

# For Lease



## 5438-5444 Division Ave S

Grand Rapids, MI 49548

### Property Overview

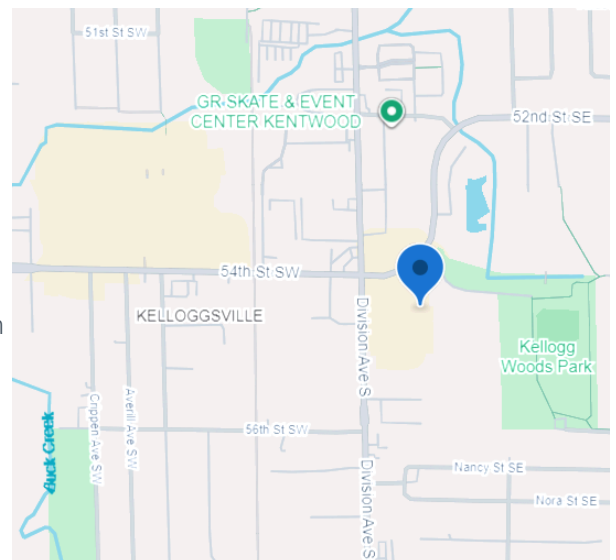
Grand Rapids Plaza is a high-traffic shopping center located at the southwest corner of South Division Avenue and 54th Street in Kentwood, MI. This 25,580 SF retail center offers excellent visibility, strong co-tenancy, and a prime end-cap leasing opportunity. Take advantage of this highly visible retail opportunity and join a thriving mix of national and local businesses!

### Property Highlights

- Prime Location: Located at the southwest corner of Division Ave. & 54th St., near US-131 on/off ramps.
- High Traffic Counts: 33,894+ vehicles per day (ADT) at Division Ave. & 54th St. with a traffic light-controlled intersection for safe access.
- Diverse Tenant Mix: Includes People Ready, Underground Cookie Club, Little Caesars, and more.
- Convenient Transit Access: Nearby The Rapid Silver Line Bus Service stations providing access to Downtown Grand Rapids.

