

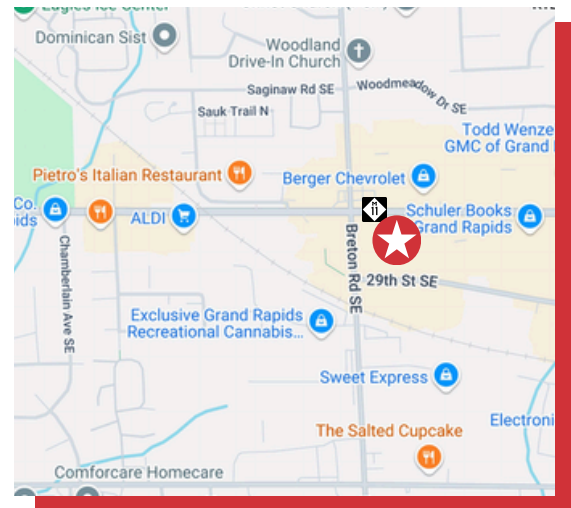
**PRICE
REDUCTION**



**2440 28TH ST SE
GRAND RAPIDS, MI 49512**

Retail Space for Lease

- High profile retail center near Woodland Mall corridor on 28th St and Breton Rd
- End Cap Available with Drive Up Window
- Suite totally remodeled in December 2024 to all open ceiling, painted roof deck, LED lighting, and new ADA unisex restroom
- Large space on pylon signage along 28th St



LISTING AGENTS:

