

2137 WEALTHY STREET SE
EAST GRAND RAPIDS, MICHIGAN

RETAIL/OFFICE FOR LEASE
1,465 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

NEWLY REMODELED



PROPERTY FEATURES

- 1,465 total building square feet
- Located on 0.114 acres
- Zoned C-1
- 12' Ceiling height
- Security system in place
- Renovated in 2022
- Lease Rate: \$35.00/sf NNN
- Monthly Rate: \$4,273/mo

Comments: First time on market, this beautiful retail/office space is available to lease in East Grand Rapids. Just walking distance from Collins Park/Reed's Lake, this space is fully built out, turn-key ready to move in. Comes with on-site parking, a rarity in East GR. Zoned for C-1. **Do not approach current tenants.**



For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
jrizqallah@signatureassociates.com

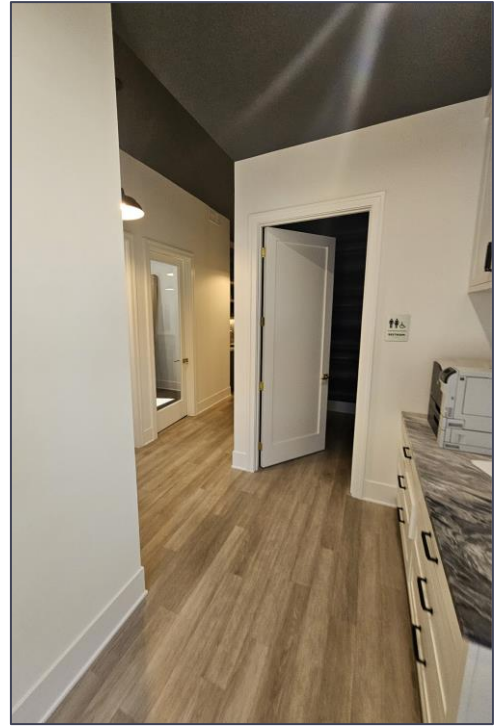
SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

2137 Wealthy Street SE – East Grand Rapids, Michigan

Retail/Office for Lease

1,465
Square Feet
AVAILABLE

Interior Photos



For more information, please contact:
JOE RIZQALLAH
(616) 822 6310
jrizqallah@signatureassociates.com

SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

2137 Wealthy Street SE – East Grand Rapids, Michigan

Retail/Office for Lease

1,465
Square Feet
AVAILABLE

Additional Exterior Photos



For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
jrizzqallah@signatureassociates.com

SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

2137 Wealthy Street SE – East Grand Rapids, Michigan

Retail/Office for Lease

1,465
Square Feet
AVAILABLE

Aerial



DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 11,082 | \$161,869 |
| 3 MILE | 119,696 | \$85,593 |
| 5 MILE | 262,617 | \$80,919 |



For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
jrizqallah@signatureassociates.com

SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

C-1 Zoning

Table 5.36 Schedule of Uses: Commercial District

| <i>P = Permitted use by right</i> <i>S = Special land use</i> | C-1 | Additional Requirements |
|--|------------|--------------------------------|
| Accessory | | |
| Accessory outdoor customer service activities such as delivery of products to customers' vehicles, grocery cart use, escorting of customers and home delivery | P | § 5.70(C) |
| Accessory outdoor dining | P | § 5.70(C) |
| Accessory outdoor sales and display (including temporary sales) | P | § 5.70(C) |
| Accessory outdoor storage | S | § 5.70(C) |
| Accessory uses clearly ancillary to the principal use, including home occupations (accessory structures are not permitted) | P | § 5.70(B) |
| Dining and Entertainment | | |
| Micro brewery or brew pub | S | § 5.71(A) |
| Restaurants, including standard service and carry-out, excluding drive-through service and entertainment/floor shows | P | |
| Soda fountain, ice cream shop or candy store | P | |
| Recreation/Cultural | | |
| Art gallery/studio | P | |
| Parks and recreational facilities, publicly owned | P | |
| Public facilities (government buildings, public museums, public galleries, public libraries and the like) | S | |
| Residential | | |
| Residential dwelling above the ground floor of a commercial building | P | § 5.74(B) |
| Residential dwelling on the ground floor of a commercial building | S | § 5.74(C) |
| Retail | | |
| Retail food/grocery, up to 50,000 sq. ft. gross floor area, which may also include food items prepared on site for sale on the premises | P | |
| Retail sales other than food/groceries, up to 10,000 sq. ft. gross floor area | P | |
| Services | | |
| Automatic teller machines, walk-up only, accessory to or separate from a bank or similar financial institution | P | |
| Banks and similar financial institutions, without drive-through facilities | P | |
| Business service establishments, including printing/copy centers, postal centers, travel agents, graphics services | P | |
| Dance or music studio | P | |
| Drive-through facilities for banks and pharmacies, but not including any other uses | S | |
| Dry cleaner/laundry (including pick-up stations and self-service laundries) | P | |
| Health clubs and fitness centers, and private sports and recreational instructional facilities not including physical therapy clinics staffed by medical professionals | P | |

For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
jrizqallah@signatureassociates.com

SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

C-1 Zoning (Continued)

| Table 5.36 Schedule of Uses: Commercial District | | | |
|--|------------------------|---------------------------|---|
| P = Permitted use by right S = Special land use | C-1 | | Additional Requirements |
| Hotels, including bed and breakfasts | S | | § 5.74(D) |
| Personal service establishments, including small electronics/appliance repair, shoe repair, dressmakers/tailors, tanning salons, barber or beauty salon, decorating and upholstery shops, and other similar repair shops | P | | |
| Photographer | P | | |
| Offices | On Ground Floor | Above Ground Floor | Specific Requirements (Special Land Uses Only) |
| Medical/dental offices and clinics of physicians, dentists, psychologists, chiropractors, optometrists, physical therapists and similar or allied professions, and non-boarding veterinary services with no outside uses | P | P | § 5.72(A) |
| Non-profit professional, civic, social, fraternal, political and religious organizations | S | P | § 5.72(A) |
| Professional office services such as: insurance, real estate, legal, sales and similar or allied professions | P | P | § 5.72(A) |
| Product showrooms and similar mixed office with product display uses | P | P | § 5.74(C) |
| Serviced offices | | P | § 5.72(B) |
| Other Uses | | | |
| Essential services | P | | § 5.59 |
| Radio and television broadcasting stations | P | | |
| Similar uses | P/S | | § 5.75(A) |
| Wireless telecommunications systems | S | | § 5.75(D) |

(Ord. effective 11-29-2013; Ord. effective 9-14- 2019; Ord. effective 3-30-2023)

Provided by City of East Grand Rapids, MI Code of Ordinance

For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
jrizqallah@signatureassociates.com

SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com