Lease Rate	\$9.00-\$10.00 SF/YR (NNN)
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Available SF	2,000-3,700 SF
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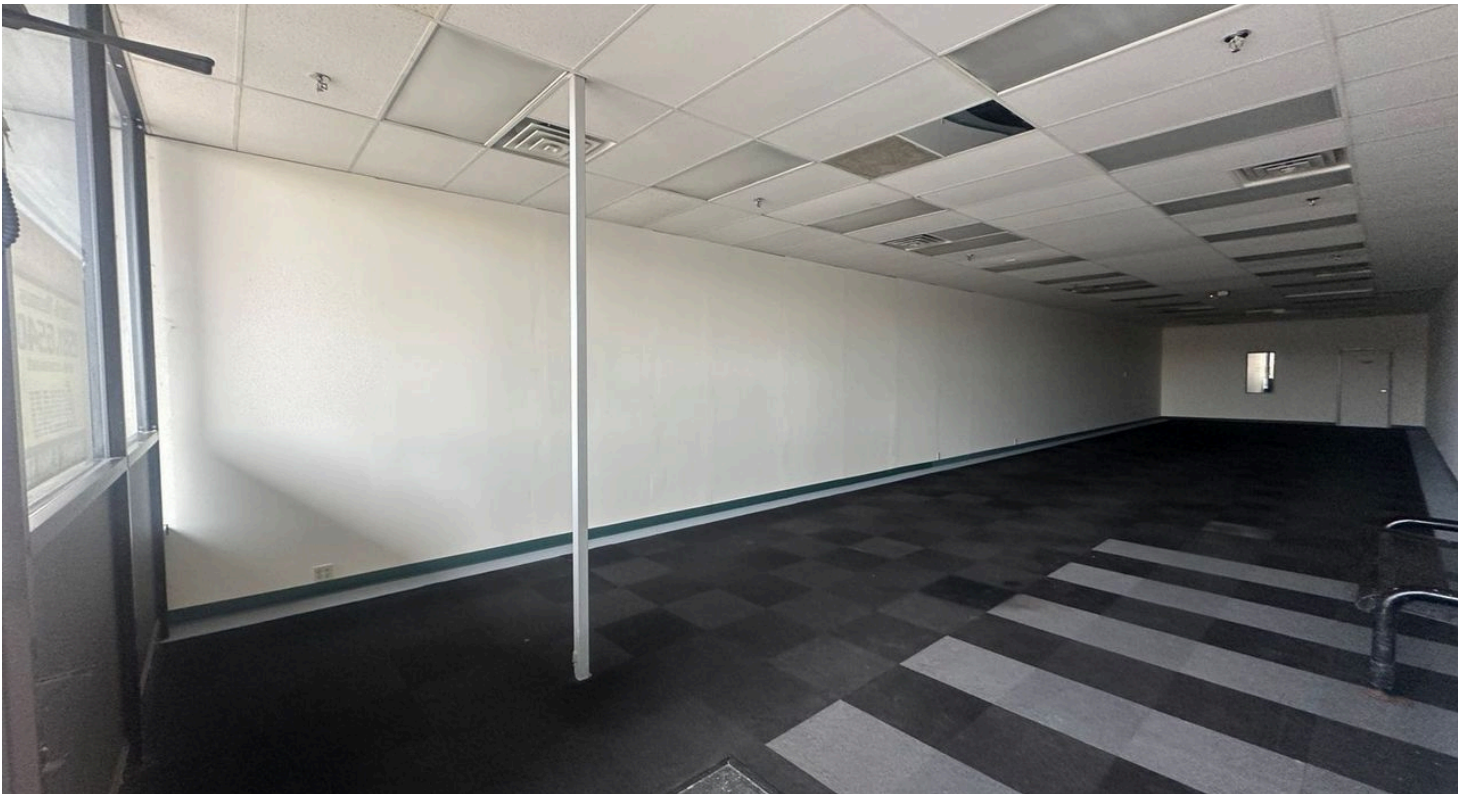
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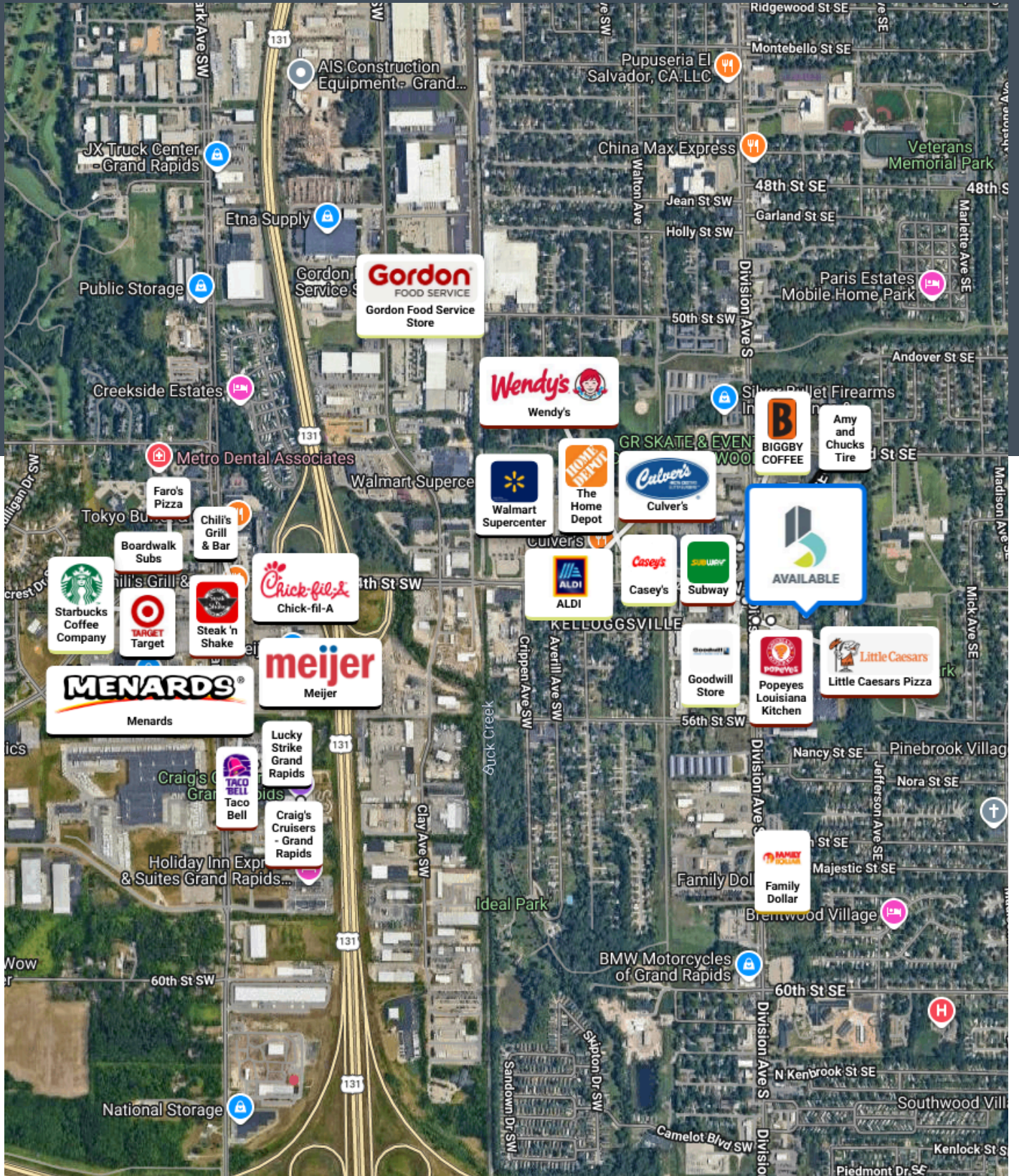
www.bradleyco.com