ROD ALDERINK

O: 616.242.1104 | C: 616.813.0572
roda@naiwwm.com

STAY CONNECTED



naiwwm.com
616.776.0100

LEASE OVERVIEW

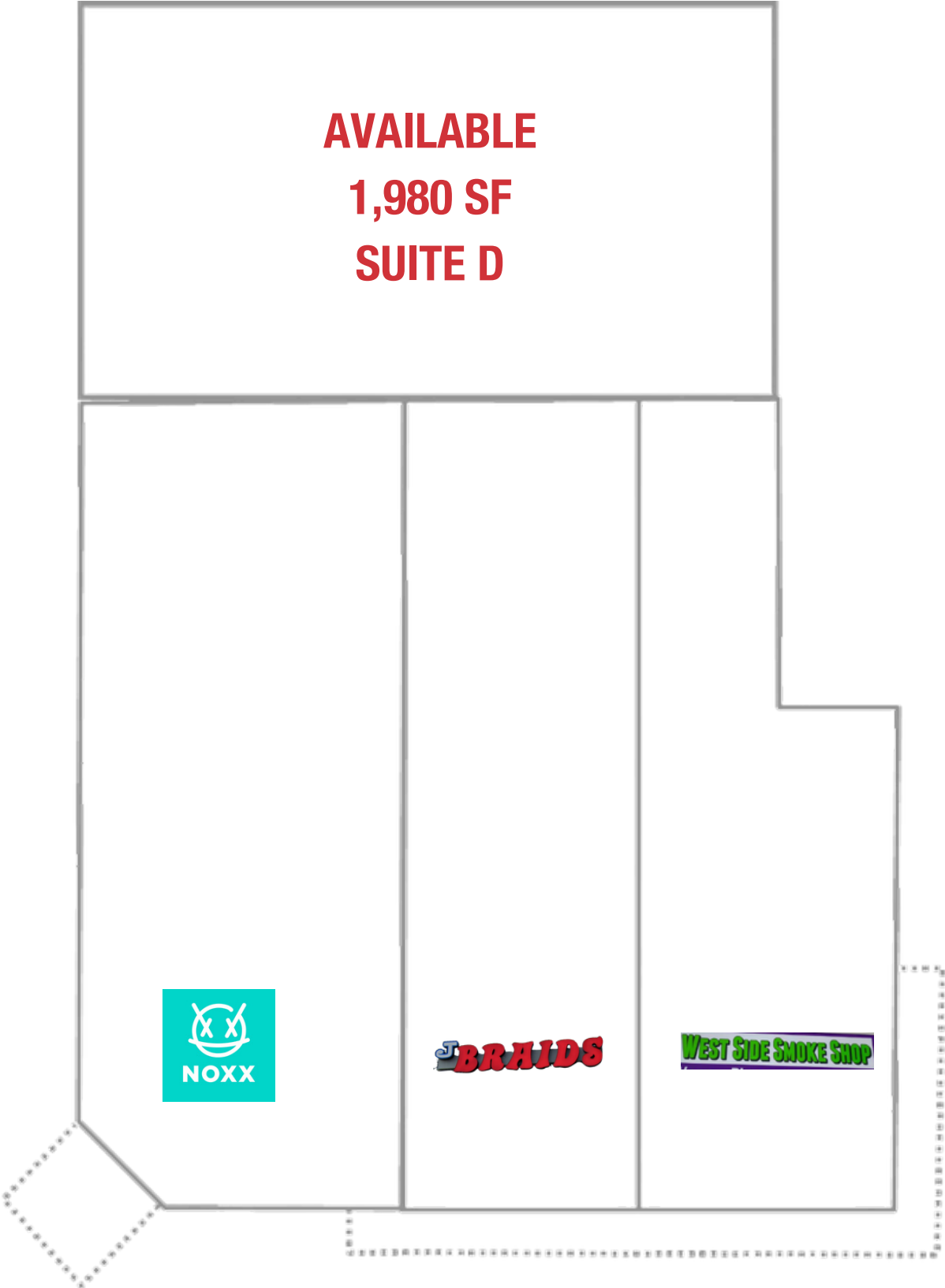
LEASE INFORMATION

Lease Type:	NNN
Terms:	60 months; Annual 3% Rent Increases
Tenant Provides:	Taxes, Insurance, Water/Sewer, Electric, Gas/Heat, Phone/Data, Snow Removal, Janitorial, Refuse Removal
Landlord Provides:	Roof & Structural, along with HVAC replacement
Renewal Option:	Yes

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT	CAM CHARGE MONTHLY	TOTAL MONTHLY RENT
Suite D	1,980 SF	\$9.95	\$1,641.75	\$399.30	\$2,041.05





PROPERTY OVERVIEW

PROPERTY INFORMATION

Location:	Just East of Breton Rd on South side of 28th St
Total Building Size:	6,586 SF
Acreage:	0.398 acres
Year Built:	1956
Municipality:	City of Grand Rapids
PPN:	41-18-15-101-028
Signage:	Pylon
Parking:	On Site; Paved Surface Lot
Zoning:	Commercial



