

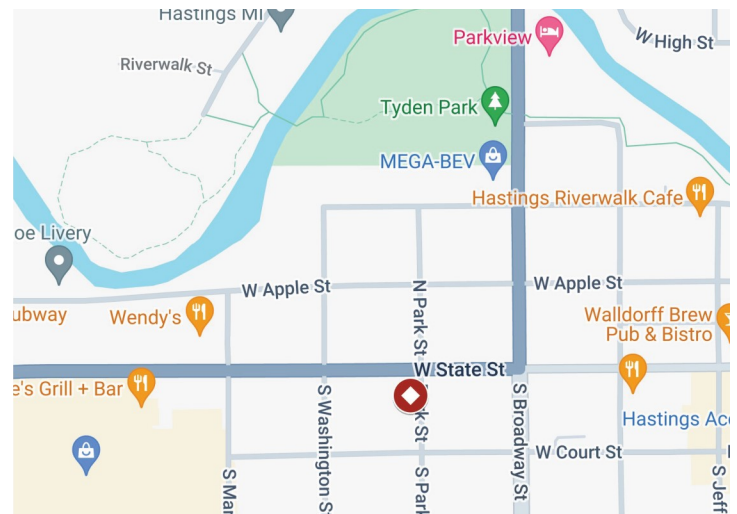


400 W. State Street

Hastings, Michigan 49002

Property Features

- Signage opportunity on building
- Neighboring tenants include Edward Jones & Hastings Pharmacy
- Ample parking provided
- Drive-through window available
- Common area includes elevator access and bathrooms
- Located along State Street
- Rates: \$14.95 to \$15.95/SF NNN
- Available Suites Range: 785 SF up to 5,212 SF



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Asset Overview

400 W. State Street
Hastings, Michigan

More Than An Address

Excellent retail/office space with excellent visibility and the potential for a drive-thru window, along with a signage opportunity at this prime location just outside downtown Hastings on State Street. Choose from a range of spaces, with sizes ranging from 785 to 5,000 square feet. The opportunity to customize interiors with build-to-suit options ensures workspaces align seamlessly with visions and requirements. Both upper and lower level options with elevator access offer added flexibility.

The Offering

Availability	785 up to 5,212 SF
Rate	\$14.95—\$15.95/SF NNN



Lease Overview

400 W. State Street
Hastings, Michigan

The Building

Location	City of Hastings
HVAC	Gas/Forced Air
Air Conditioning	Yes
Signage	Building
Zoning	PUD

