

FOR SALE AND FOR LEASE

1625 Leonard St NE

Grand Rapids, MI 49505



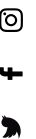
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FOR SALE AND FOR LEASE FORMER SAVE A LOT

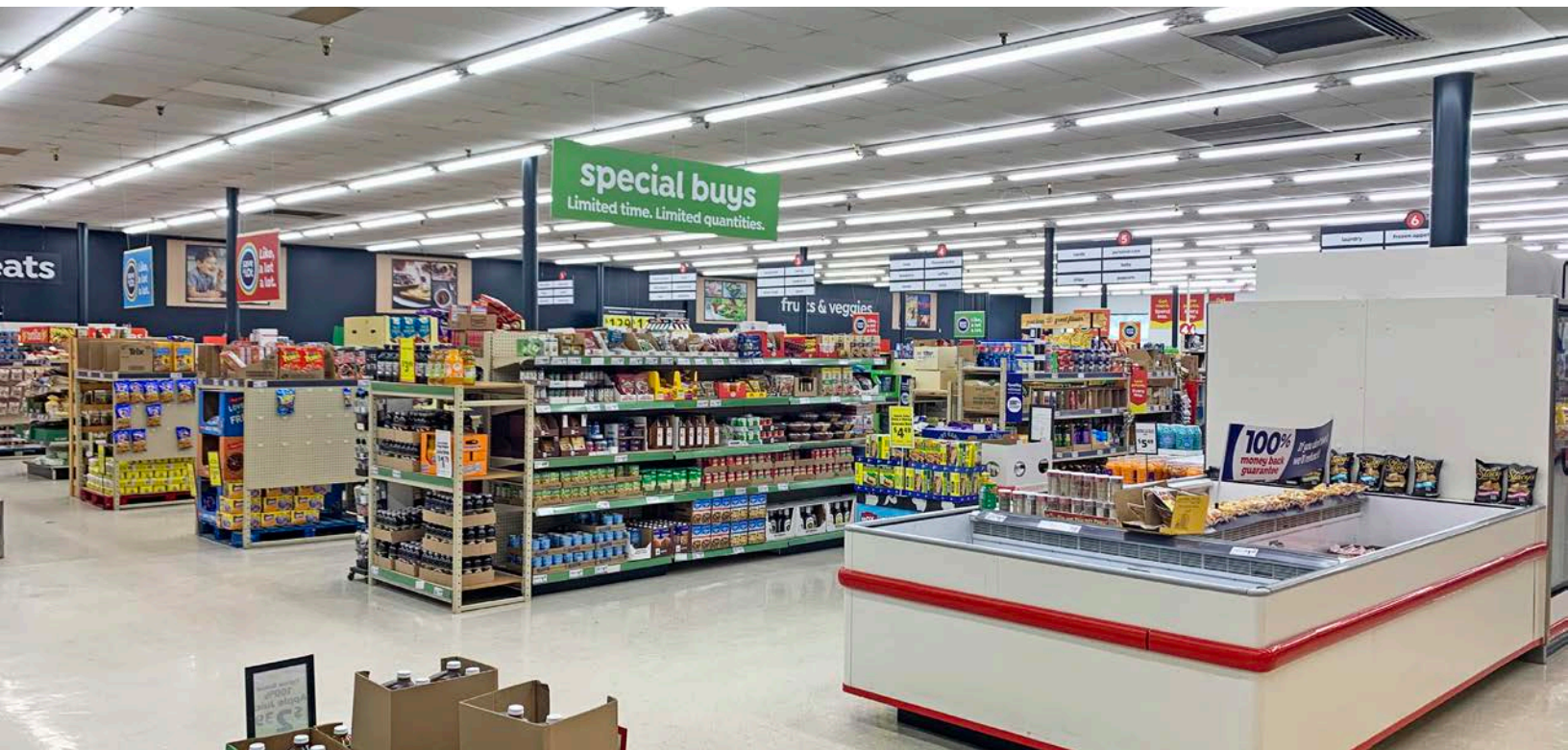
Former Save A Lot now available for lease and entire multi-tenant strip is for sale too. Leases in place with Dollar General, Michigan Radiology and a Fifth Third ATM on site. Recently remodeled with fresh paint, new LED lighting and exterior facade. This store is move-in ready for a grocery store or larger retail user.