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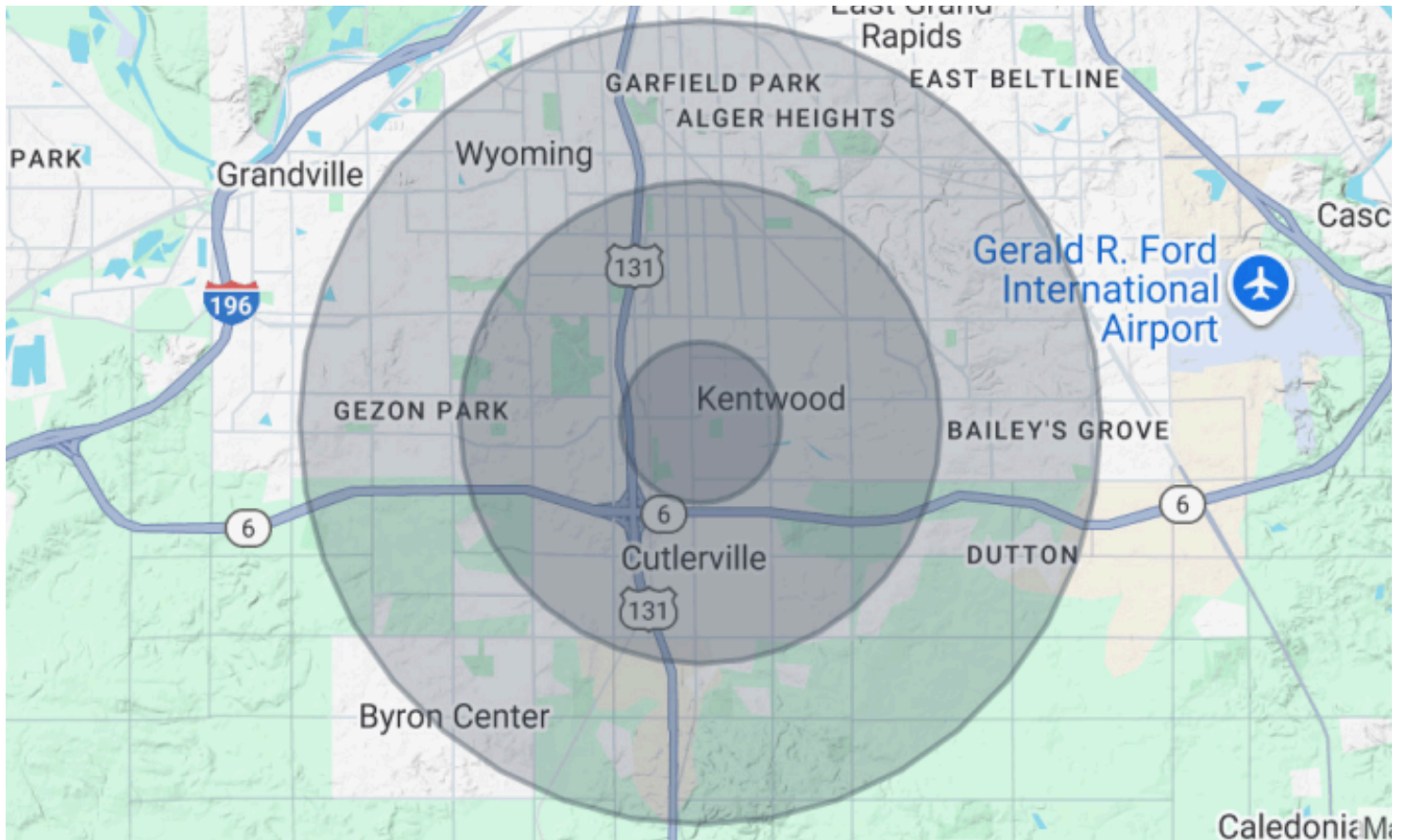


# Aerial Map



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## Demographics

	1 Mile	2 Mile	3 Mile
Total Population	12,845	92,132	226,384
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	39	39
Total Households	4,870	34,613	84,614
# of Persons Per Household	2.6	2.7	2.7
Average HH Income	\$69,965	\$85,669	\$89,756
Average House Value	\$191,596	\$263,421	\$265,461