Lease Information

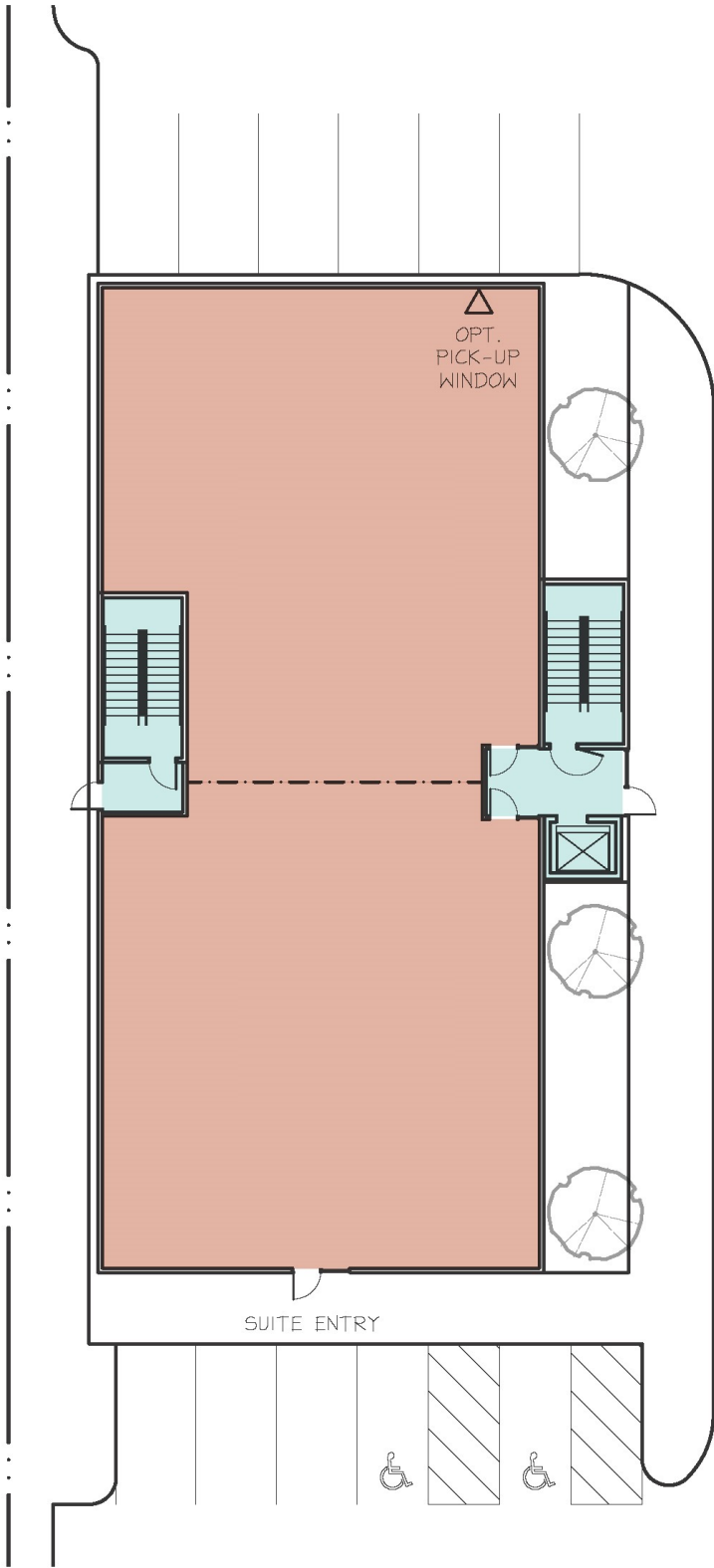
Terms	Up to 60 months
Tenant Provides	Phone & Internet, Gas/ Heat, Electric, Air Conditioning, Janitorial, Refuse Removal, Water, Sewer
NNN Expenses Include	Taxes, Insurance, Roof & Structural, Common Area Maintenance
Possession	Immediate occupancy available

Availability

Suite	Rentable SF	Rate/SF/Year	Type	Base Monthly Rent
1A	785 SF	\$15.95/SF	NNN	\$1,043.00/Month
1B	1,200 SF	\$15.95/SF	NNN	\$1,595.00/Month
1C	1,985 SF	\$15.95/SF	NNN	\$2,639.00/Month
2A	1,023 SF	\$15.95/SF	NNN	\$1,360.00/Month
2B	1,300 SF	\$15.95/SF	NNN	\$1,728.00/Month
2C	2,323 SF	\$15.95/SF	NNN	\$3,088.00/Month
1 & 2	5,212 SF	\$14.95/SF	NNN	\$6,493.00/Month