Situated on busy Leonard/Ball/Fuller retail corridor surrounding many roof tops too. Neighboring retailers include Dollar General, Dollar Tree, Family Fare, Speedway, Jimmy John's and CVS Pharmacy.

32,810
SQUARE FEET

\$2,625,000
SALE PRICE

\$8.50
LEASE RATE/SF



Fixtures have been removed

LEASE INFORMATION

Available Area	19,000 SF
Lease Price/SF	\$8.50
Lease Price/Month	\$13,458
NNN Expenses/SF	\$2.79/SF
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.
Date Available	Immediate
Parcel Number	41-67-51-014-004
Zoning	Commercial
Property Visibility	Good
Neighboring Tenants	Dollar General, Open MRI, Dollar Tree, Boost Mobile, Liberty Tax, Simply Self Storage



SALE INFORMATION

Sale Price	\$2,625,000
Sale Price/SF	\$80.00/SF
Total Building SF	32,810 SF
Land Area	3.27 acres
Possession	At close
Terms	Cash to Seller

Save A Lot	Vacant	19,000 SF	57.91%
Dollar General	Leased	8,932 SF	27.22%
Michigan Radiology	Leased	4,878 SF	14.87%
Fifth Third ATM	Leased		
TOTAL		32,810 SF	

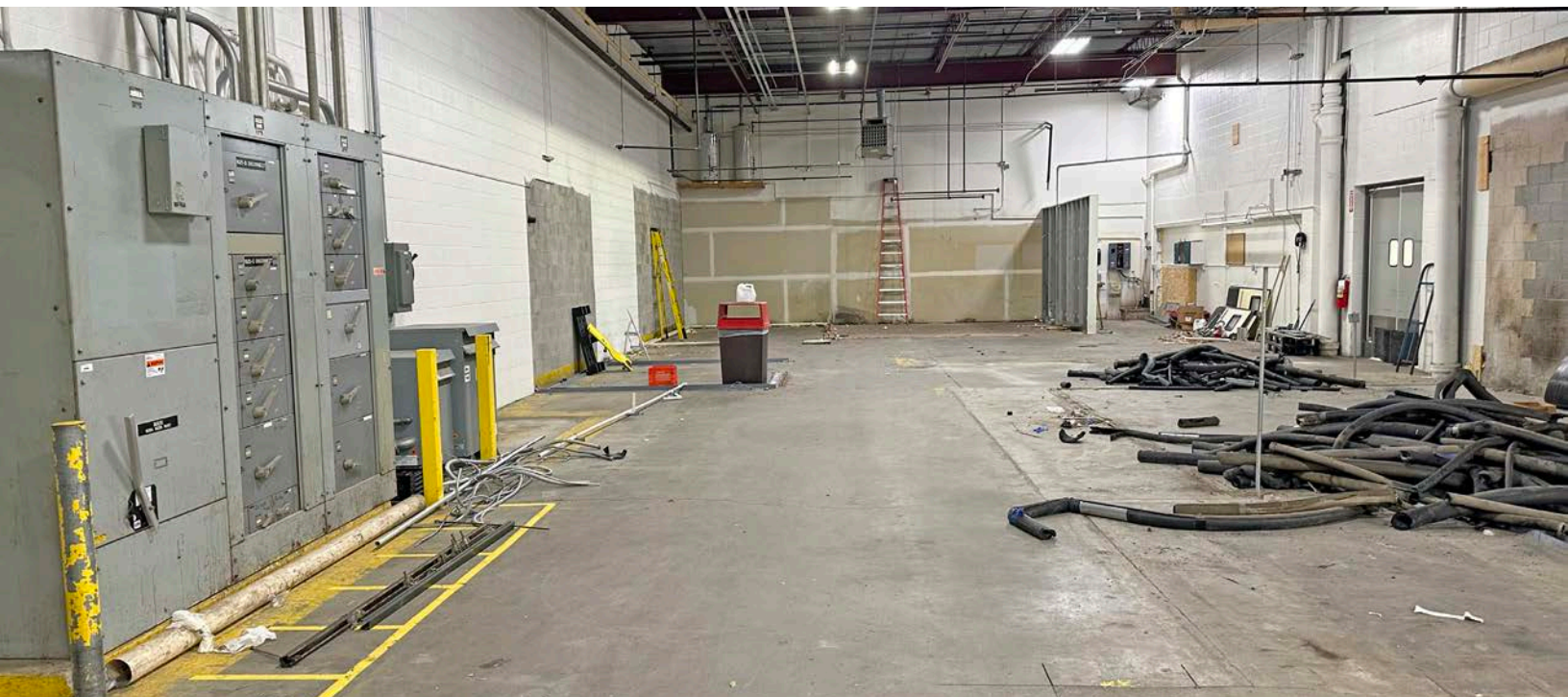
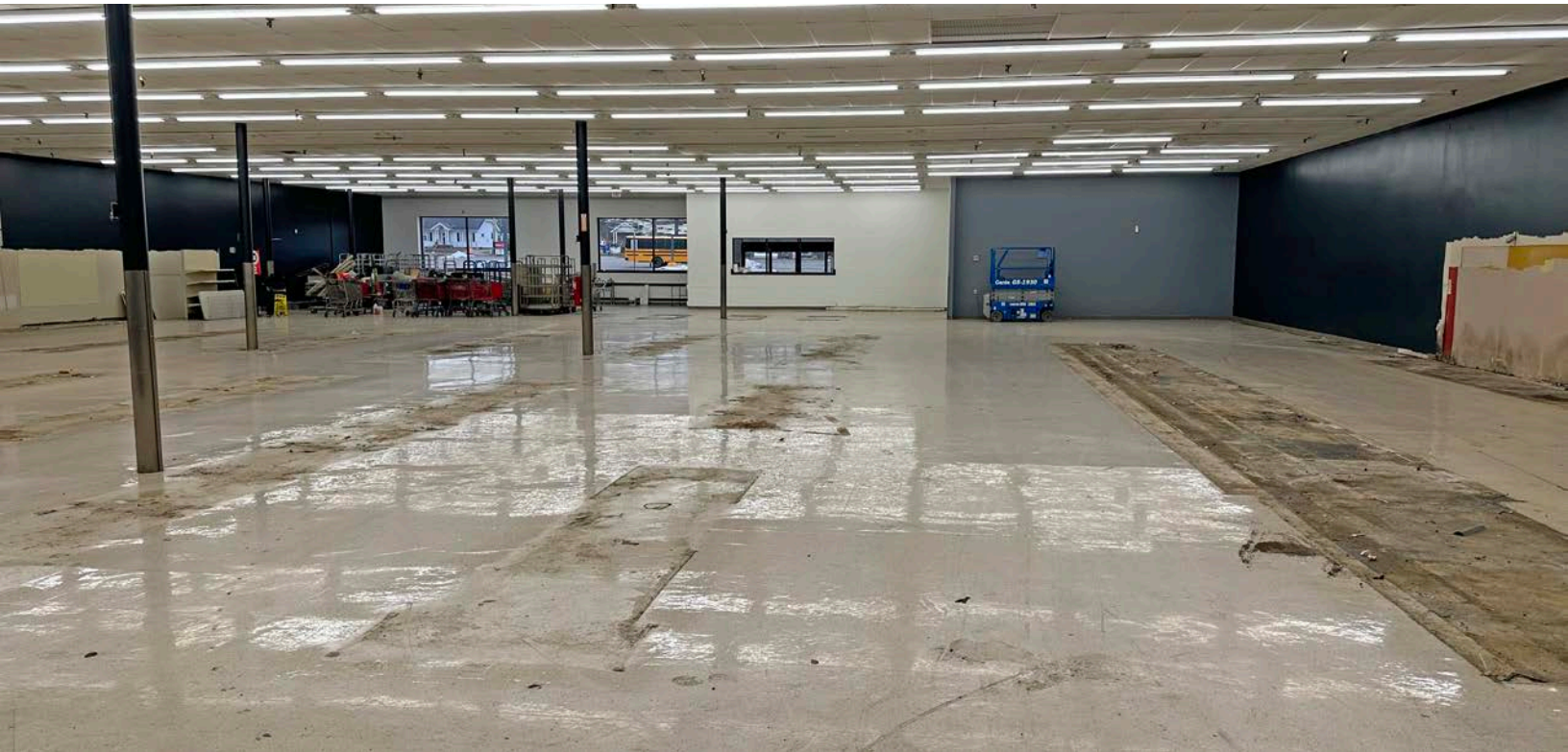


