

3094 28<sup>TH</sup> STREET SE  
KENTWOOD, MICHIGAN

RETAIL CENTER FOR SALE  
19,652 Square Feet Available



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ASSOCIATES**  
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**INVESTMENT**



## PROPERTY FEATURES

- 19,652 total building square feet
- Located on 1.112 acres
- Zoned C-2
- 18' – 24' ceilings
- Sale Price: \$3,990,000 (\$203.03/sf)

**Comments:** Excellent retail investment along busy 28th Street. Right across the street from Woodland Mall, Whole Foods, and REI. Main Level has over 9,500 SF of retail space with a matching lower level that faces 29th Street. Over 100' of visible frontage on 28th Street and on 29th Street. Ample parking (150+ spaces). Site is across the street from bus route and has a great co-tenant mix. Site has many amenities including great signage opportunity, ample parking, high traffic counts and on the hard-corner, lighted intersection of Woodland Mall



For more information, please contact:

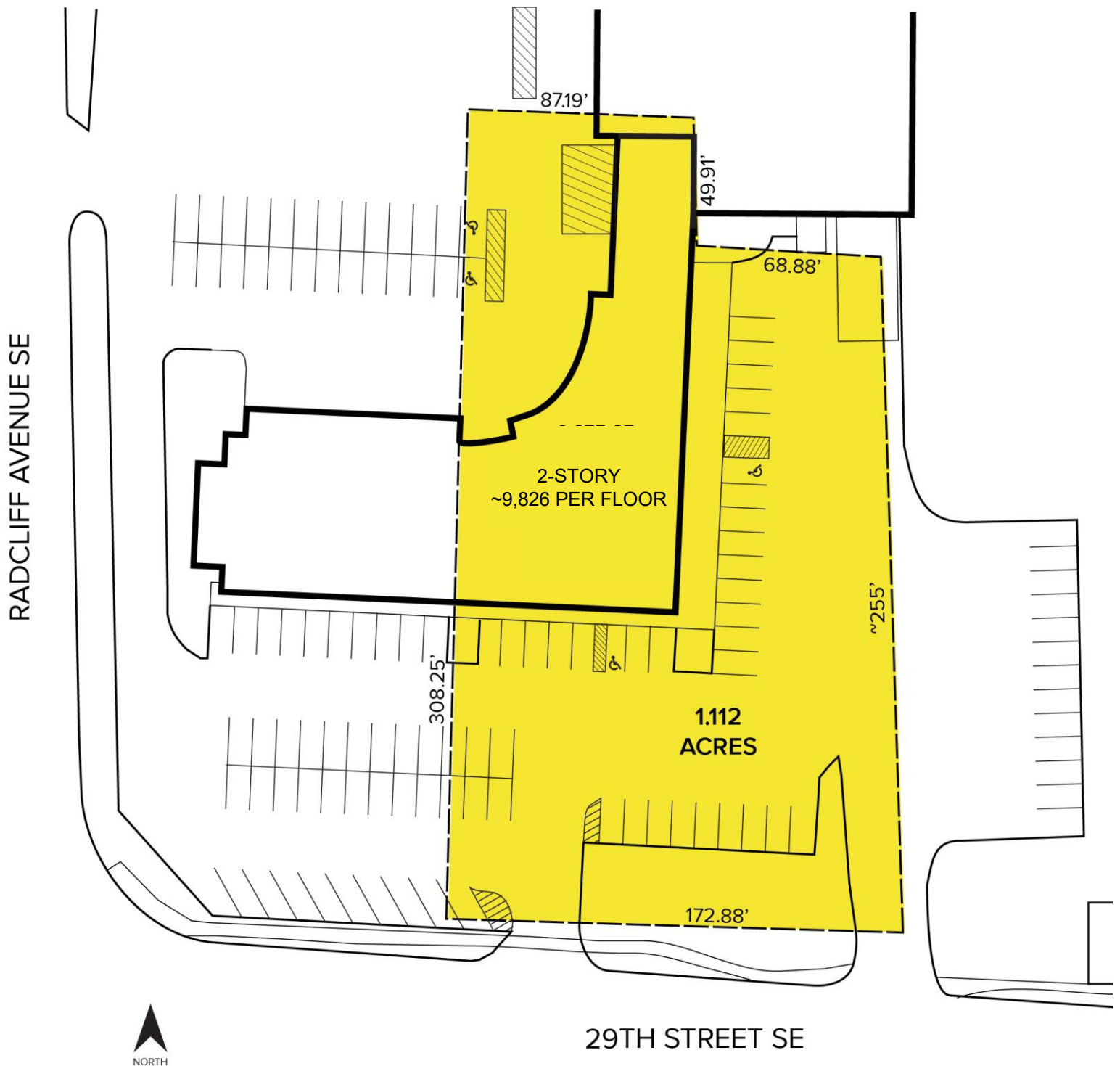
**JOE RIZQALLAH**  
(616) 822 6310  
jrizzqallah@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociateswm.com

