



RETAIL PROPERTY FOR SALE

3233 ALPINE AVE NW

Grand Rapids, MI 49544

STEVE MILLMAN

President

C: 616.510.5545

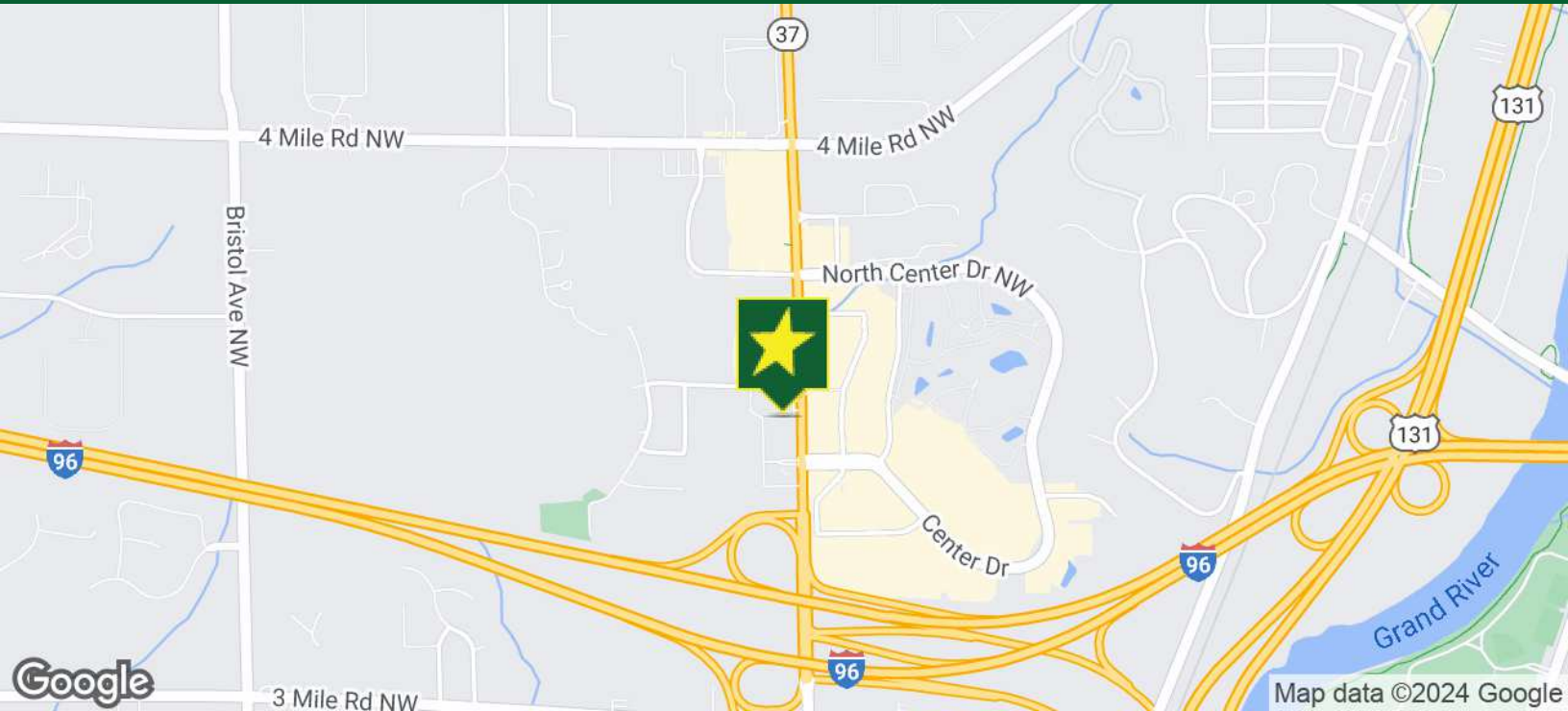
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OFFERING SUMMARY

Sale Price:	\$1,355,625
Building Size:	4,575 SF
Lot Size:	0.39 Acres
Lease Type:	NNN
Cap Rate:	8.0%
Year Built:	1970
Renovated:	2015
Zoning:	Commercial Improved
County:	Kent
Tax ID:	41-13-02-279-023
Submarket:	Alpine Corridor
Traffic Count:	40,115

PROPERTY OVERVIEW

Prime location on the busy Alpine corridor, seconds from I-96. Great visibility, access, signage, and parking.