DEMOGRAPHICS

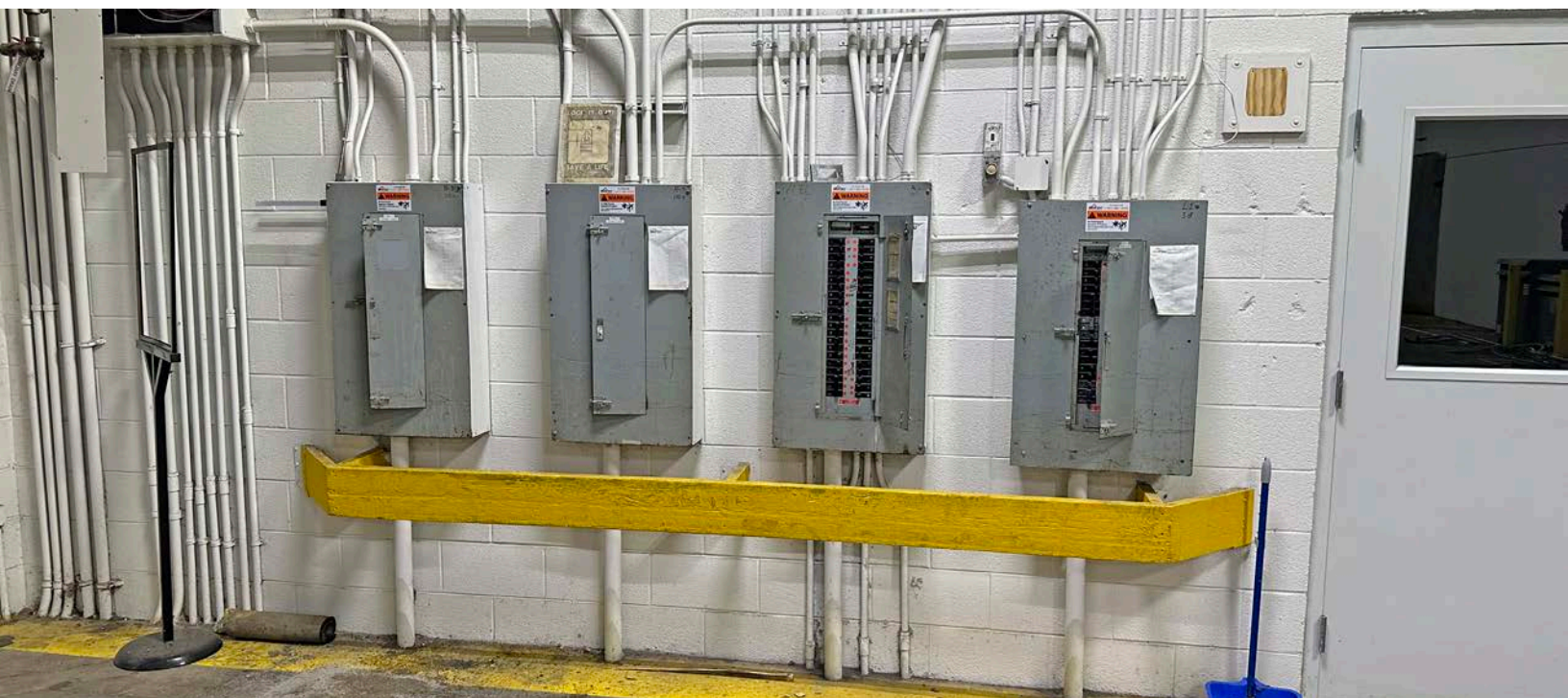
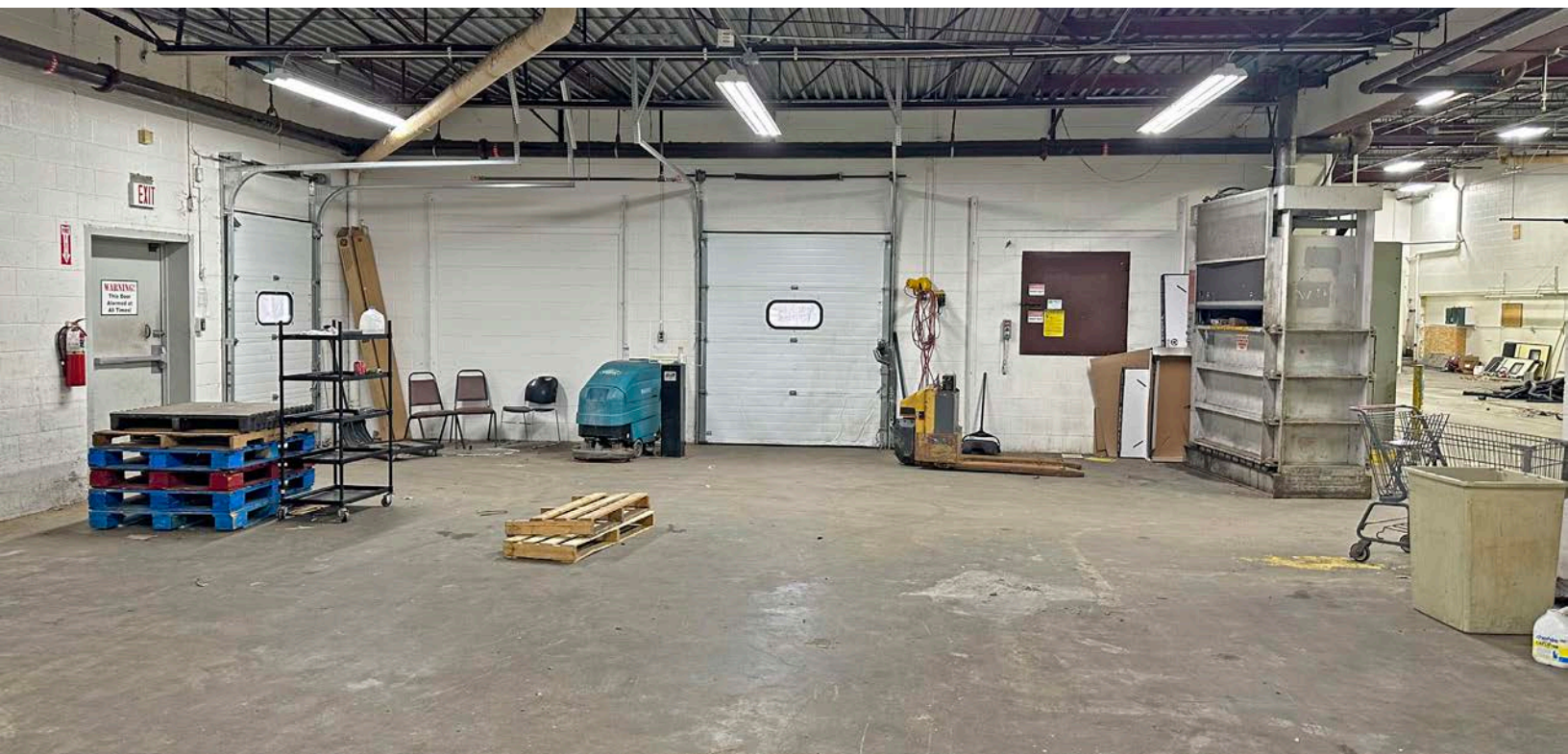
	1 Mile	3 Miles	5 Miles
Population	12,163	100,697	240,331
Median Age	37.8	34.6	34.1
Households	5,042	43,219	95,856
Median Disposable Income	\$42,996	\$52,894	\$51,425
Unemployment Rate	2.8%	5.2%	5.9%