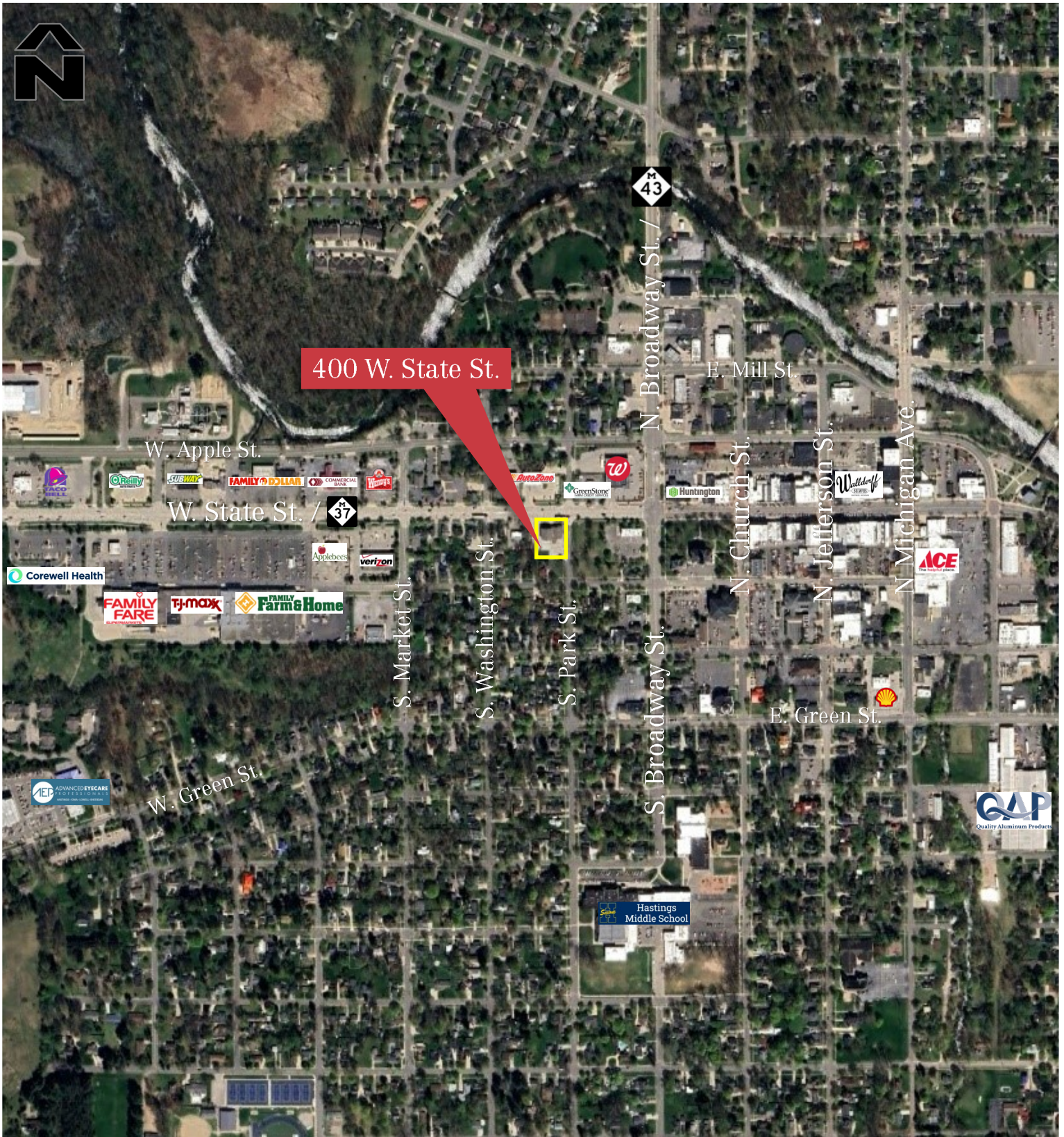
Site Plan

400 W. State Street
Hastings, Michigan



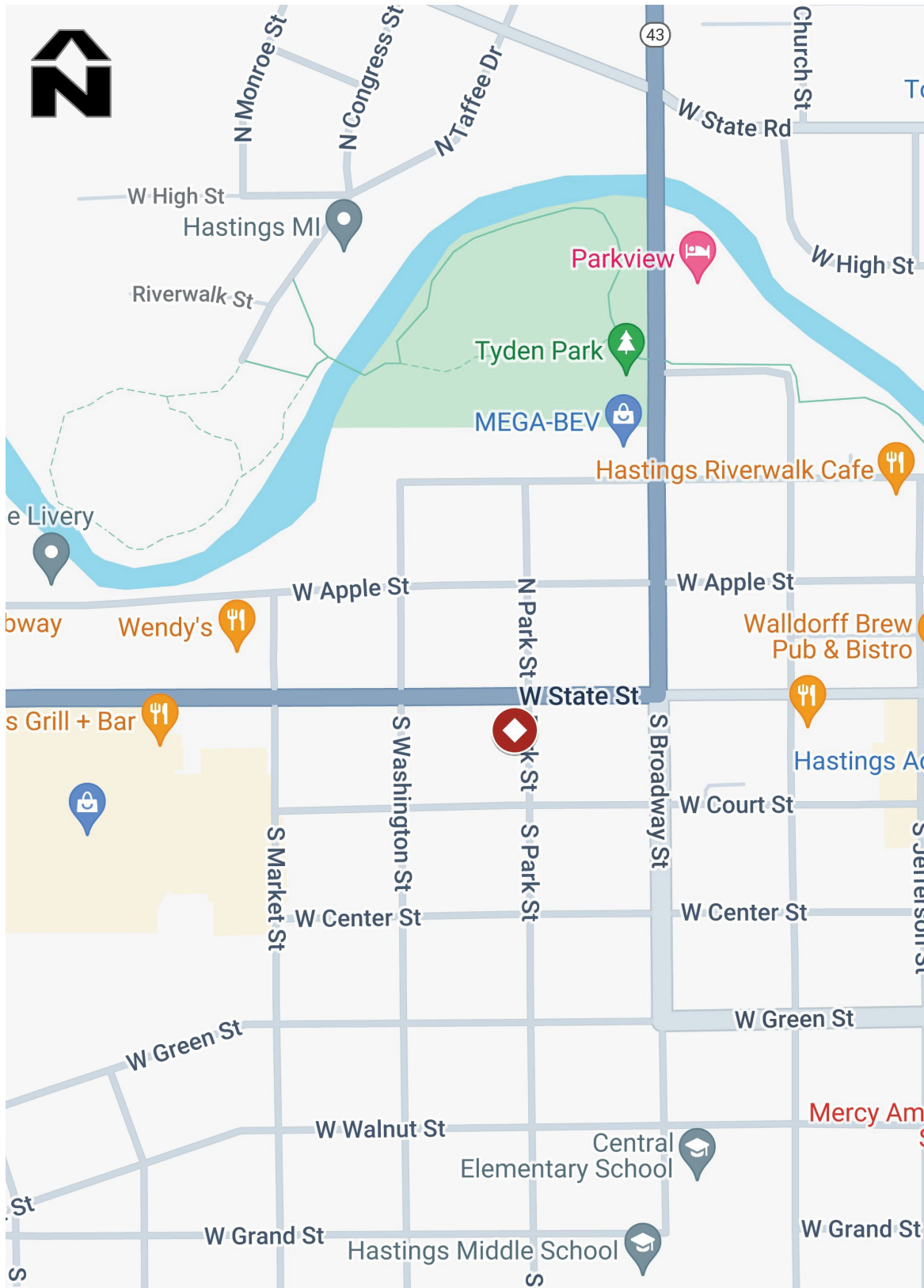
Aerial Map

400 W. State Street
Hastings, Michigan



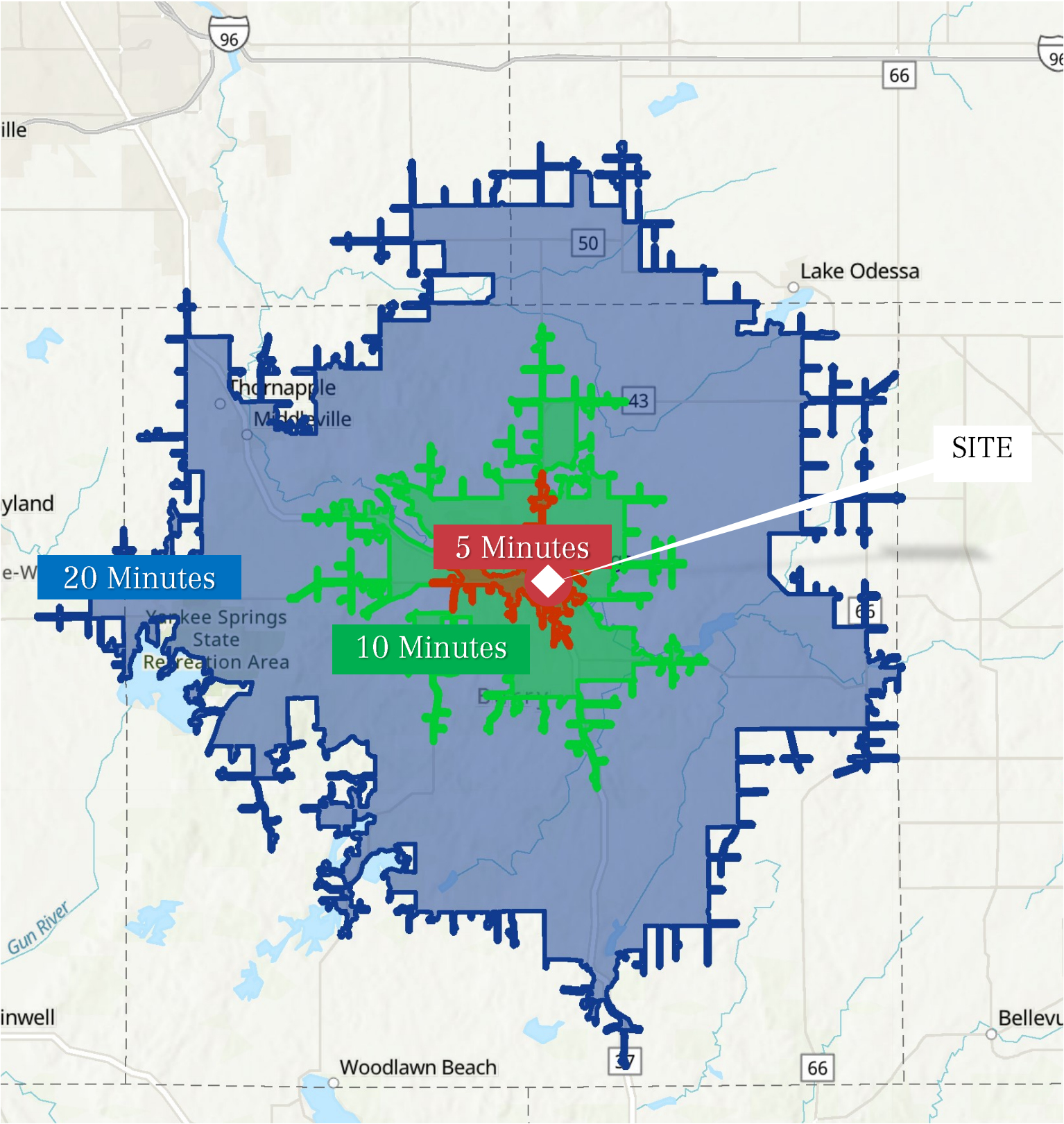
Location Map

400 W. State Street
Hastings, Michigan



Drive Time Map

400 W. State Street
Hastings, Michigan



Demographic Information

5–Minutes

400 W. State Street
Hastings, Michigan

KEY FACTS

6,253

Population

37.6

Median Age

2.5

Average Household Size

\$56,874

Median Household Income

EDUCATION

5%

No High School Diploma



43%

High School Graduate



29%

