

# INVESTMENT SALE

12659-12719 Riley St,  
Holland, MI 49424

## RETAIL SHOPPING CENTER

50,401 SF | 7.6 Acres



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## LISTING OVERVIEW

This multi-tenant retail shopping center offers a compelling investment opportunity within a major regional retail corridor. Positioned at the signalized northwest corner of US-31 and Riley Street, the property benefits from exceptional visibility, strong traffic counts, and direct access to a primary north-south arterial. The center consists of three buildings totaling 50,401 square feet with 49,285 square feet, rentable, situated on 7.6 acres, providing both scale and long-term flexibility. Surrounded by a strong mix of national and regional retailers, the property is well positioned for stable cash flow and sustained tenant demand.

## BUILDING HIGHLIGHTS

- High visibility
- Easy access to US-31
- Excellent tenant mix with local and national retailers
- Ample on-site parking

### 2024 AADT TRAFFIC COUNTS

- US-31- 43,004
- Riley- 25,267

## PROPERTY DETAILS

### ASKING PRICE

**\$8,500,000**

### TOTAL SQUARE FOOTAGE

**50,401 SF**

### ACRES

**7.6 Acres**

### TENANTS

**21**

### CAP RATE

**6.50% ±**



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# LISTING INFORMATION

## NON COMPETE

Sales Price	\$8,500,000	Year Built	1994, 2002, & 2003	• No Nail Salons
Total SF	50,401 SF	Percentage Leased	95%	• No Hair Cutting or Concepts/Retailers
Rentable SF	49,285 SF	Signage	Yes	• No Chiropractic Services
Acreage	7.6 Acres/ 331,069 SF	Levels	1	• No Chinese/Asian Restaurant
Number of Buildings	3	Fire Suppression	No	• No Pizza Stores- Hot or Cold
Triple Net (2026)	\$7.18/SF	Security System	No	• No Retail Sales of Beer, Wine, Lotto, or Distilled Spirits
Divisible	No	Heating	Yes	• No Coffee based retail
Use	Retail	Air Conditioning	Yes	• No Mexican Restaurants
Zoning	C-1	Lighting	Yes	• No Frozen ice cream, yogurt, Italian Ice, etc.
Taxing Authority	Holland Charter Township	Telephone	Yes	• No CBD Shops
APN	70-16-09-300-083	Fiber/Internet	Yes	
SEV (2025)	\$4,127,700	Gas	SEMCO Gas	
Taxable Value (2025)	\$2,327,830	Water	Holland Charter Township	
RE Taxes (2025)	\$115,929	Electric	Holland BPW	

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# PROXIMITY

- West Ottawa High School (North Campus) - 3.2 Miles
- West Ottawa High School (South Campus) - 3.8 Miles
- Zeeland East High School - 4.1 Miles
- Zeeland West High School - 3.9 Miles
- North Side Industrial Center - 0.38 Miles
- Zeeland - 4.5 Miles
- Grand Rapids - 25.6 Miles
- Muskegon - 32.4 Miles

