

840 CLARK STREET  
BIGRAPIDS, MICHIGAN

RETAIL FOR LEASE

3,000 – 6,000 Square Feet Available

CLOSE TO CAMPUS



## PROPERTY FEATURES

- 12,459 total building square footage
- 3,000 –6,000 square feet available for lease
- Located on 1.084 acres
- Zoned C-3
- 16 Ceiling height
- Built in 1978; Renovated in 1989 & 2023
- Lease Rate: \$9.00/sf Modified Gross

Comments: Join Premiere Provisions and others, Directly west of Ferris College along Business 131. Two retail units are ready for a new tenant to make their own.



For more information, please contact:

Kenneth Bryant

(231) 287 5320

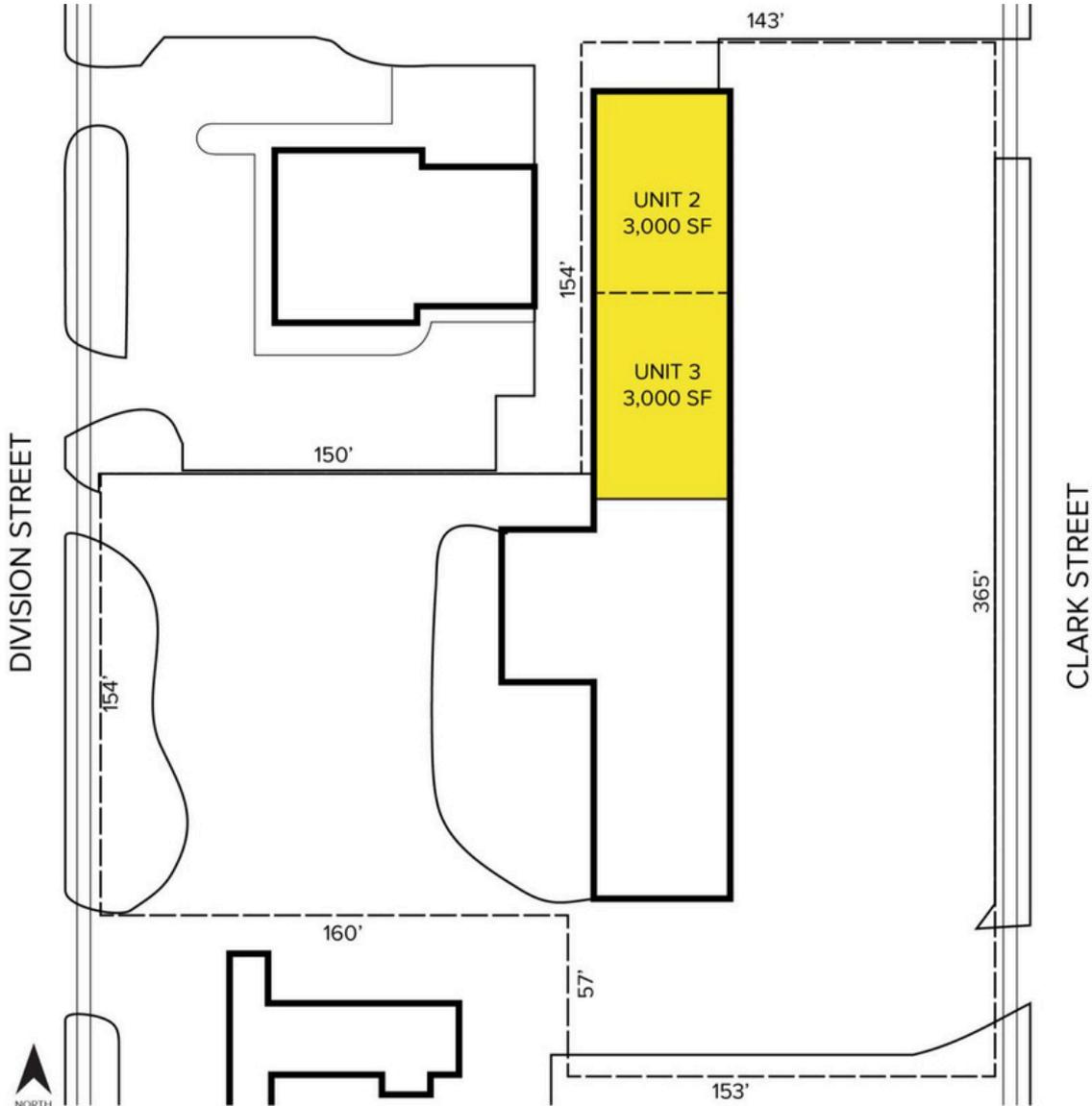
KB3EnterpriseLLC@gmail.com

# 840ClarkStreet – Big Rapids, MI

Retail for Lease

Site Plan

3,000-6,000  
Square Feet  
AVAILABLE



## AVAILABILITY

UNIT	TOTAL SF	RATE PSF	MONTHLY
2	3,000	\$9.00 NNN	\$2,250
3	3,000	\$9.00 NNN	\$2,250
2 + 3	6,000	\$9.00 NNN	\$4,500



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Aerial

3,000-6,000  
Square Feet  
AVAILABLE



## DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	5,050	\$54,004
3 MILE	11,603	\$51,354
5 MILE	15,990	\$58,003

## TRAFFIC COUNTS (TWO-WAY)

2,460	Clark St north of Perry Ave
19,149	Perry Ave west of S State St
20,827	S State St north of Perry Ave
12,507	S State St south of Perry Ave

\*\*\*Ferris State University had 10,072 students enrolled in 2022\*\*\*

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