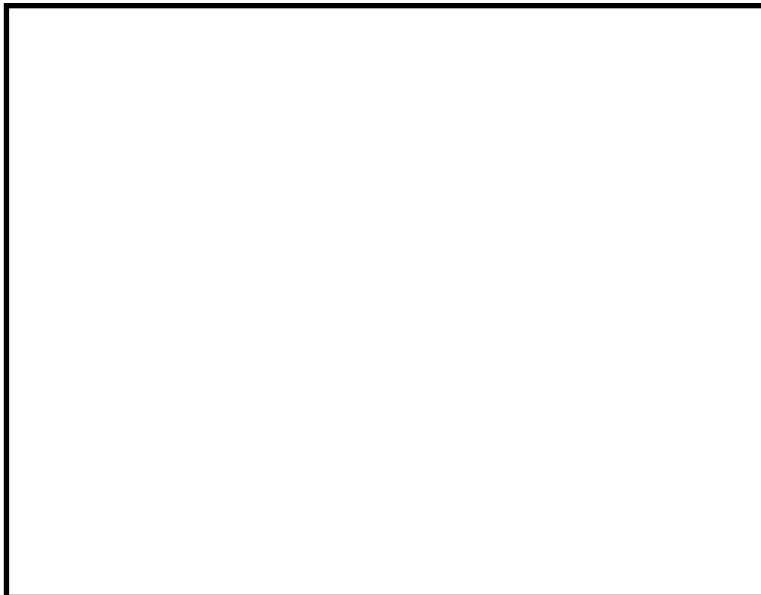
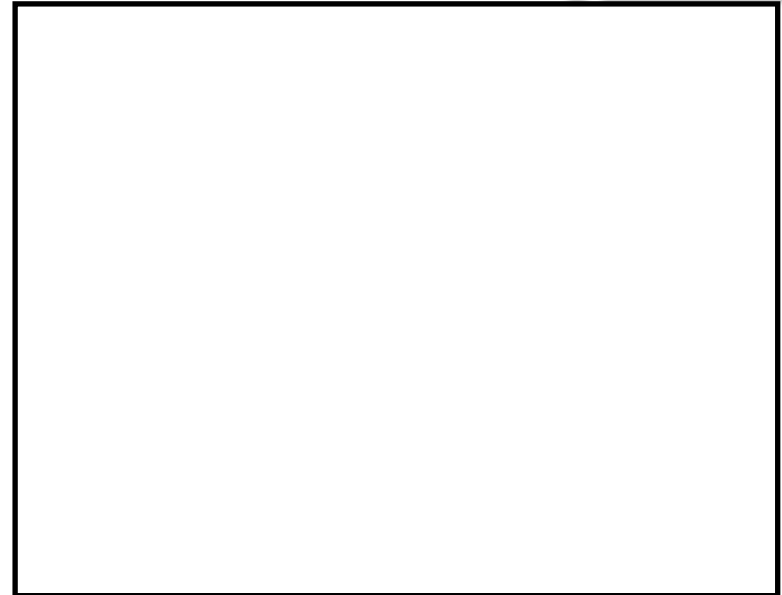
Availability

Rentable SF	Rate/SF/Yr	Monthly Rent	Possession
16,824	\$9.75	\$13, 669	At lease execution