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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	OPPA Sushi	2,200 SF	48.09%	\$27.27	\$59,994	02-01-2024	01-31-2031
B	Painting With A Twist	2,375 SF	51.91%	\$20.40	\$48,450	01-01-2023	11-01-2027
TOTALS		4,575 SF	100%	\$47.67	\$108,444		

*Painting With A Twist has a 2% annual increase with two 5 year options

*OPPA Sushi has a 3% annual increase with two 5 year options

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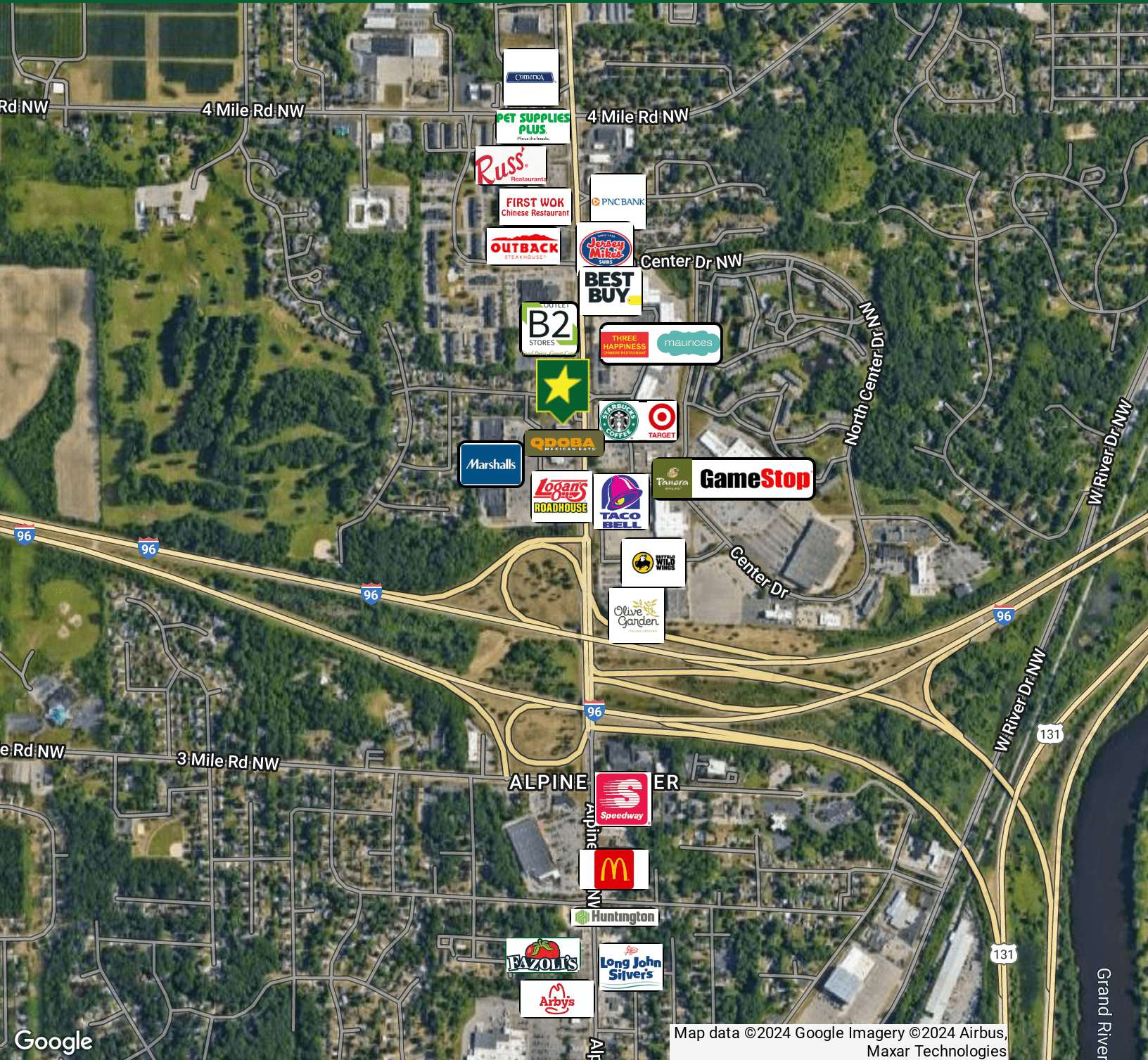
