

6209-6237 DIVISION AVENUE S
GRAND RAPIDS, MICHIGAN



**SIGNATURE
ASSOCIATES**
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RETAIL FOR LEASE
1,500 – 5,750 Square Feet Available



PROPERTY FEATURES

- 14,096 total building square footage
- 1,500-5,750 square feet available
- Located on 1.308 acres
- 14' ceiling height
- Zoned B-2
- Built in 1994; Renovated in 2020
- Lease Rate: \$12.00 - \$20.00/sf
- 2024 Estimated NNN Expense: \$3.05/sf

Comments: Prime Retail Space with two suites available. End cap, turn-key restaurant and smaller storefront. Great location off South Division Avenue. Less than 3 minutes from US 131. 90+ parking spaces with over 260 feet of frontage. Comes with pole signage and building signage.

For more information, please contact:

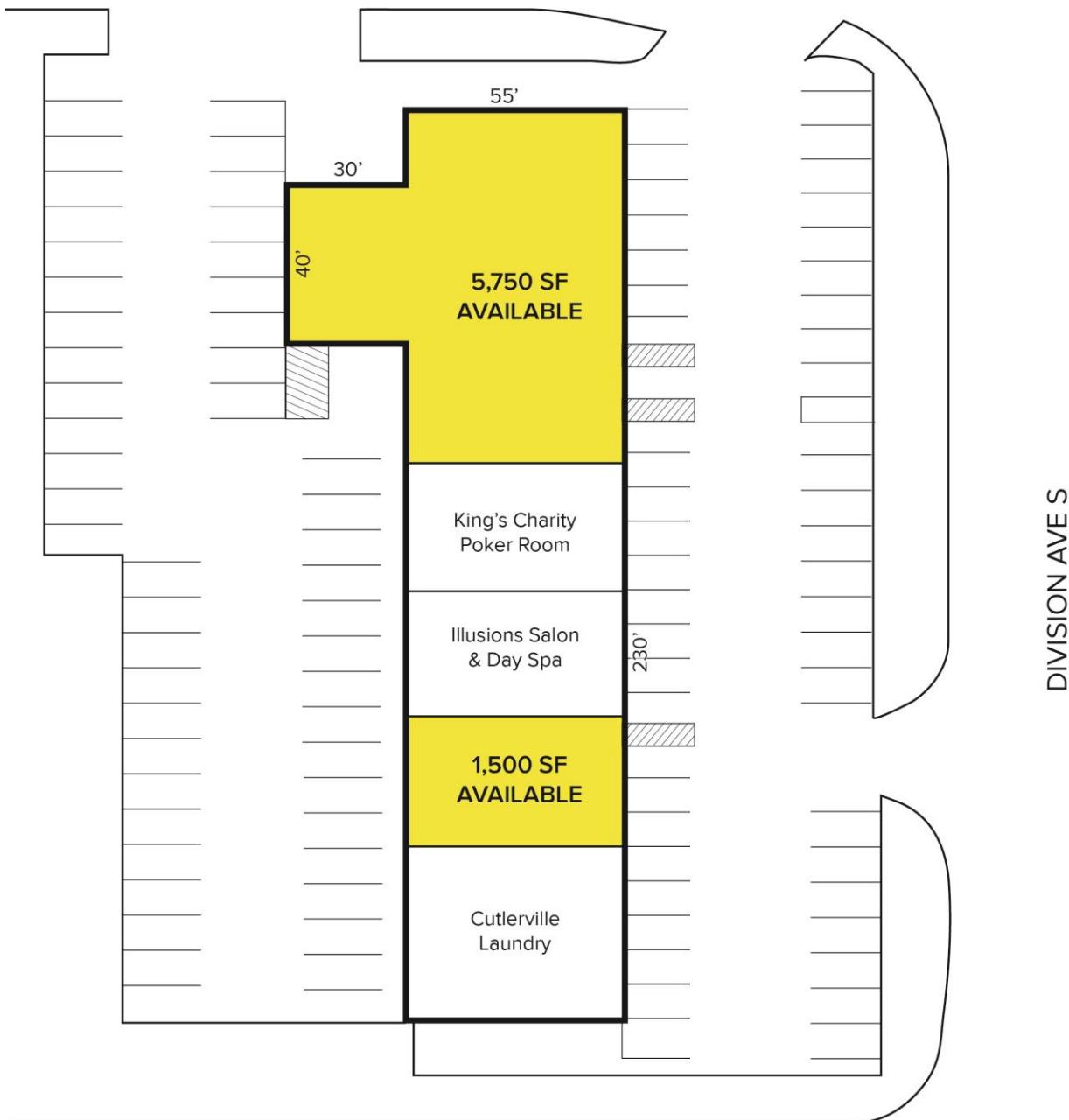
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SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
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Site Plan

