

# FOR LEASE

9479 Riley Street

Zeeland, MI 49464

Bridgewater Square is anchored by Family Fare and various shadow anchors. Three suites are available, Suite 205 is 1,700 SF, Suite 220 is 1,748 SF, and Suite 245 is 1,600 SF. Take advantage of Family Fare's destination traffic of tens of thousands per week and the work population base of Zeeland's very successful industrial park including Gentex, Herman Miller, etc. as well as both Class A Zeeland High Schools. Join a nice regional and national tenant mix and bring your niche to the center.



MIKE NAGELKIRK

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RETAIL

1,600 - 1,748 SF

[www.LakeshoreCommercial.com](http://www.LakeshoreCommercial.com)

44 East 8th Street, Suite 510 | Holland, MI 49423 | 616.394.4500

## LISTING INFORMATION

Suite	205	220	245
Lease Price	\$12.50 + NNN	\$12.50 + NNN	\$12.50 + NNN
Available SF	1,700 SF	1,748 SF	1,600 SF
Monthly Price	\$1,771 + NNN	\$1,821 + NNN	\$1,666.67 + NNN
Terms	60 Months	60 Months	60 Months
Lease Type	Triple Net	Triple Net	Triple Net
Estimated NNN	\$4.50/SF	\$4.50/SF	\$4.50/SF
Zoning	C		
Taxing Authority	Zeeland Charter Township		
County	Ottawa		

## PROPERTY HIGHLIGHTS

- Near big box stores, businesses, restaurants, etc
- Close proximity to Downtown Zeeland
- Next to Gentex Headquarters and Zeeland Industrial Park
- .4 Miles from Zeeland East & West High School
- 2024 AADT Traffic Counts
- 96th Ave - 13,149
- Riley St - 15,040

## LOCATION DESCRIPTION

Riley Street East to 96th Avenue, North to address



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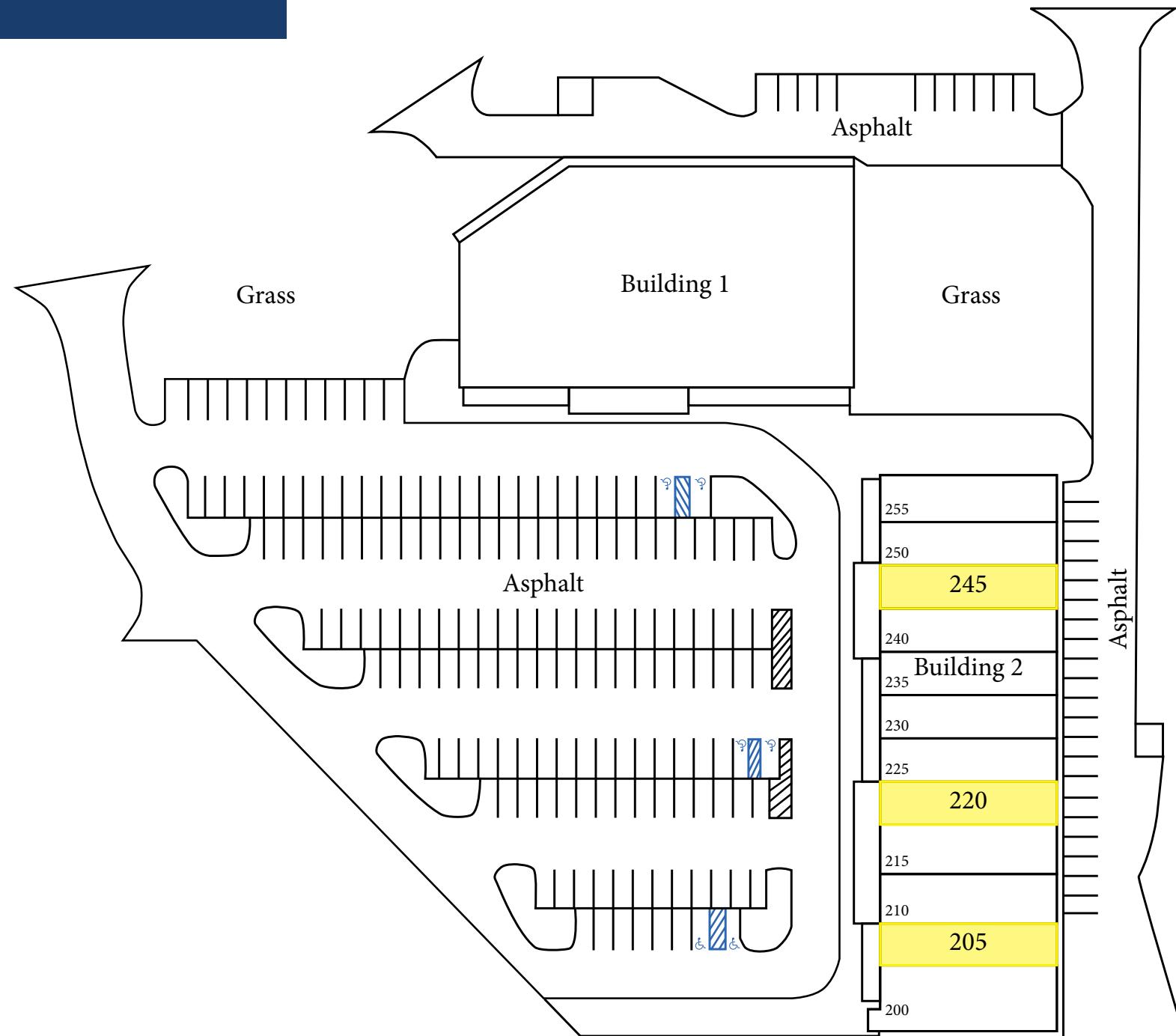
## PHOTOS