# BOUNDARIES & DELINEATION

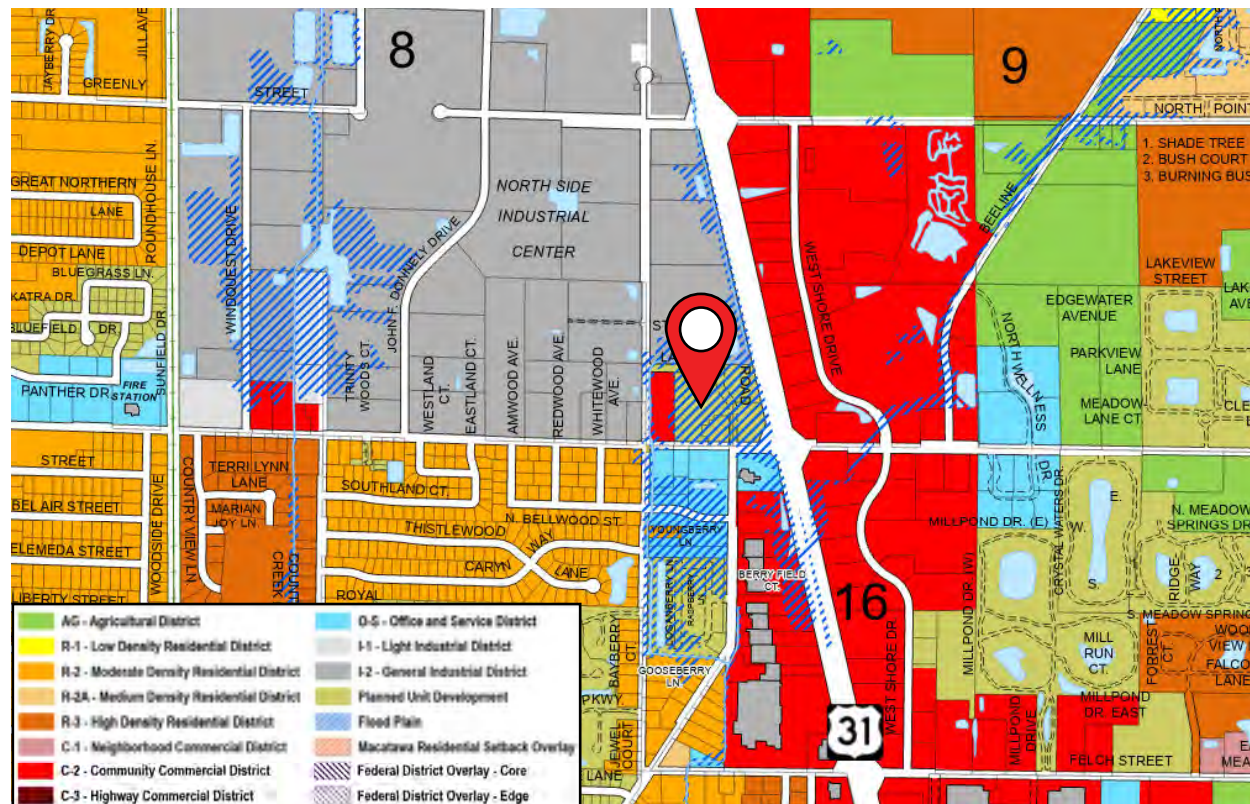
## BOUNDARIES

Market Area	Grand Rapids, MI
Submarket	Holland-Grand Haven- Muskegon
Area Type	Suburban

## DELINEATION

North	Olive Township
South	City of Holland
East	City of Zeeland & Zeeland Township
West	Park Township

# ZONING MAP



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# BUILDING 1 - 12659 RILEY ST



Building 1 was the second building to be constructed within Riley Plaza. This 11,086 square foot building was completed in August of 2002. The building has a steel roof on structural steel trusses with brick and block exterior masonry. 12659 Riley Street is 100% occupied with El Rancho Mexican Grill and Bar as the largest tenant (5,420 SF); El Rancho has been a tenant in the building since July of 2008. The State of Michigan National Guard occupies 2,000 SF of space within building 1 and has been a tenant since November of 2021. Rita's Italian Ice and Frozen Custard occupies the 1,500 SF end cap of building 1 and is equipped with a drive thru window. UBeHome Real Estate occupies the remaining 2,166 SF of building 1; UBeHome is a local residential real estate company that has been a tenant since July of 2021.

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# BUILDING 2 - 12719 RILEY ST



12719 Riley Street was the final building constructed within Riley Plaza, this 35,724 SF building was completed in July of 2003. The building has a membrane roof on structural steel trusses with brick and block exterior masonry. Building 2 is equipped with an 8" water service for the fire suppression system. Building 2 is also equipped with a 1,000 gallon 3 compartment grease interceptor and under ground grease sewer line. Currently, building 2 is 95% occupied. The largest tenant in building 2 is RePete's Party Store, which occupies 7,277 SF of the building. RePete's is a popular Holland area Party Store known for their vast selection of alcohol. RePete's has been a tenant of Riley Plaza since October 2003. There are several other long term tenants in building 2, Mr. You Chinese Food, Unique Nails, and Jimmy Johns all have been tenants since November/December of 2002, there is also Petrino's Pizza that has been a tenant since January 2011. In addition, Biggby Coffee occupies 1,650 SF and is equipped with a drive thru window. This Biggby Coffee and drive thru was recently added in March of 2022. The remaining tenants occupying building 2 make up a very nice mix of uses ranging from Sports Clips, D Dogs, Shuluga Chiropractic Center, Salon Centric, and Lakeshore CBD.

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## BUILDING 3 - 3260 LAROC RD



Building 3, 3260 Laroc Road, was constructed September of 1996. This 2,475 square foot building has wood trusses, steel roof, and vinyl siding. RX Optical, the original tenant, entered a lease on November 1, 1996 and has remained the tenant until May of 2021 when My Eye Dr Optometry assumed the lease from RX Optical.