VIOLET ST SW



NORTH

CAMELOT BLVD SW

AVAILABILITY

UNIT	TOTAL SF	RATE PSF	MONTHLY
6209	5,750	\$12.00 NNN	\$5,750
6233	1,500	\$20.00 NNN	\$2,500

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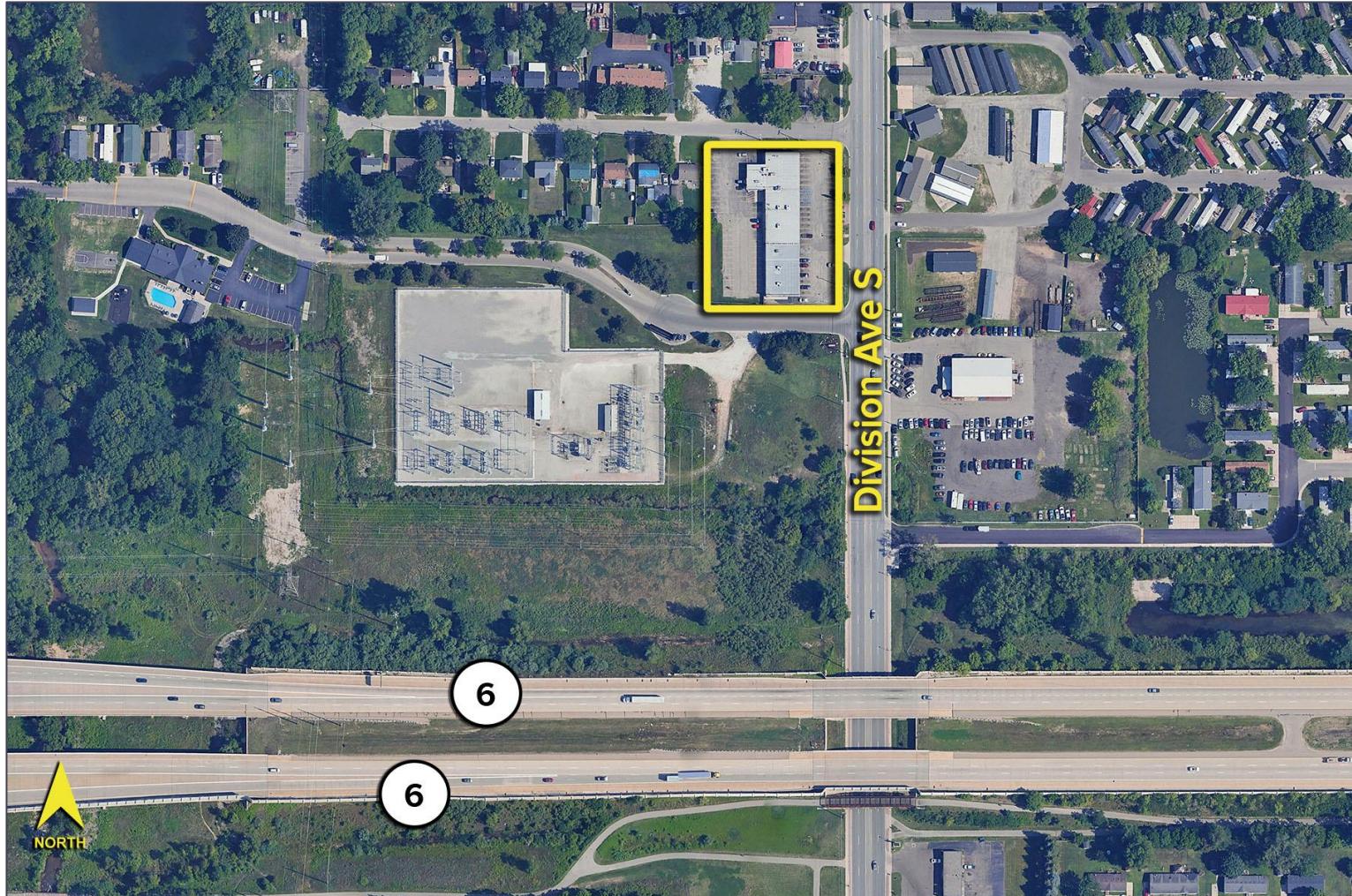
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Retail for Lease

1,500 – 5,750
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 th St SE
21,300	Division Ave S north of 60 th St SE
11,778	60 th St SE west of Division Ave S
19,893	Division Ave S south of 54th th St SW

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