We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOOR PLAN

Suite D

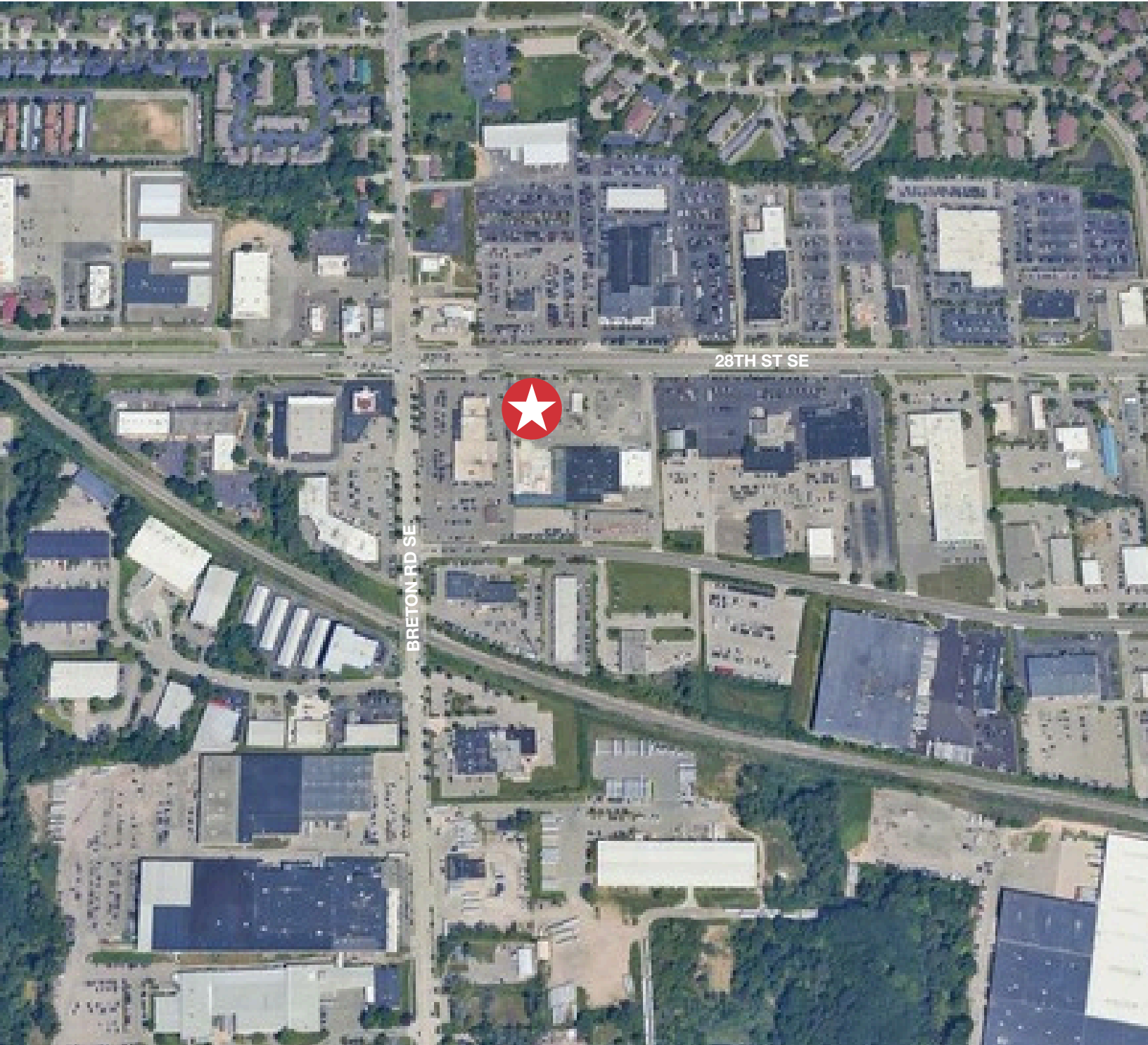


PHOTOS
SUITE D | 1,980 SF

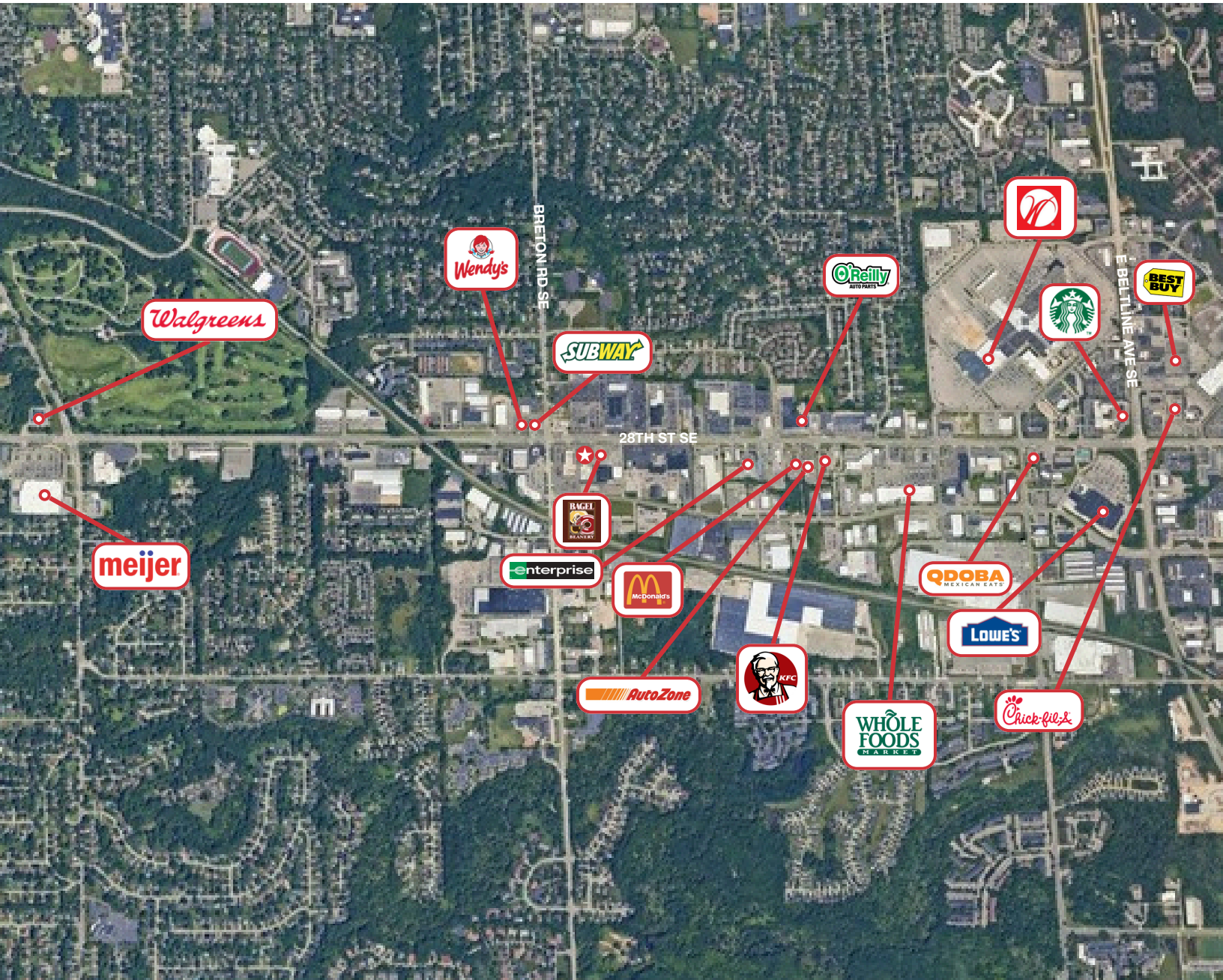


PARCEL MAP





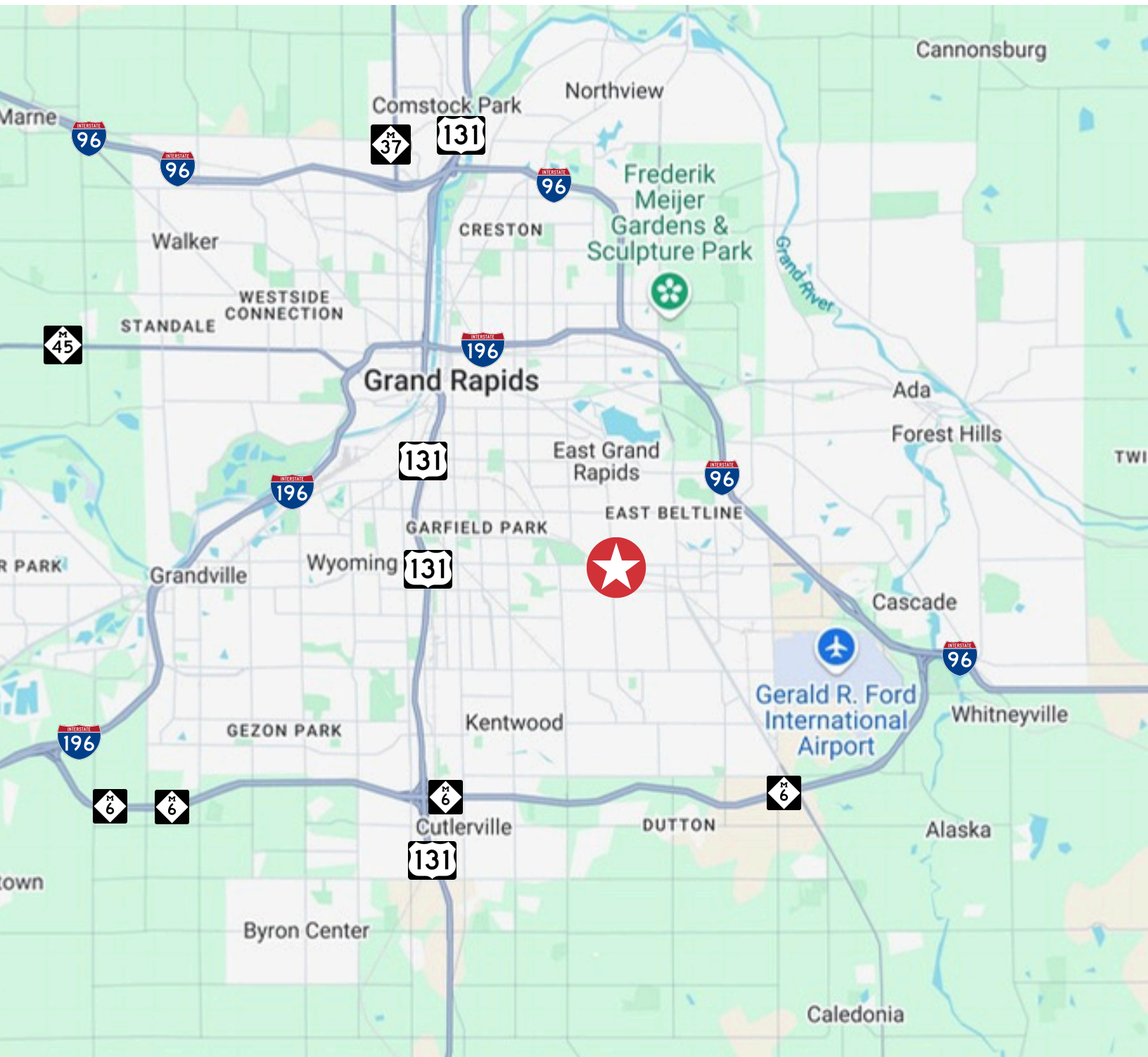