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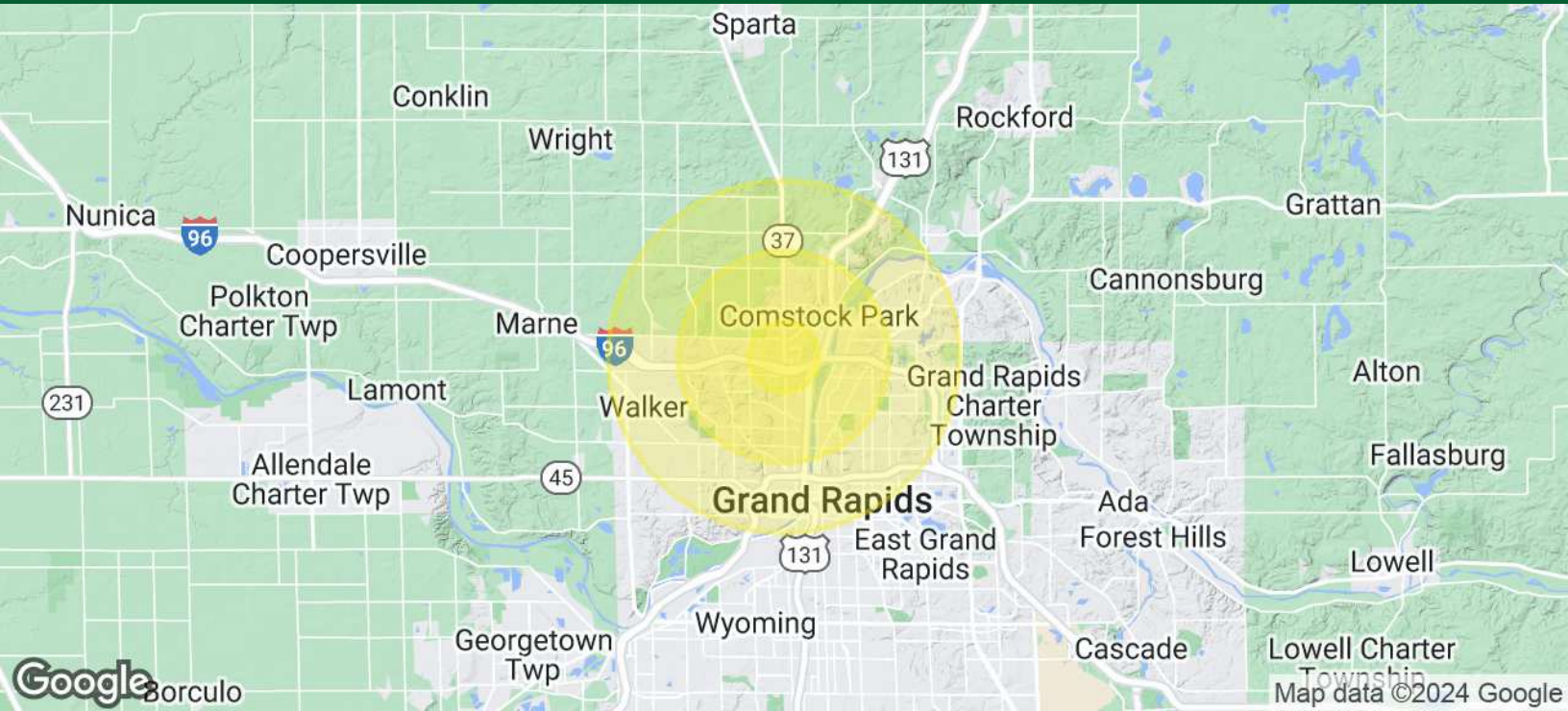
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,966	57,713	153,819
Average age	30.7	33.2	34.0
Average age (Male)	29.2	32.6	33.5
Average age (Female)	33.6	33.7	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,237	23,586	64,177
# of persons per HH	2.2	2.4	2.4
Average HH income	\$41,880	\$50,356	\$50,065
Average house value	\$138,057	\$132,041	\$133,296

* Demographic data derived from 2020 ACS - US Census

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