



SITE

Westhore Mall

James St

11,365 VPD

31

N Park Dr

FOR LEASE

43,464 VPD

New Medical Office/Clinic Building Available

12350 James Street | Holland, MI



Executive Summary

12350 James Street | Holland, MI 49424



3,500 SF
Available

Contact
Broker
Lease Rate

ABOUT THE PROPERTY

- Fully built out medical office/clinic space located at the lighted, hard corner of US 31 and James Street, a busy retail corridor in Holland, MI.
- Exceptional trade area and demographics.
- Immediately adjacent to Nelis' Dutch Village
- Possible conversion to QSR

JOIN THESE RETAILERS



TRAFFIC COUNTS

US-31

43,464 AADT

Year: 2022 | Source: MDOT



12350 James Street

Holland, MI



SITE

Westshore Mall

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N Park Dr

31

11,365 VPD

43,464 VPD



Demographic Highlights

12350 James Street | Holland, MI 49424



DEMOGRAPHIC HIGHLIGHTS

1 MILE

4,489 Population	11,045 Total Daytime Population	\$82,317 Average Household Income	2,067 Total Households
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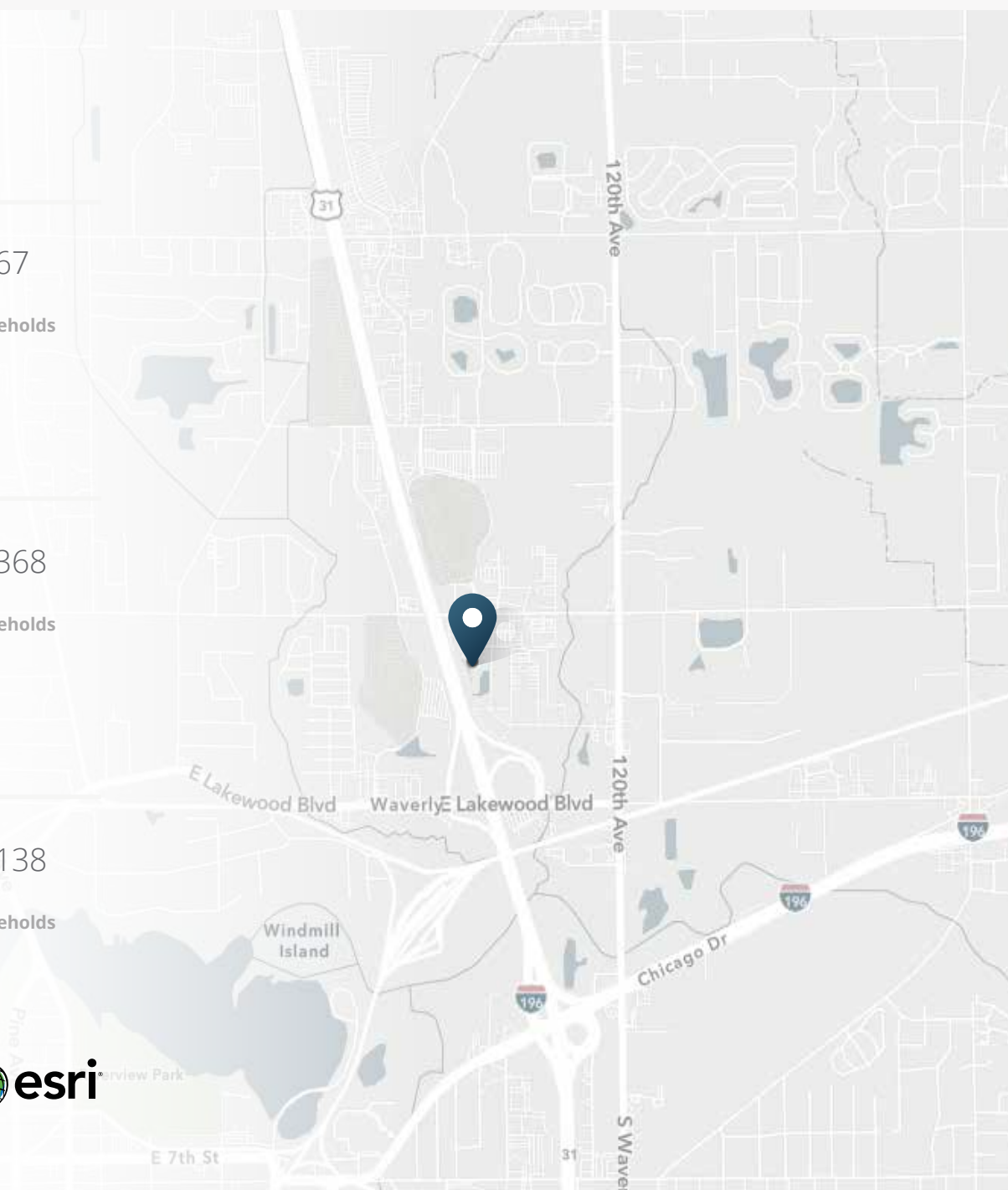
3 MILES

59,522 Population	74,287 Total Daytime Population	\$99,969 Average Household Income	14,368 Total Households
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5 MILES

100,916 Population	126,676 Total Daytime Population	\$107,452 Average Household Income	38,138 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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