



3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544

### Property Overview

ALPINE SUMMIT has an available end cap space for up to a 10,000 sf addition.

Join Marshall's, Home Goods, ABC Warehouse, Petco, Ulta Beauty, CATO Fashions and more.

Excellent demographics and tremendous all-day traffic counts.

Premier signalized location at the Alpine Ave and I-96 ramp.

Directly across the street from Target & Kohls.



For More Information

**Bill Tyson**

O: 616 242 1103  
billt@naiwwm.com

**Bob Lotzar**

O: 616 575 7041  
bobl@naiwwm.com

# Lease Overview

3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544

## Lease Information

Lease Type:	NNN
Terms:	60-120 months
Space	Up to 10,000 SF
Municipality:	City of Grand Rapids
PPN:	41-13-02-427-033

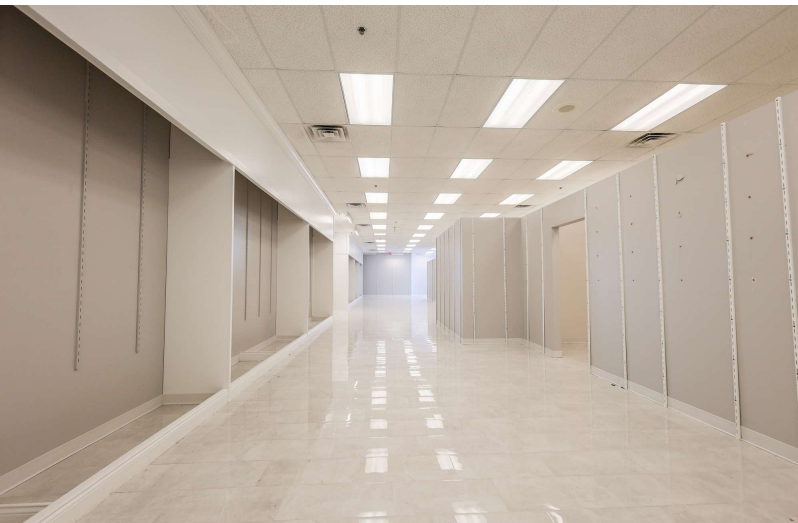
## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM / \$3.50 MONTH	TOTAL MONTHLY RENT
Lot	10,000 SF	\$20.00	\$16,666.67	-	-
Former Party City Site for Lease	10,267 SF	\$16.85	\$14,416.58	\$2,994.54	\$17,411.12
Former Americas Bride Site for Lease	8,400 SF	\$16.85	\$11,795.00	\$2,450.00	\$14,245.00