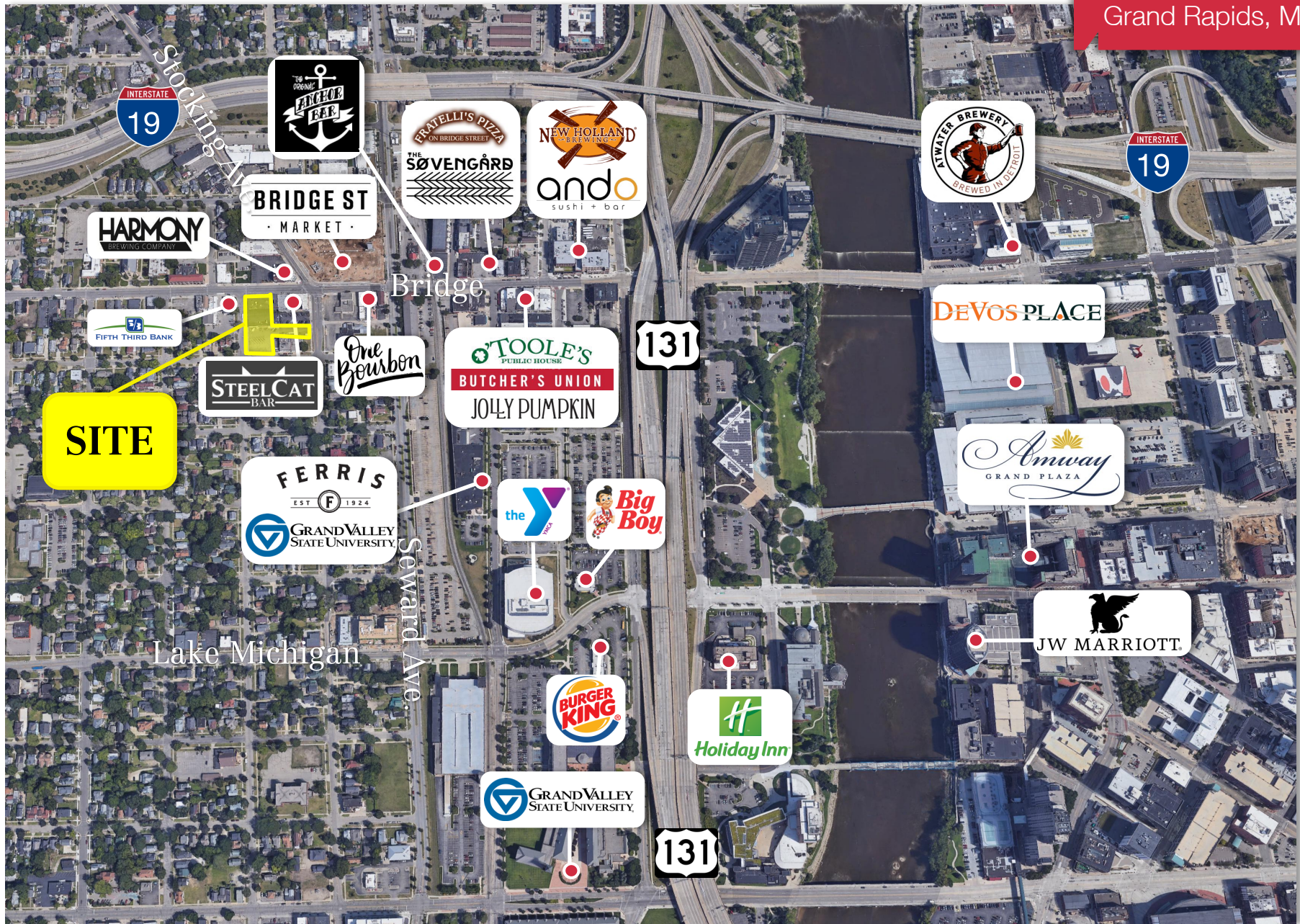
Property Photography

648 Bridge Street
345 Lexington
Grand Rapids, MI



Aerial Photography

648 Bridge Street
345 Lexington
Grand Rapids, MI



Aerial Site Photography

648 Bridge Street
345 Lexington
Grand Rapids, MI



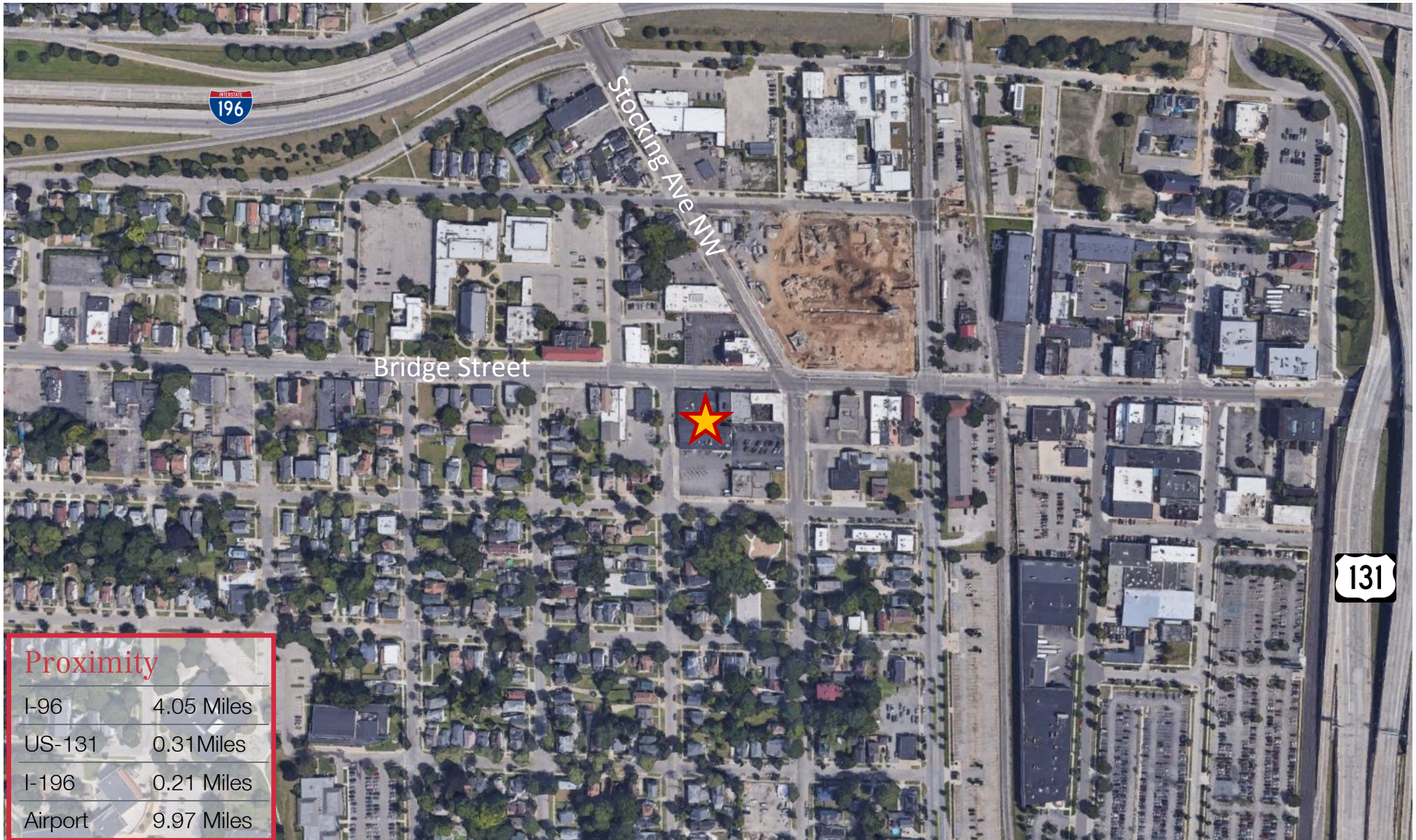
Parcel Map

648 Bridge Street
345 Lexington
Grand Rapids, MI



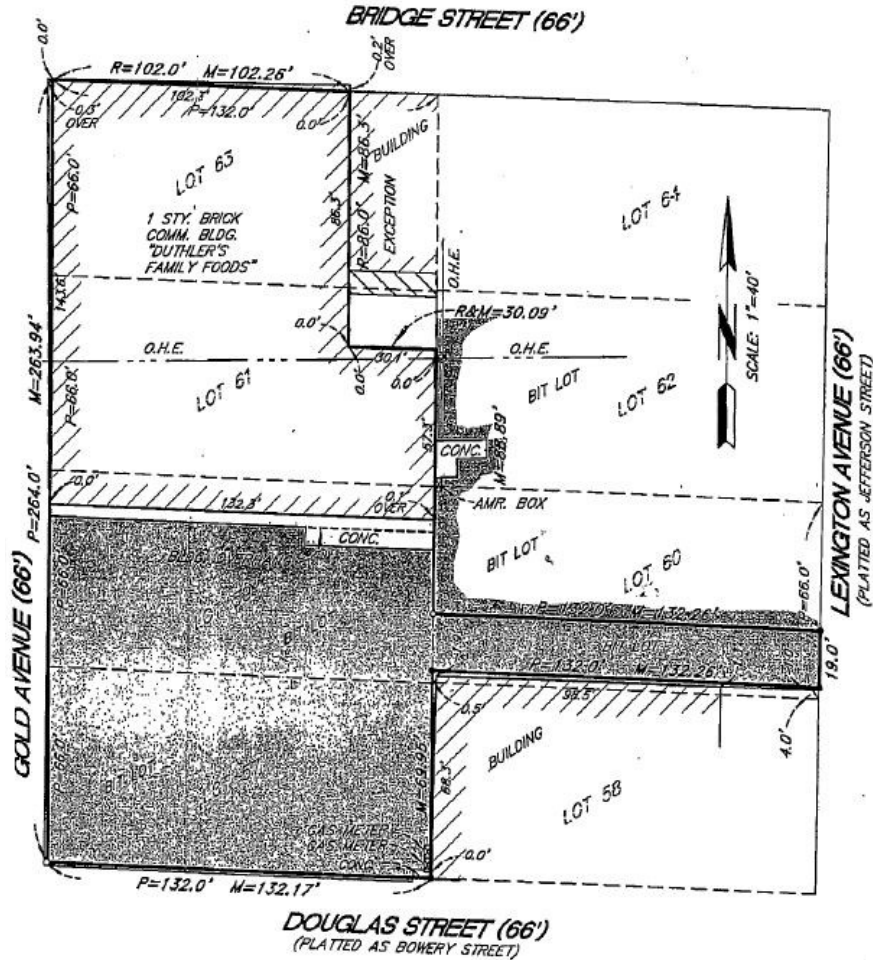
Location Map

648 Bridge Street
345 Lexington