Some College



23%

Bachelor's/Grad/Prof Degree

BUSINESS



370

Total Businesses



4,896

Total Employees

EMPLOYMENT



48%

White Collar



40%

Blue Collar



12%

Services

6.2%

Unemployment Rate

INCOME



\$56,874

Median Household Income



\$29,155

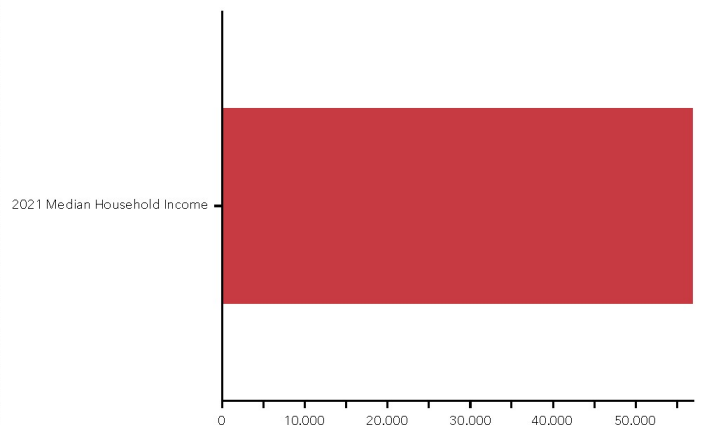
Per Capita Income



\$140,354

Median Net Worth

2021 Median Household Income



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Demographic Information

10–Minutes

400 W. State Street
Hastings, Michigan

KEY FACTS

13,350

Population



2.4

Average Household Size

40.5

Median Age

\$63,369

Median Household Income