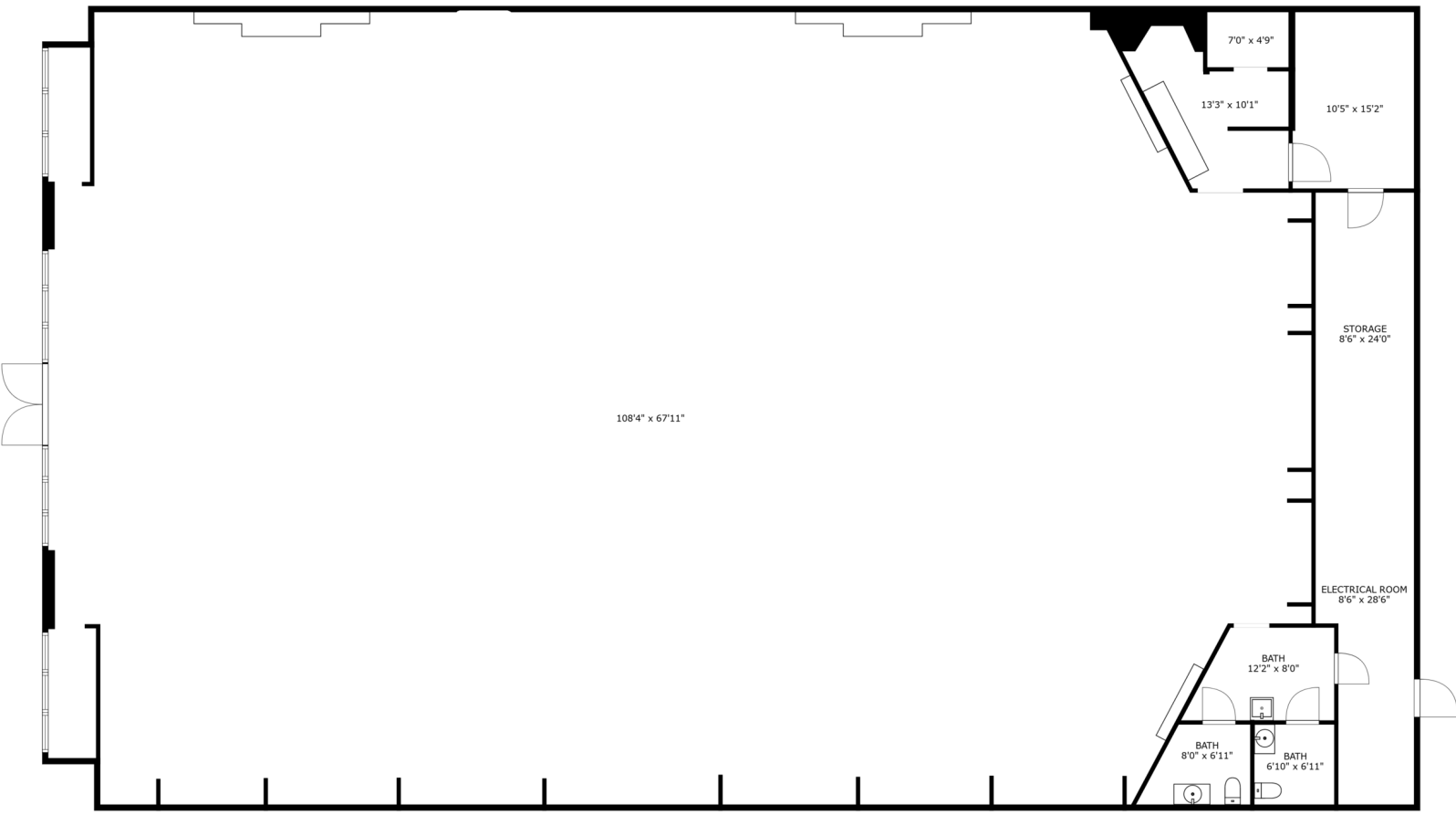
# Former Americas Bride Suite

3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544



# Former Americas Bride Floor Plan

3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544