Grand Rapids, MI






Survey

648 Bridge Street
345 Lexington
Grand Rapids, MI



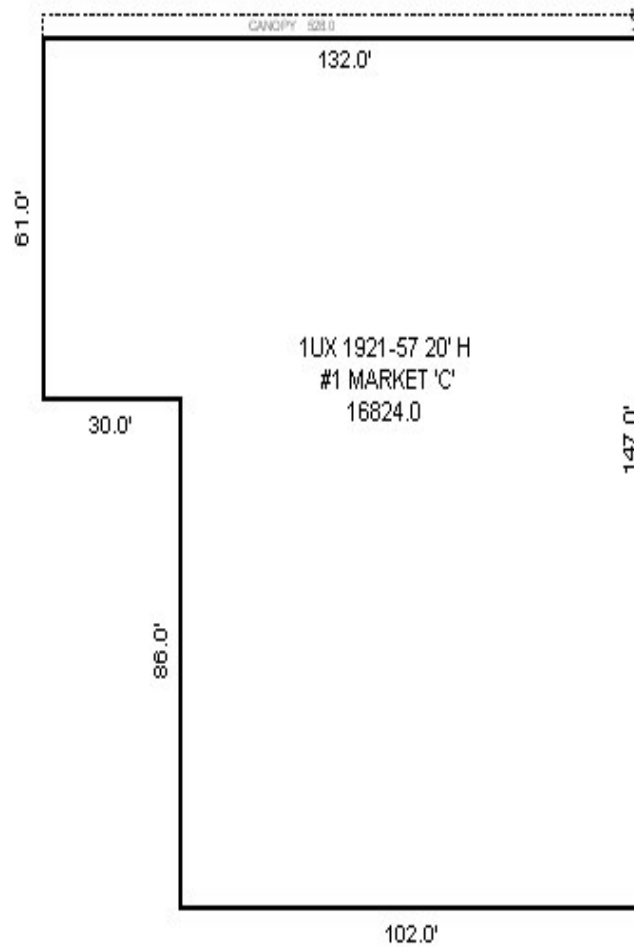
I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

<p>LEGEND</p> <ul style="list-style-type: none"> o - IRON STAKE - SET • - IRON FOUND □ - WOOD STAKE R - RECORDED DIMENSION O - DEED DIMENSION M - MEASURED DIMENSION C - CENTER LINE ** - FENCE LINE 	 <p>Roosien & Associates SURVEYING AND ENGINEERING</p>		<p>BY </p>
<p>9055 PLAINFIELD AVE. NE GRAND RAPIDS, MI 49506</p>	<p>TELE (616) 361-7220 FAX (616) 361-1822</p>		

Lot 57, 59 and 61, also the West 102 feet of Lot 63, except the North 20 feet of the East 30 feet of said Lot 61, Gold Street Scribner's Addition to the City of Grand Rapids; also the North 19 feet of the South 23 feet of Lot 60 of Lexington (formerly Jefferson Street), Scribner's Addition to the City of Grand Rapids, Kent County, Michigan.