EDUCATION

5%

No High School Diploma



40%

High School Graduate



29%

Some College



26%

Bachelor's/Grad/Prof Degree

BUSINESS



572

Total Businesses



7,960

Total Employees

EMPLOYMENT



52%

White Collar



37%

Blue Collar



11%

Services

7.3%

Unemployment Rate

INCOME



\$63,369

Median Household Income



\$35,339

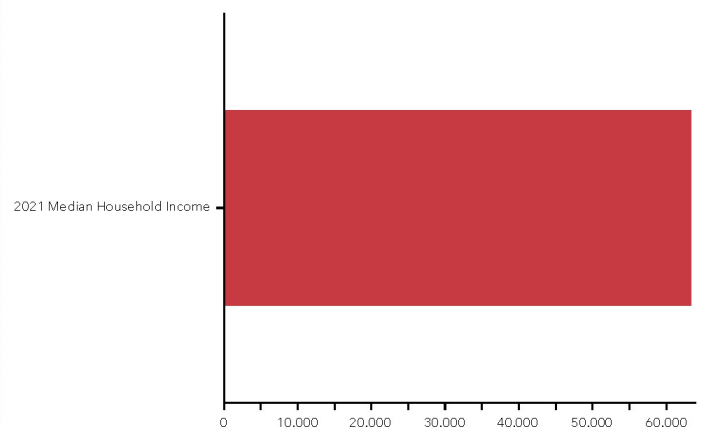
Per Capita Income



\$184,644

Median Net Worth

2021 Median Household Income



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Demographic Information

20-Minutes

400 W. State Street
Hastings, Michigan

KEY FACTS