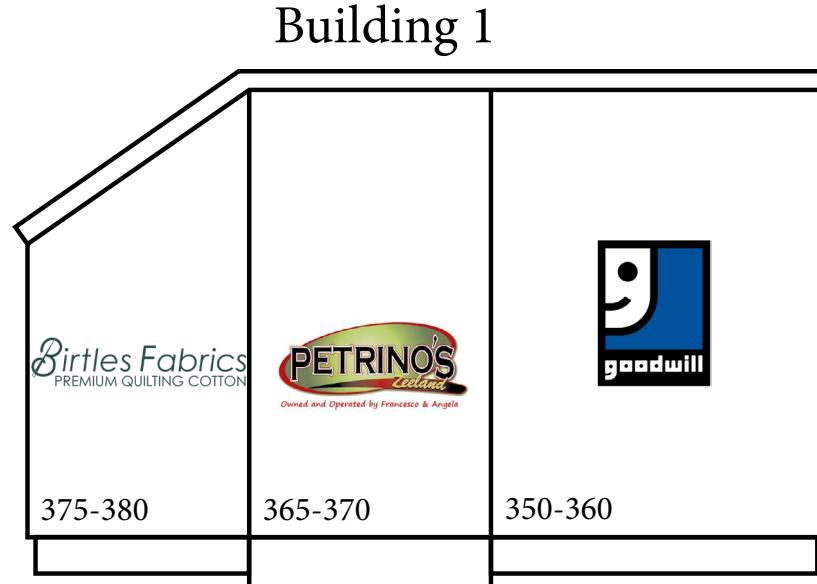
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## LAYOUT



