

100% OCCUPIED
7500 Cottonwood

JENISON, MICHIGAN

GRAND RAPIDS MSA

PRESENTED BY:

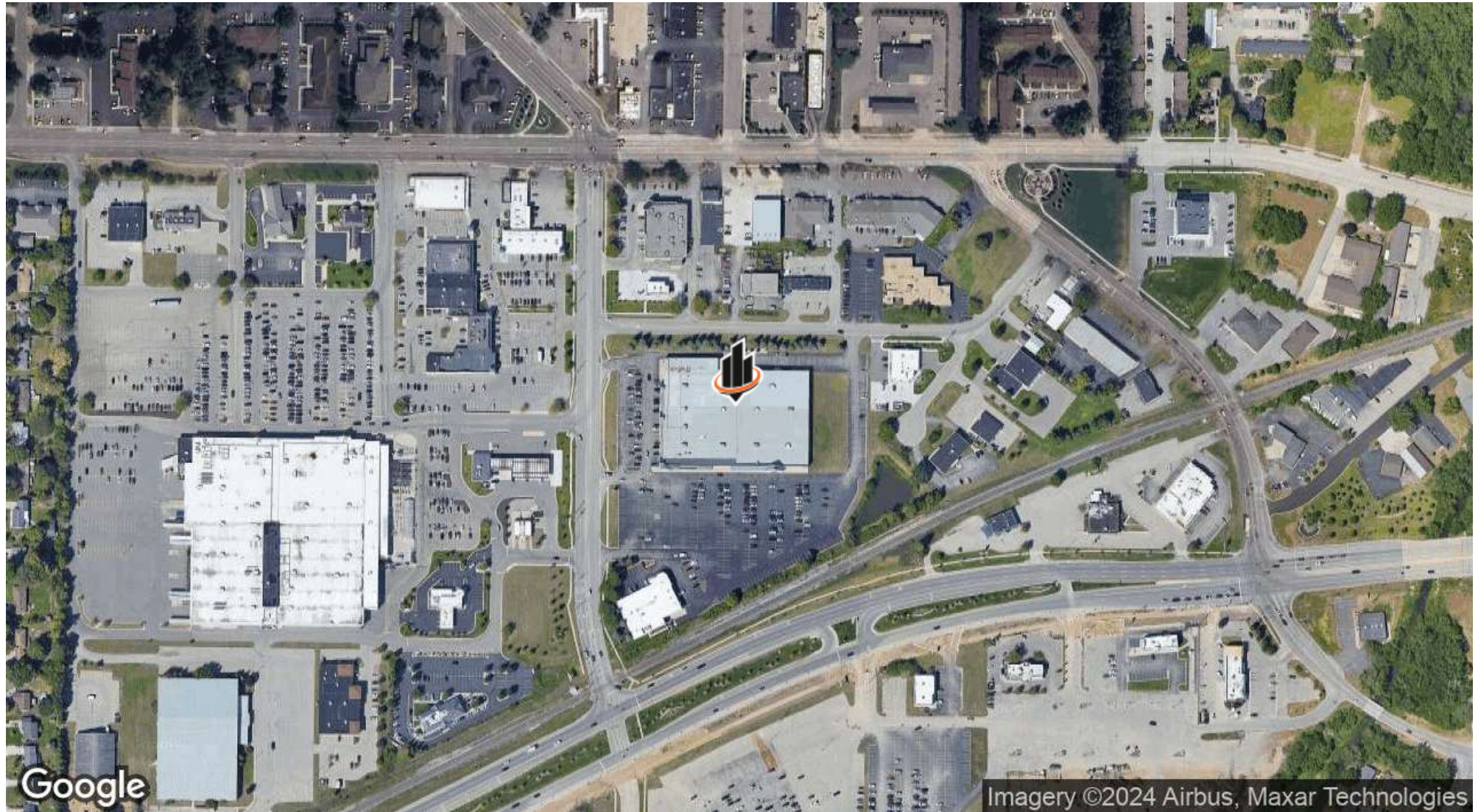
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AERIAL MAP



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7500 COTTONWOOD | 7500 Cottonwood Jenison, MI 49428

SVN | COHN COMMERCIAL PROPERTIES, INC.

PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	84,974 SF
LOT SIZE:	8.6 Acres
NOI:	\$558,474
YEAR BUILT:	1990
RENOVATED:	2024
MARKET:	Western Michigan
SUBMARKET:	Grand Rapids
APN:	70-14-13-402-008

PROPERTY OVERVIEW

84,974 Square Ft Shopping Center - 100% occupied with rental increases and upside for the future

PROPERTY HIGHLIGHTS

- Recent Capital improvements include newer roof, a resurfaced parking lot, new paint job
- Strategically Located Outside Grand Rapids
- Strategically positioned at the intersection of Cottonwood and Church
- Freeway visibility from 121/ Chicago Drive and 196 expressway
- Two truck docks
- Room to add on to the shopping center and potential out-lot opportunity

