

PAD DEVELOPMENT OPPORTUNITY

CENTENNIAL RETAIL

2851 CHARLEVOIX DRIVE SE | GRAND RAPIDS, MI 49546

LAND AVAILABLE: +/- 1.15 ACRES

- HIGH PROFILE LOCATION AT THE INTERSECTION OF BUSY 28TH STREET SE & CHARLEVOIX DRIVE SE SECONDS FROM I-96
- PROPERTY SITS ON A HARD CORNER WITH A TRAFFIC LIGHT
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- APPROXIMATELY 220' OF ROAD FRONTAGE
- PROMINENT, HIGHLY VISIBLE SIGNAGE AVAILABLE
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA INCLUDING COSTCO, TARGET, MEIJER & WALMART
- 15 MINUTES TO DOWNTOWN GRAND RAPIDS
- EXPANSIVE OFFICE PARK & RESIDENTIAL COMPONENT ATTRACTING QUALITY, PROSPECTIVE CUSTOMERS TO SITE

	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	3,288	30,865	84,682
AVERAGE HH INCOME	\$94,180	\$111,394	\$103,459
HOUSEHOLDS	1,614	12,399	32,964

EXCELLENT PAD DEVELOPMENT OPPORTUNITY



RETAIL TRADE AREA SERVES A POPULATION OF OVER **1,064,215** PEOPLE & **83,500** HIGHER EDUCATION STUDENTS



VISIBLE TO APPROXIMATELY **24,272** VEHICLES PER DAY ON 28TH STREET SE



OVER **1,000,000 SF** OF CRITICAL RETAIL & RESTAURANT MASS ADJACENCIES TO CENTENNIAL PLAZA



VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF **\$46,157** PER YEAR

LEASING //

HINMANCOMPANY.COM



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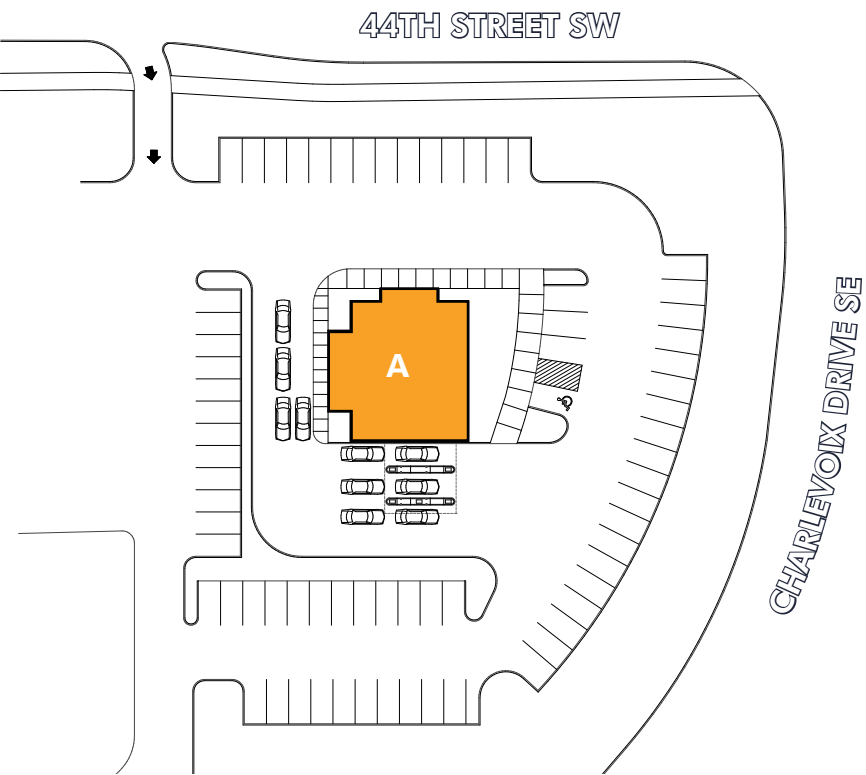
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SITE PLAN



FRONT PAD BUILDING

A / 1.15 ACRES AVAILABLE BUILD-TO-SUIT / LAND LEASE
PROPOSED BANK WITH THREE LANES

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28TH STREET SE CORRIDOR



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