*Equipment has been removed

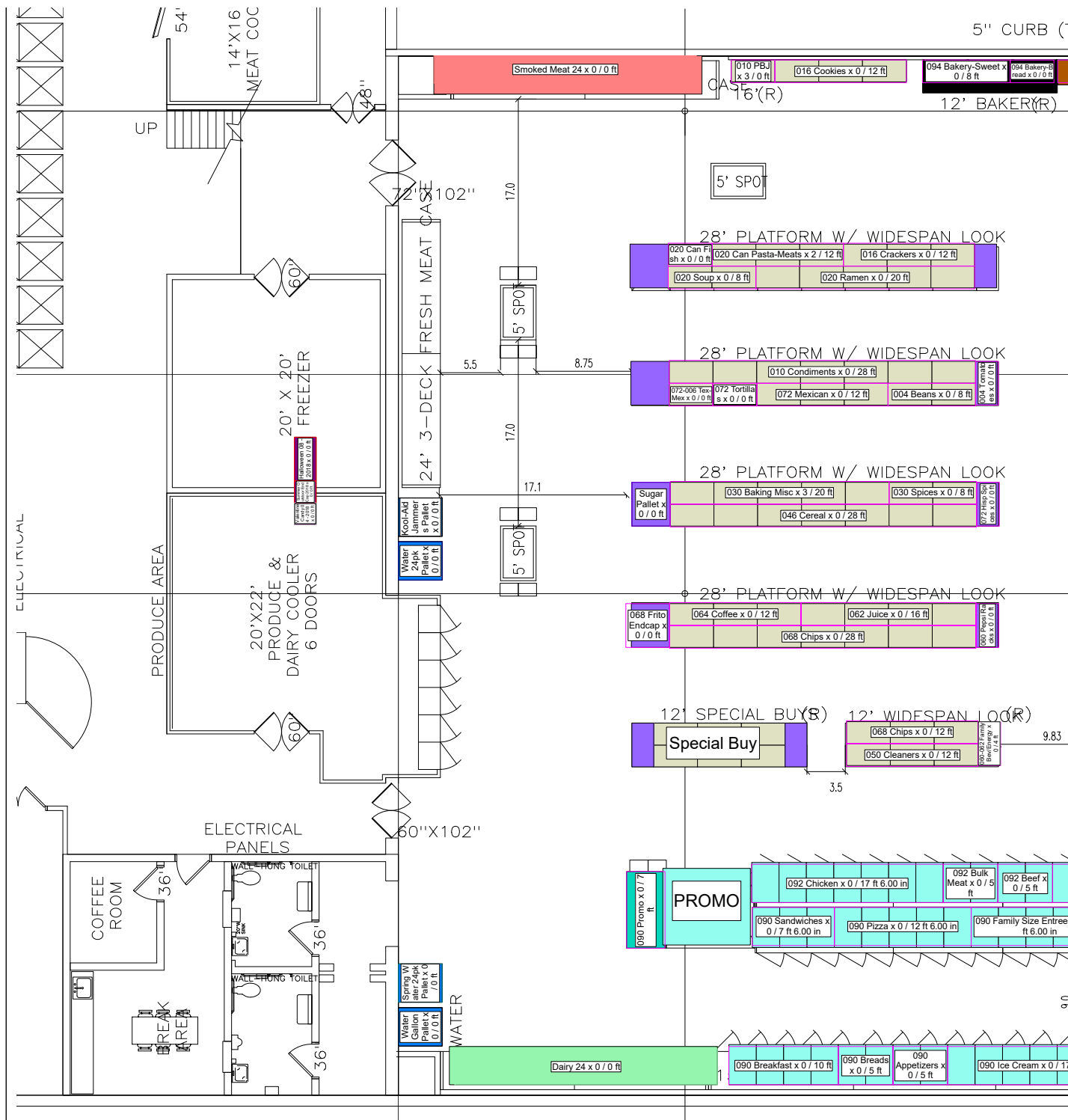
BUILDING PHOTOS

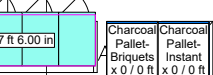


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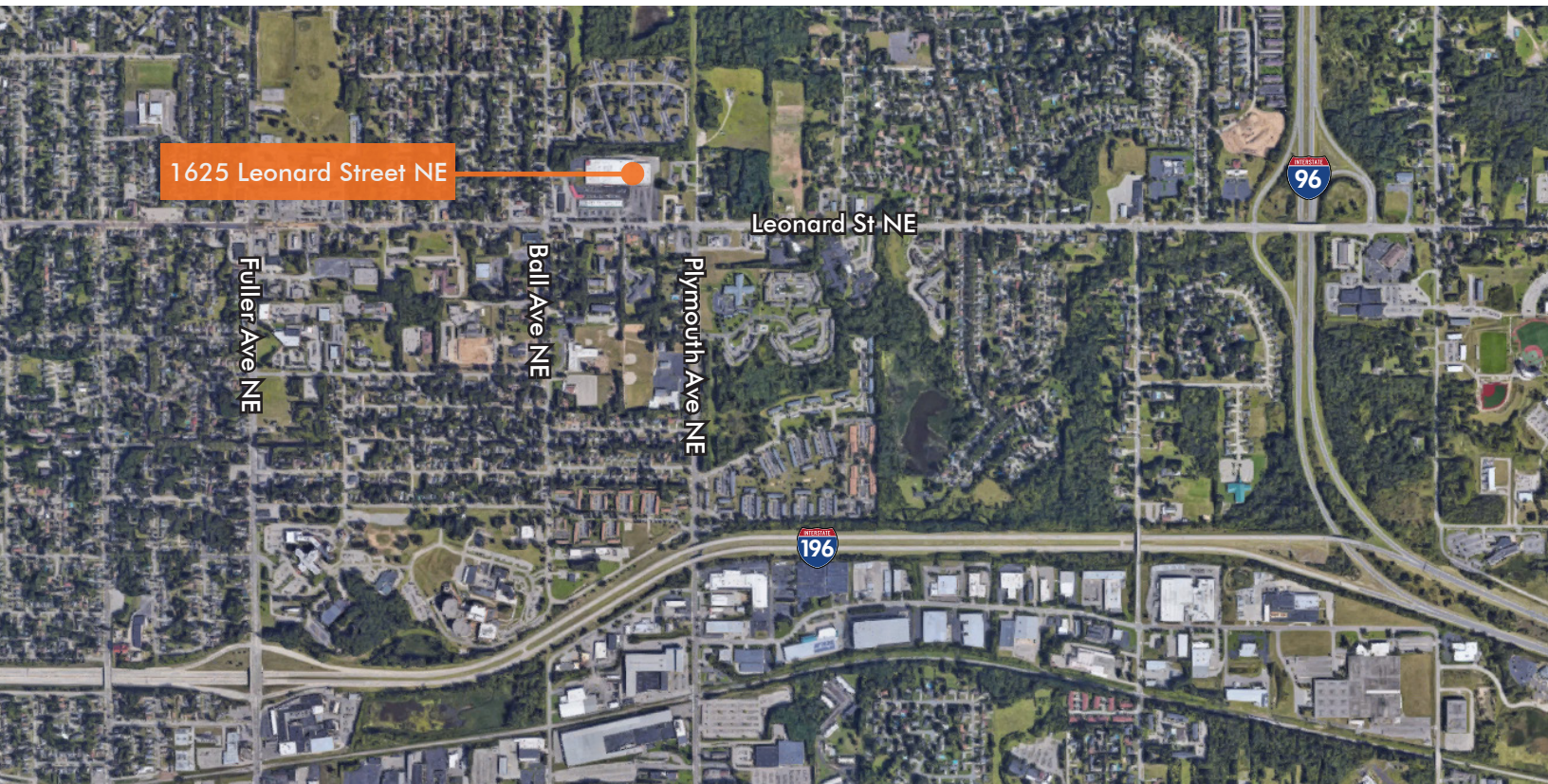
FLOOR PLAN





PROPERTY AERIAL





PROPERTY LOCATION

PROXIMITY TO

Downtown Grand Rapids	4 miles
Gerald R Ford International Airport	10 miles
Lansing	66 miles
Detroit	155 miles
Chicago	181 miles
Indianapolis	264 miles



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