41,094

Population

42.0

Median Age

2.6

Average Household Size

\$68,926

Median Household Income

EDUCATION

5%

No High School Diploma



38%

High School Graduate



31%

Some College



25%

Bachelor's/Grad/Prof Degree

BUSINESS



1,065

Total Businesses



11,749

Total Employees

EMPLOYMENT



56%

White Collar



35%

Blue Collar



9%

Services

5.3%

Unemployment Rate

INCOME



\$68,926

Median Household Income



\$35,871

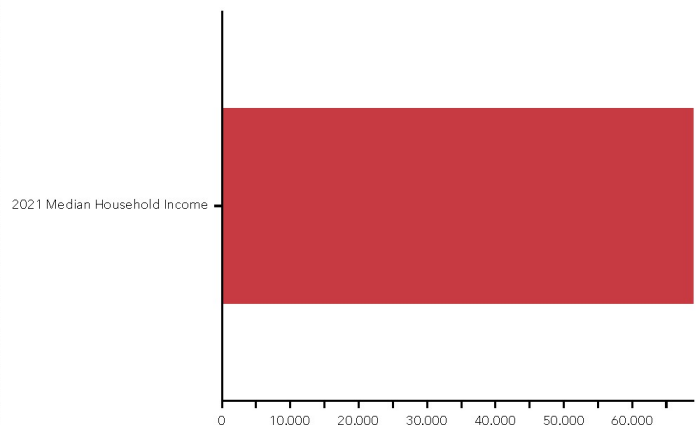
Per Capita Income



\$212,566

Median Net Worth

2021 Median Household Income



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