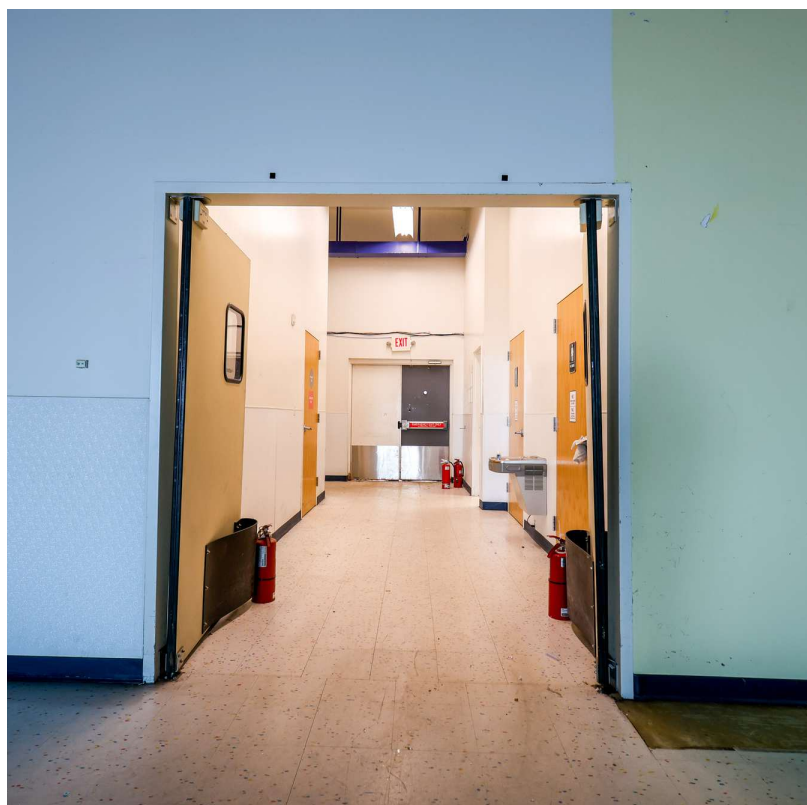
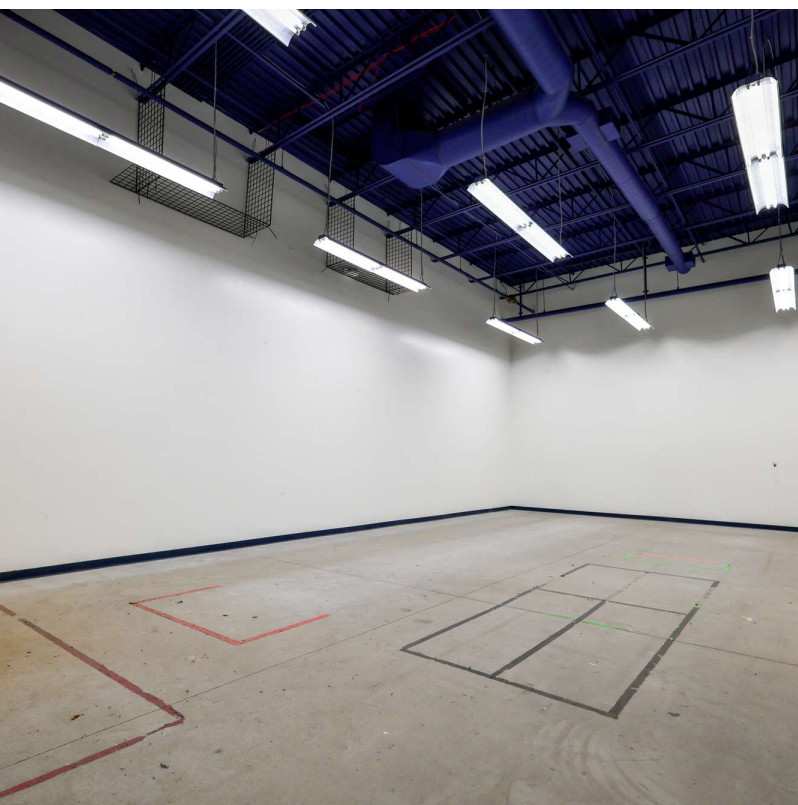
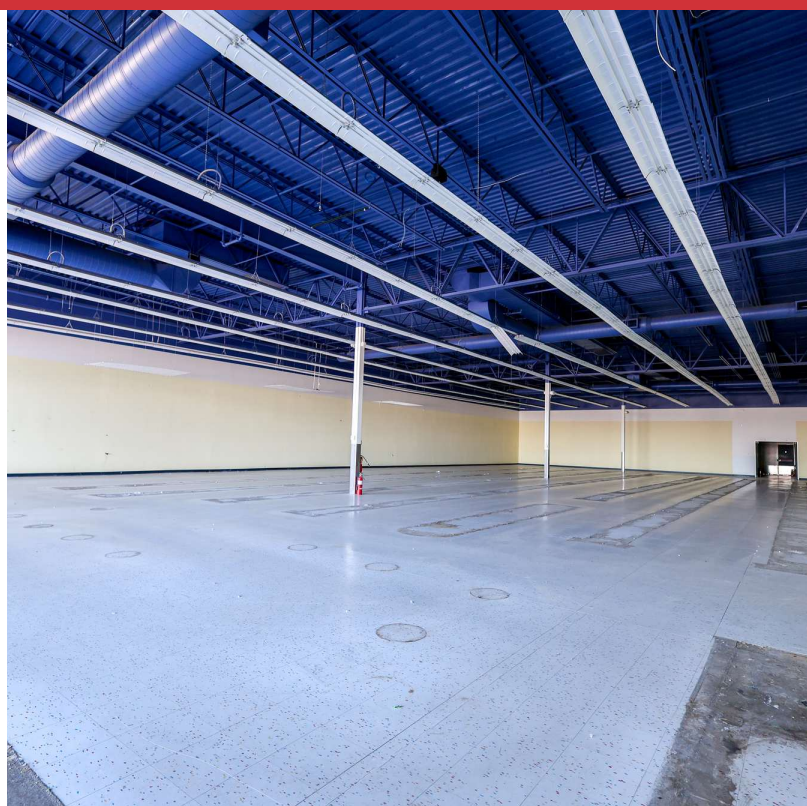
FLOOR 1

This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2024 Financial Business Systems, Inc. All rights reserved.