RETAIL MAP



TRAFFIC COUNTS

28th Street	35,544
Breton Road	17,371

LOCATION MAP



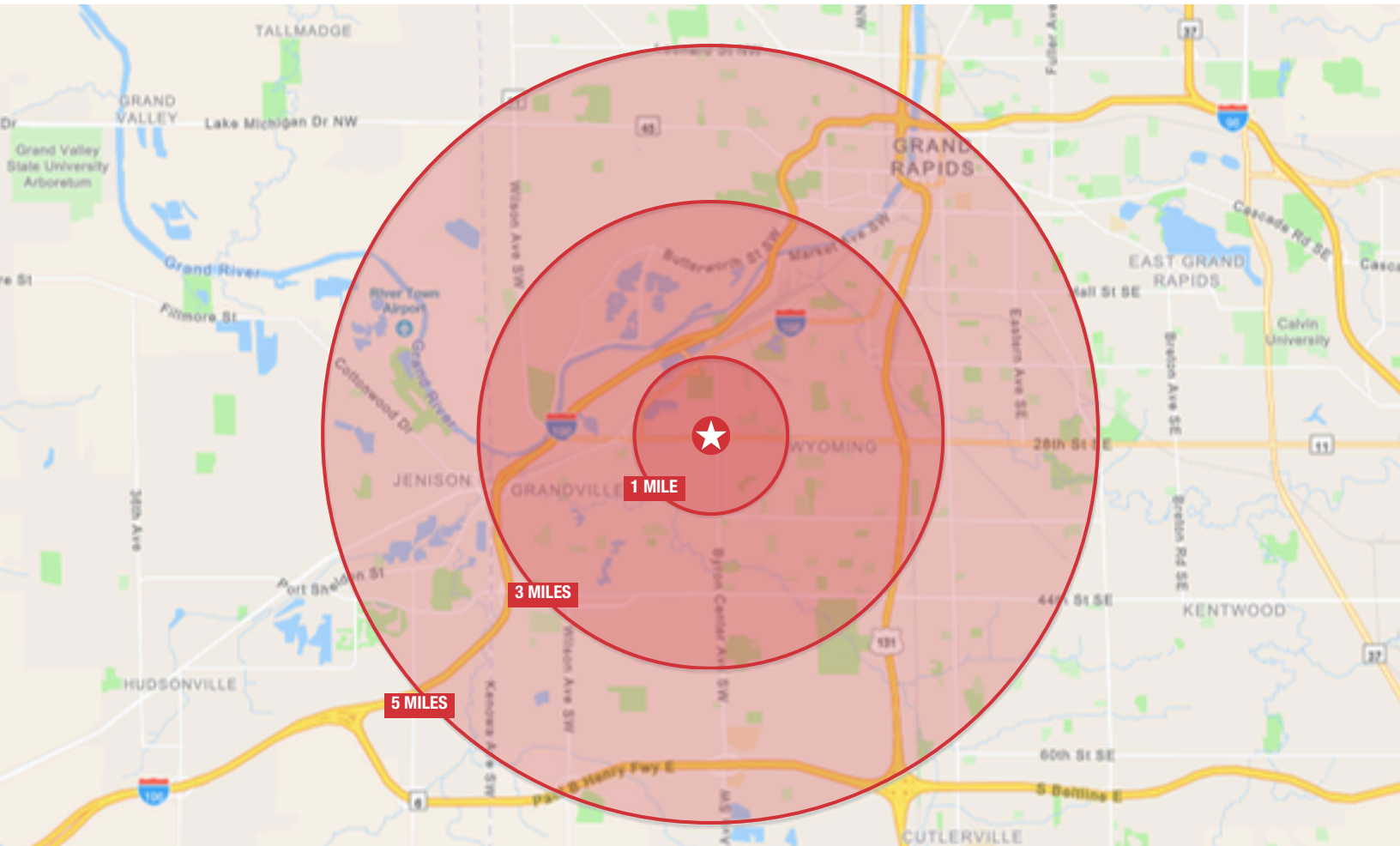
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,342	79,682	221,212
Median Age	34.2	34.3	34.0
HOUSEHOLDS			
Total Households	5,556	29,821	86,102
# of Persons per Household	2.37	2.65	2.63
HOUSEHOLD INCOME			
Median Household Income	\$59,067	\$67,604	\$67,644
Median House Valuation	\$205,888	\$220,332	\$240,641