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ADDITIONAL PHOTOS



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RENT ROLL

UNIT	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	ANNUAL RENT	LEASE START	LEASE END
B	Auto Zone	8,400 SF	9.89%	-	\$91,476.00	2/25/1999	10/31/2027
G	Dollar Tree	8,919 SF	10.50%	-	\$69,122.28	7/1/2012	10/1/2027
D	Mel Trotter	13,130 SF	15.45%	-	\$107,701.68	11/1/2011	10/31/2025
-	WM Family Fun	54,525 SF	64.17%	-	\$294,980.25	2/1/2016	5/31/2036



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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	7500 Cottonwood
PROPERTY TYPE	Community Center
PROPERTY SUBTYPE	Strip Center
APN	70-14-13-402-008
BUILDING SIZE	84,974 SF
LOT SIZE	8.6 Acres
BUILDING CLASS	B
YEAR BUILT	1990
YEAR LAST RENOVATED	2024
NUMBER OF FLOORS	1
FREE STANDING	Yes

84,974 Square Ft Shopping Center

Room for expansion and outlot

Long term tenants

Located on Hard Corner of Cottonwood & Chicago Avenue

5 minutes from Downtown Grand Rapids

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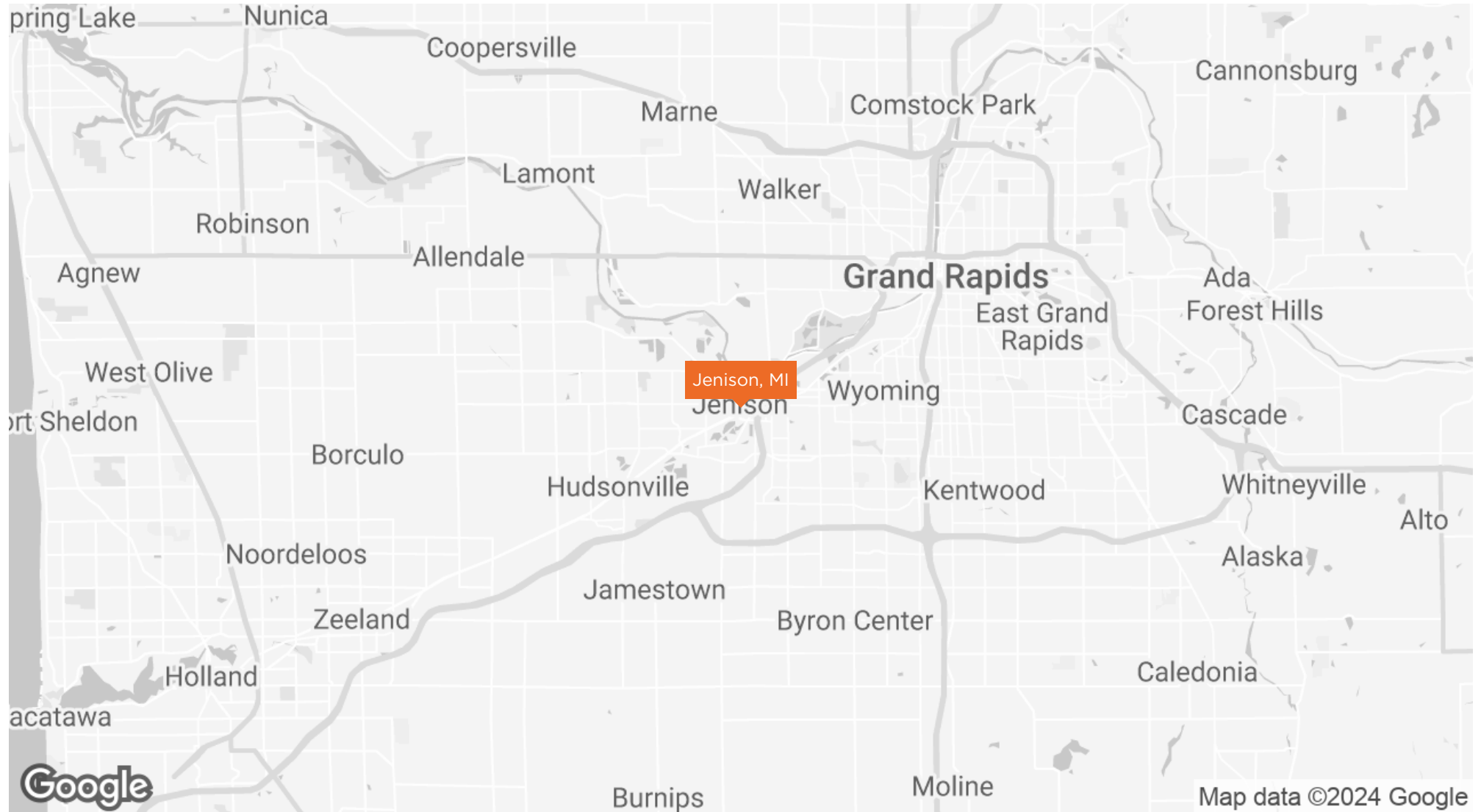
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- 100% Occupied
- Strategically Located Outside Grand Rapids
- Upside Opportunity
- Exceptionally well located retail development strategically positioned at the intersection of Cottonwood and Church
- Freeway visibility from 121/ Chicago Drive and 196 expressway
- Two truck docks
- Room to add on to the shopping center and potential out-lot opportunity

REGIONAL MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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