FlōPlan

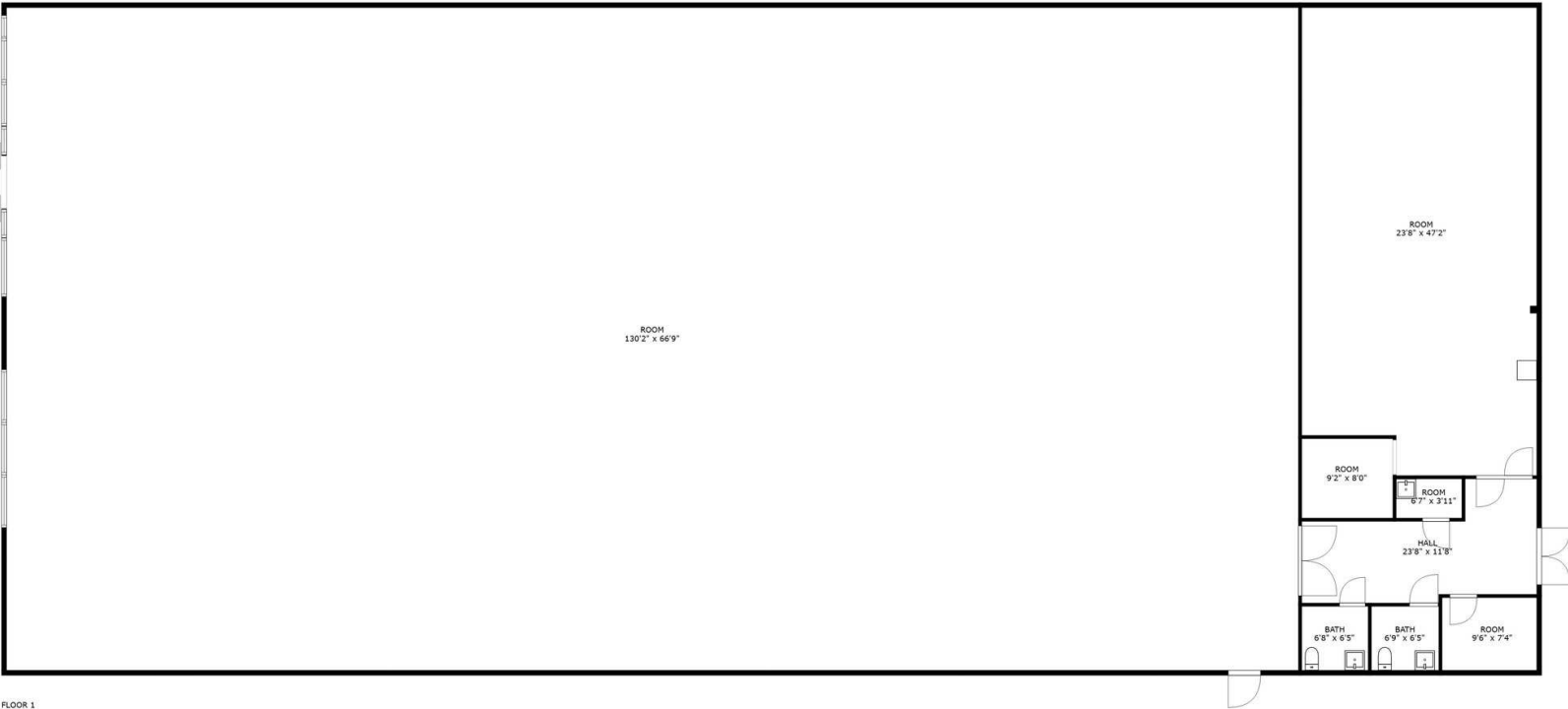
# Former Party City Suite

3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544



# Former Party City Floor Plan

3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544



This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2024 Financial Business Systems, Inc. All rights reserved.