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# TENANTS

## BUILDING 1: 12659 RILEY ST

<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>
10	Rita's Italian Ice & Frozen Custard	1,500
20	Army National Guard Office	2,000
30	UBeHome Real Estate	2,166
40	El Rancho Mexican Restaurant	5,420

## BUILDING 2: 12719 RILEY ST

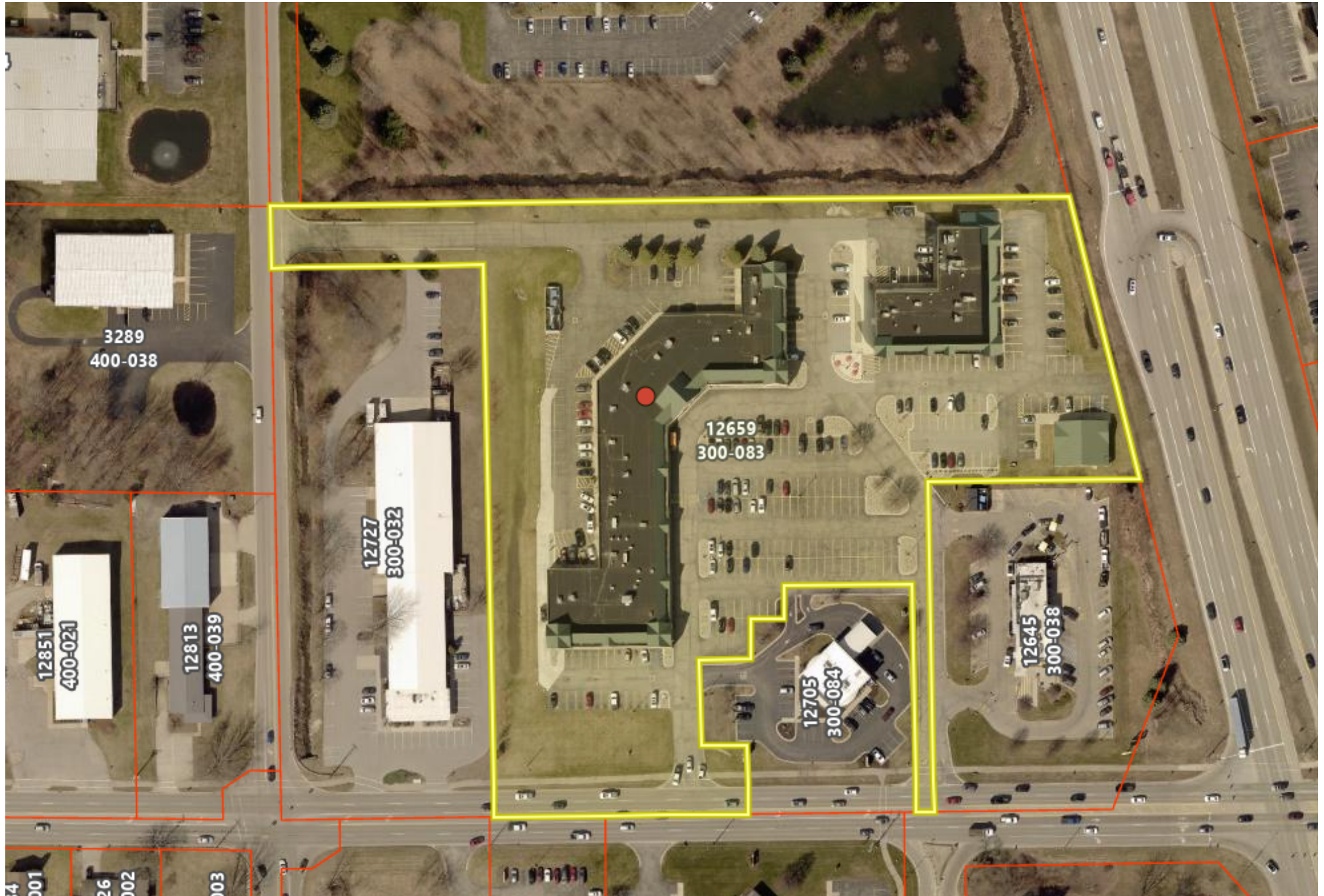
<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>
5	Biggby Coffee	1,650
10/15	Re Pete's Party Store	7,277
20	Don Petrino's Pizzeria	2,000
30	Mr. You Chinese Food	2,000
40	Sports Clips Haircuts	1,560
50	D- Dogs	1,465
55	Vacant	1,539
60-65	Hotworx	3,585
70	Charter Communications	2,740
80	Shuluga Chiropractic Center	1,955
85	Journey of Hope Yoga	2,770
90	Salon Centric	2,427
100	Unique Nails and Spa	1,200
110	Vacant	1,150
120	Lakeshore CBD	1,120
130	Jimmy Johns	1,286

## BUILDING 3: 3260 LAROC RD

<u>SUITE</u>	<u>TENANT</u>	<u>SF</u>
10	MyEyeDr. RX Optical	2,475



# PARCEL



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# PHOTOS



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# AERIAL MAP



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# 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.

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