

840 CLARK STREET BIGRAPS, MICHIGAN

RETAIL FOR LEASE
3,000 – 6,000 Square Feet Available

CLOSE TO CAMPUS



PROPERTY FEATURES

- 12,459 total building square footage
- 3,000 – 6,000 square feet available for lease
- Located on 1.084 acres
- Zoned C-3
- 16' Ceiling height
- Built in 1978; Renovated in 1989 & 2023
- Lease Rate: \$12.00/sf Modified Gross

Comments: Join Premiere Provisions and others, Directly west of Ferris College along Business 131. Two retail units are ready for a new tenant to make their own.



For more information, please contact:

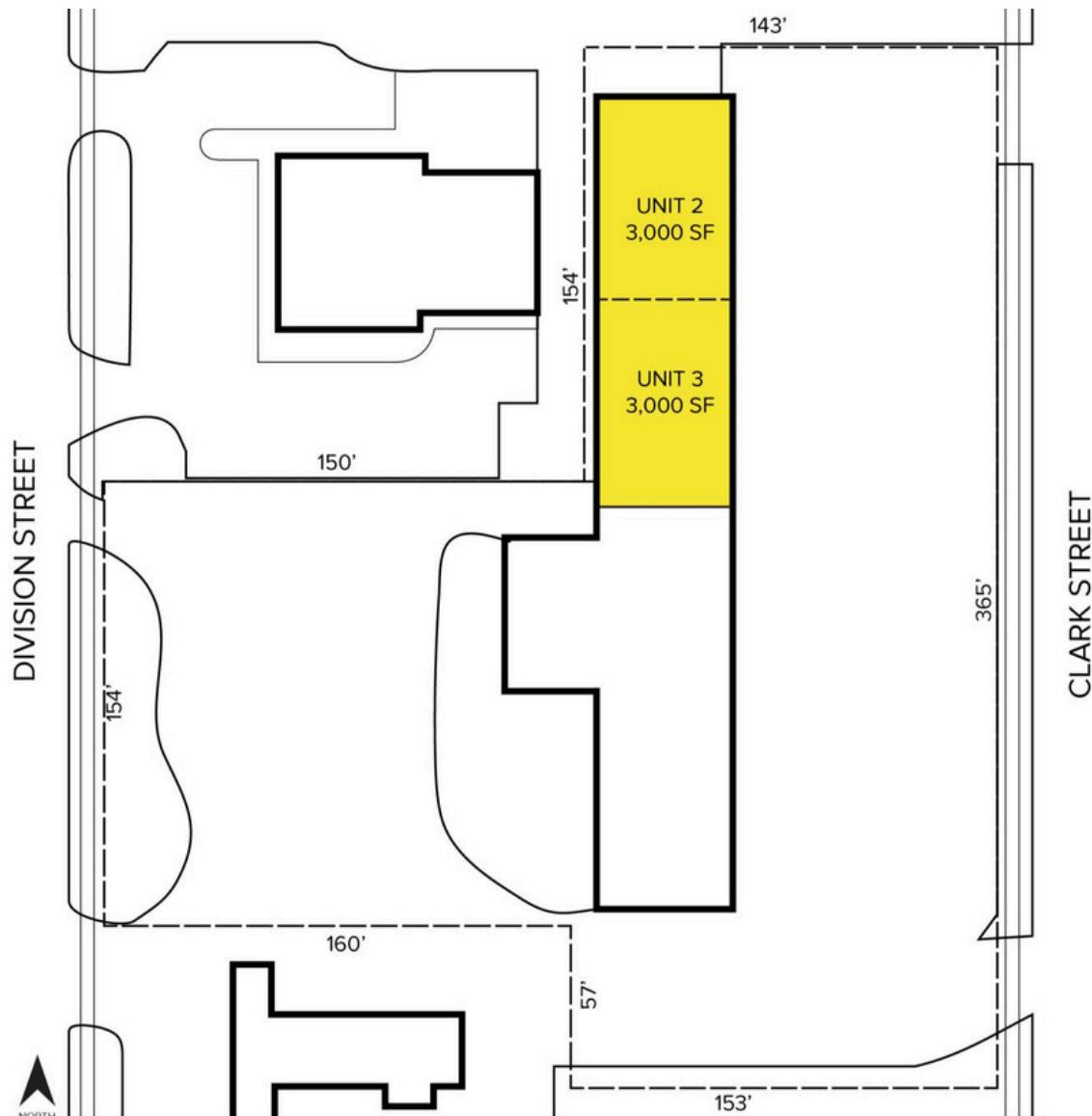
Kenneth Bryant
(231) 287 5320
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840 Clark Street – Big Rapids, MI

Retail for Lease

Site Plan

3,000-6,000
Square Feet
AVAILABLE



AVAILABILITY

| UNIT | TOTAL SF | RATE PSF | MONTHLY |
|-------|----------|-------------|---------|
| 2 | 3,000 | \$12.00 NNN | \$3,000 |
| 3 | 3,000 | \$12.00 NNN | \$3,000 |
| 2 + 3 | 6,000 | \$12.00 NNN | \$6,000 |



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AVAILABLE

Aerial



DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 5,050 | \$54,004 |
| 3 MILE | 11,603 | \$51,354 |
| 5 MILE | 15,990 | \$58,003 |

TRAFFIC COUNTS (TWO-WAY)

| | |
|--------|-------------------------------|
| 2,460 | Clark St north of Perry Ave |
| 19,149 | Perry Ave west of S State St |
| 20,827 | S State St north of Perry Ave |
| 12,507 | S State St south of Perry Ave |

Ferris State University had 10,072 students enrolled in 2022

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