FlōPlan

# Additional Alpine Summit Photos

3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544



# Retail Map

3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544





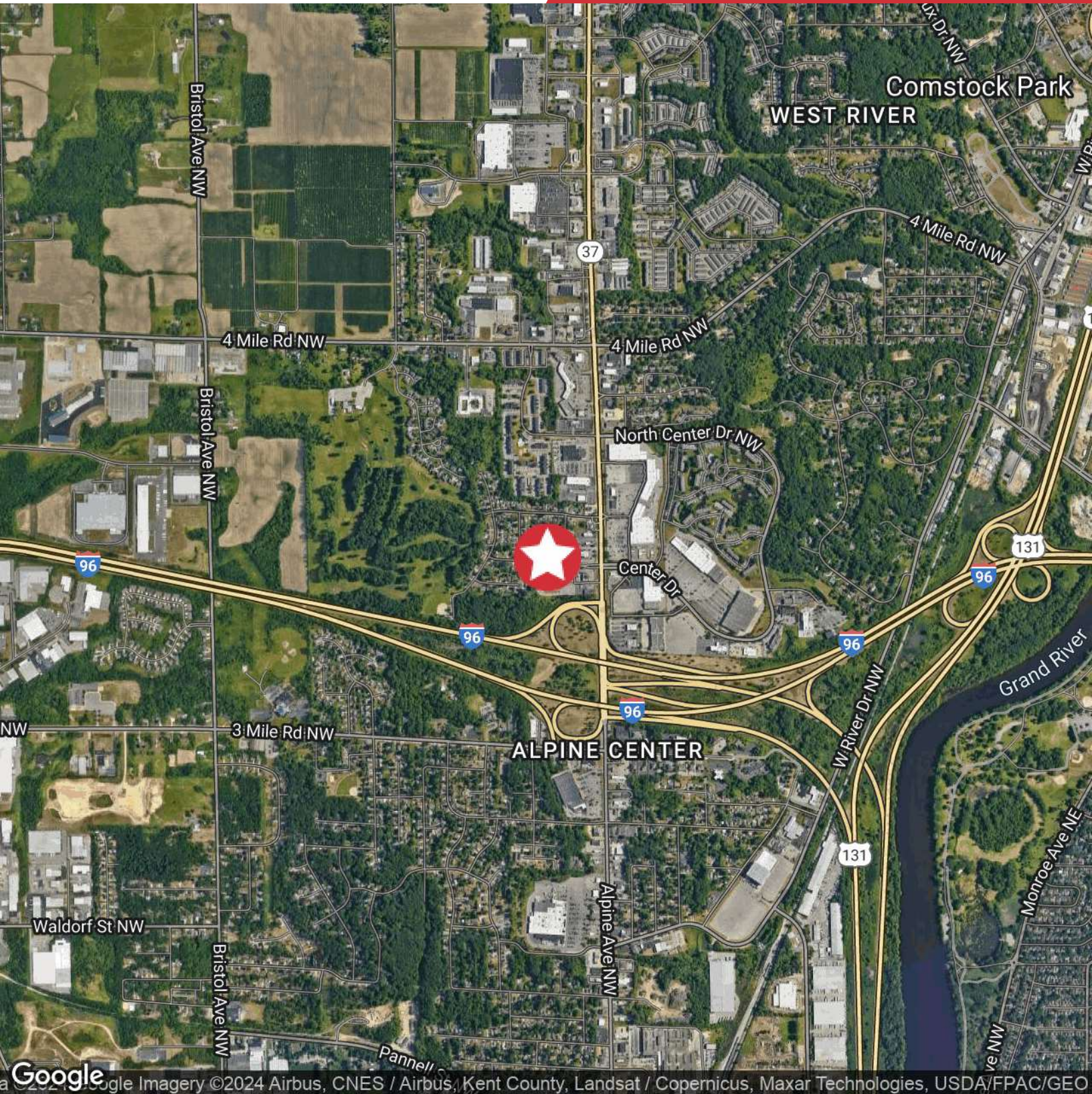
# Parcel

3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544



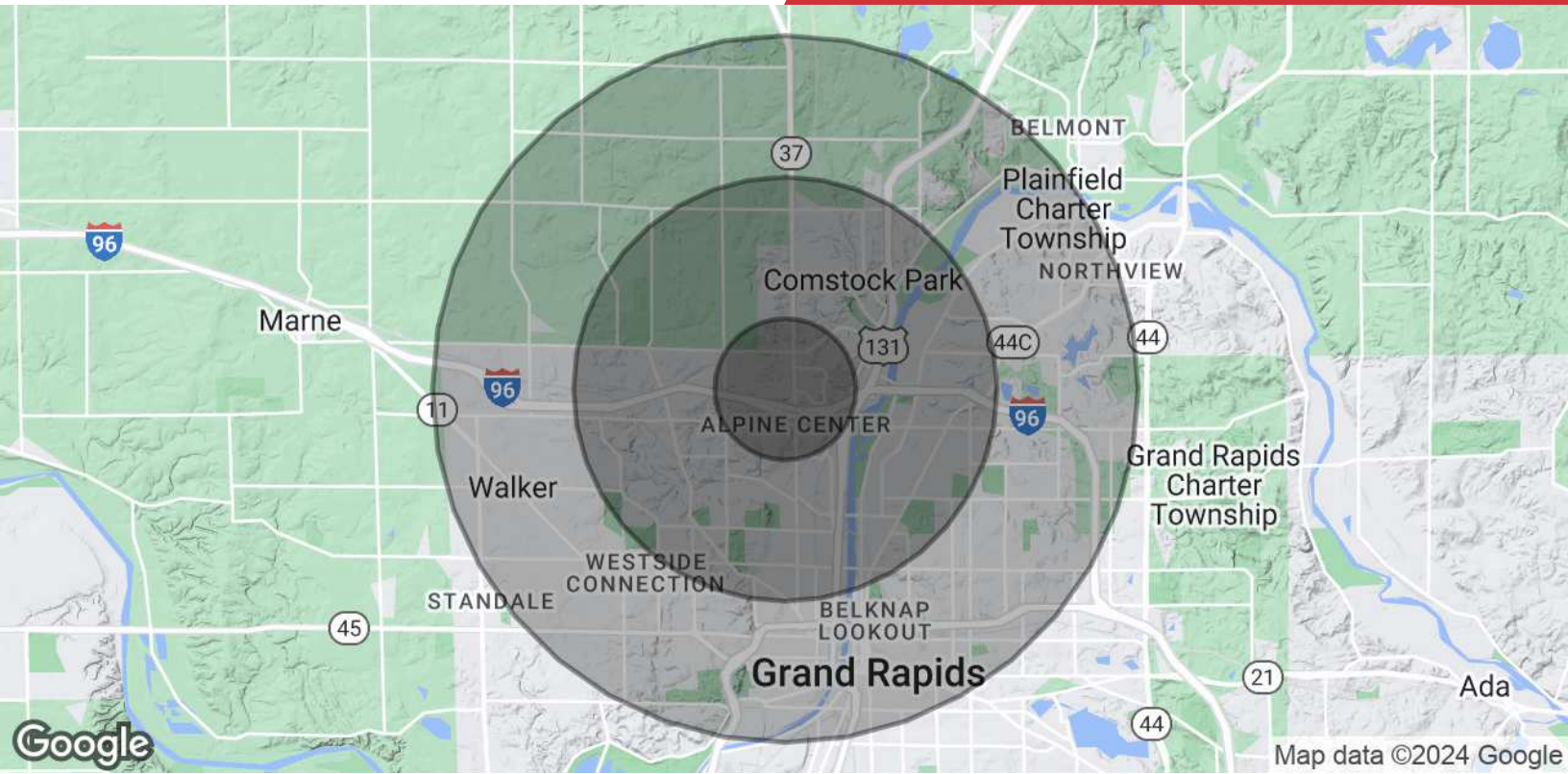
# Location Map

3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544



# Demographics Map & Report

3165 Alpine Ave. NW  
Grand Rapids, Michigan 49544



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,408	58,133	153,093
<b>Average Age</b>	31.5	33.1	34.0
<b>Average Age (Male)</b>	29.8	32.5	33.5
<b>Average Age (Female)</b>	34.9	33.7	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,995	23,751	63,912
<b># of Persons per HH</b>	2.2	2.4	2.4
<b>Average HH Income</b>	\$42,701	\$50,339	\$50,001
<b>Average House Value</b>	\$139,391	\$133,522	\$133,376

\* Demographic data derived from 2020 ACS - US Census



# West Michigan Overview

## West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

## Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

## Grand Rapids Ranking

- #1 Fastest Growing US Economy  
-HeadlightData
- #19 Best Cities in the US  
- USNews
- #3 Big Cities with the Healthiest Markets  
-SmartAsset
- #4 Housing Markets to Watch 2017  
- Trulia
- #5 Best Large Cities to Start a Business  
- WalletHub

### Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

### Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

### Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.