Floor Plan

648 Bridge Street
345 Lexington
Grand Rapids, MI



Demographics

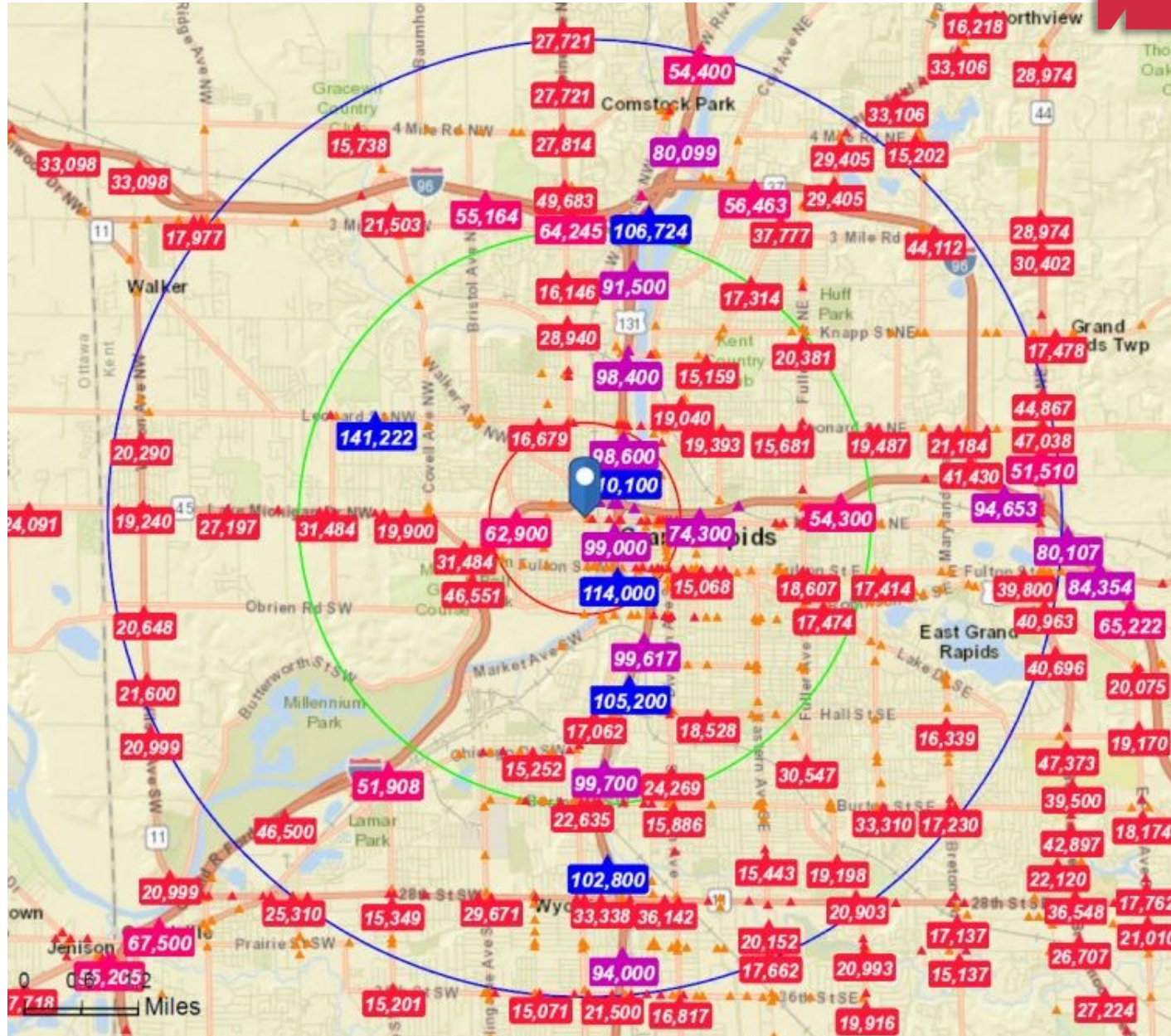
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	One Mile Radius	Three Mile Radius	Five Mile Radius
Population	21,940	127,250	257,066
Total Households	8,644	48,174	98,431
Average Household Income	\$48,836	\$51,301	\$60,700



Traffic Map

648 Bridge Street
345 Lexington
Grand Rapids, MI



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day

West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies.

The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty



Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.



Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.



Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.

Grand Rapids Rankings

#1 Fastest Growing US Economy

-HeadlightData

#19 Best Cities in the US

- USNews

#3 Big Cities with the Healthiest Markets

-SmartAsset

#4 Housing Markets to Watch 2017

- Trulia

#5 Best Large Cities to Start a Business

- WalletHub