Source: Esri forecasts for 2025. U.S. Census Bureau 2020 decennial Census data

221K
POPULATION
(5 MILES)

\$67K
MEDIAN HH INCOME
(3 MILES)



Welcome to...

GRAND RAPIDS



Grand Rapids

Grand Rapids is a vibrant city that is home to a mix of arts and culture, breweries, restaurants, shopping and outdoor activities.

michigan.org



streamingthruamerica.com

THINGS TO DO

Grand Rapids used to be known as America's Furniture Capital. More recently, it was named "Beer City USA," boasting over 40 breweries. The city is renowned for its cultural vibrancy, offering attractions such as the Frederick Meijer Gardens, the Gerald Ford Presidential Museum, and the Grand Rapids Public Museum.



thedetroitnews.com

ARTS & CULTURE

Grand Rapids hosts ArtPrize, one of the most popular art festivals in the world, drawing in over a quarter of a million people in each year. Every June, Festival of the Arts takes place in Grand Rapids and attracts 300,000 visitors. Gilda's LaughFest features stand-up, improv, and showcases and brings in 50,000 attendees.



grmag.com

SKILLED WORKFORCE

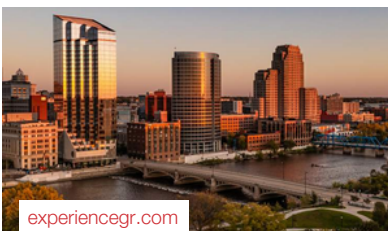
Grand Rapids serves as the corporate hub for numerous major firms, including Spectrum Health, Meijer, Amway, Mercy Health, Gentex, and Steelcase. The top 10 biggest employers in Grand Rapids collectively hire more than 66,000 individuals, spanning across sectors such as healthcare, retail, consumer goods, manufacturing, technology, automotive, education, and furniture.



michaelvisitsall.com

DEMOGRAPHICS

The population in Grand Rapids has grown to 196,608 as of 2023. It has a median household income of \$61,634 and an average age of 31.8 years. These demographics are indicative of economic stability and potential for development.



experiencegr.com

GRAND RAPIDS ADVANTAGE

Grand Rapids offers a lively urban atmosphere alongside the charm of smaller neighborhoods, creating a rich blend of culture, arts, and natural beauty. Positioned between Chicago and Detroit, West Michigan boasts a population exceeding 1.5 million, with Grand Rapids at its thriving heart.

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