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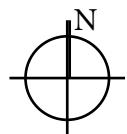
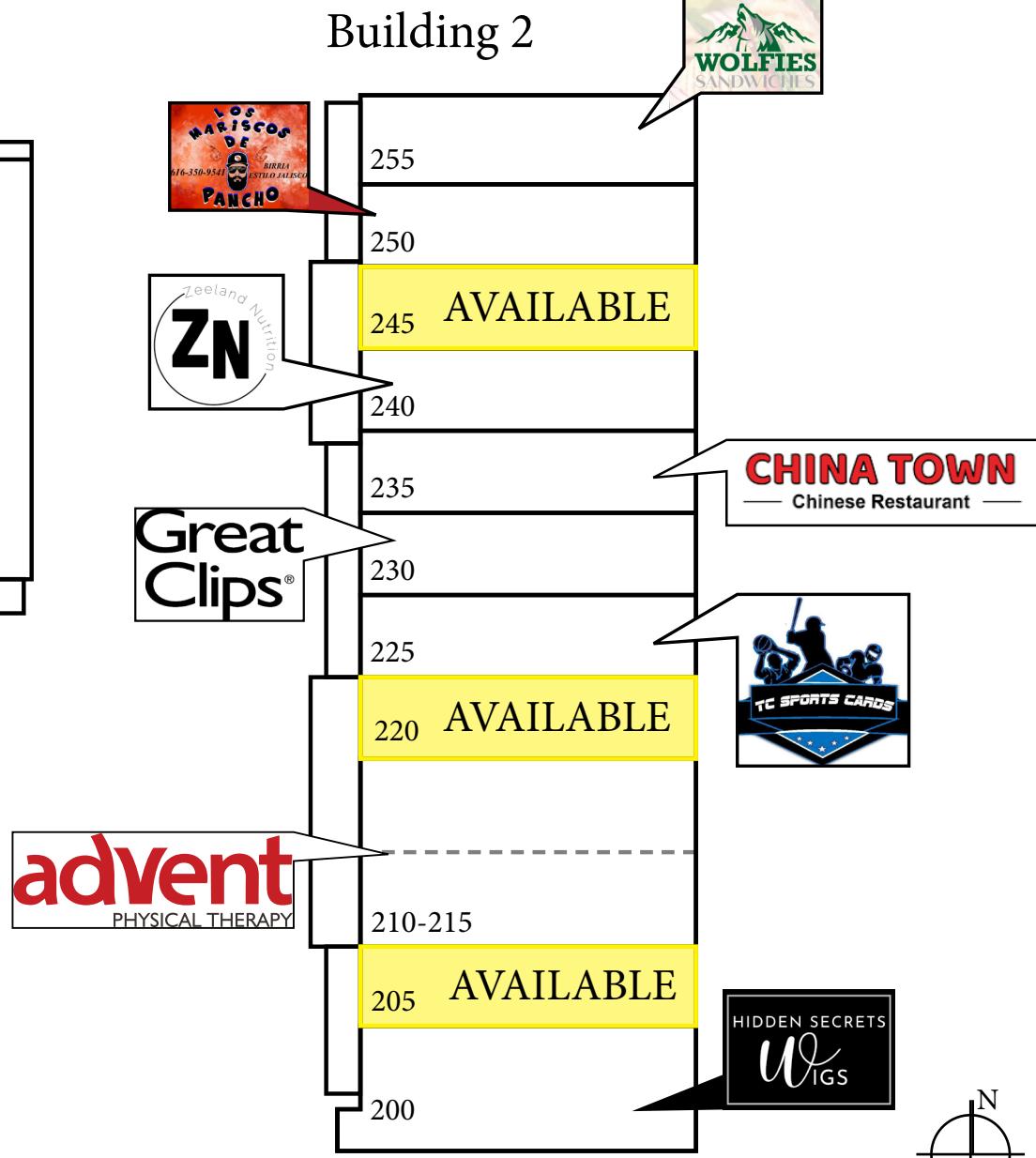


BUILDING 1

355-360	Goodwill
365-370	Petrino's Zeeland
375-380	Birtles Fabrics

BUILDING 2

200	Hidden Secrets Wigs
205	<u>AVAILABLE</u>
210-215	Advent Physical Therapy
220	<u>AVAILABLE</u>
225	TC Sports Cards
230	Great Clips
235	China Town
240	Zeeland Nutrition
245	<u>AVAILABLE</u>
250	Los Mariscos De Pancho
255	Wolfies Sandwiches



FOR SALE · 9427 Pentatech Drive · Zeeland, MI 49464



## FLOOR PLAN



## YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.