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Site Plan



\*\*\*Lot dimensions are approximate\*\*\*

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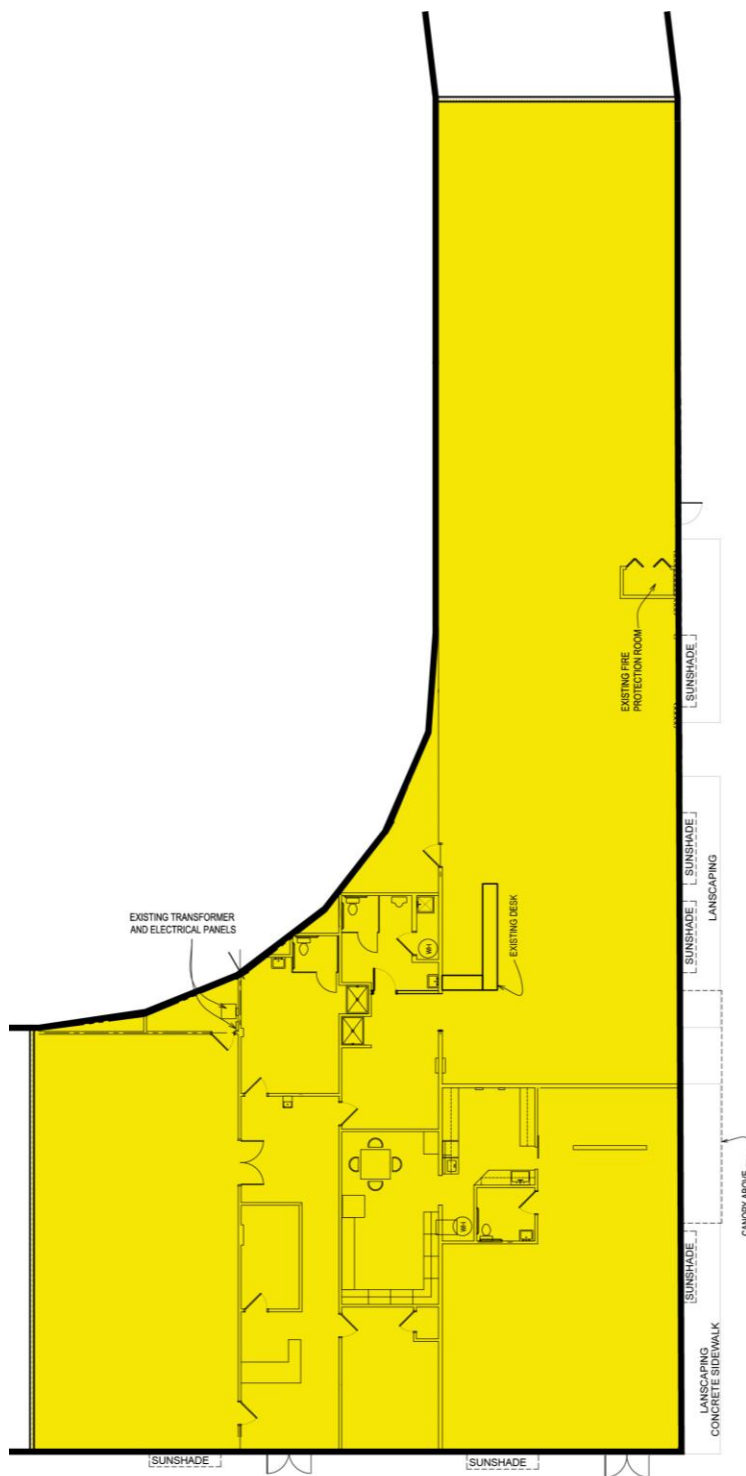
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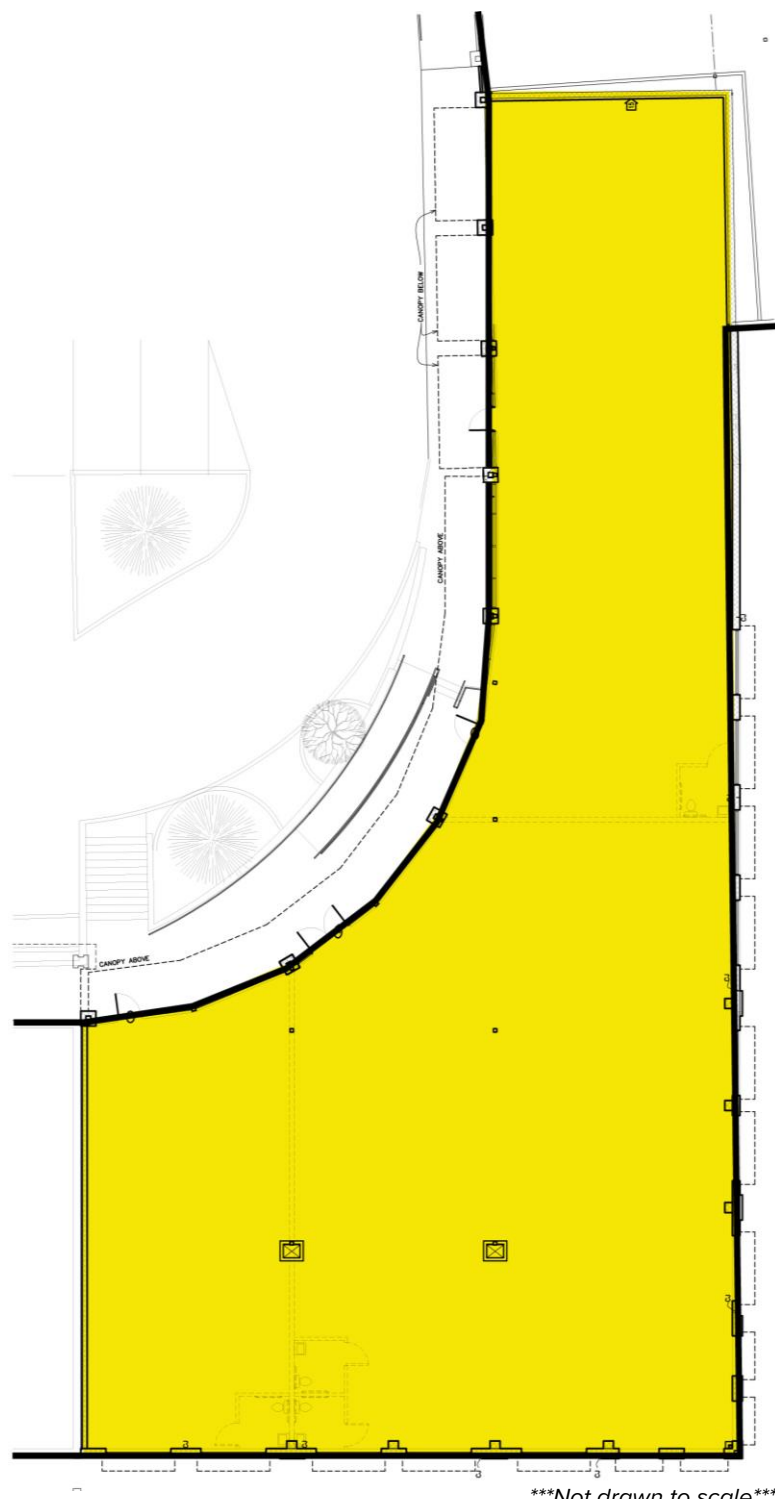
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### Floor Plans

#### Lower Level



#### Main Level



\*\*\*Not drawn to scale\*\*\*

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### Aerial



### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,297	\$62,375
3 MILE	79,519	\$85,423
5 MILE	220,638	\$84,771

### TRAFFIC COUNTS (TWO-WAY)

9,843	29 <sup>th</sup> Street east of Radcliff Avenue
4,646	Radcliff Avenue between 28 <sup>th</sup> & 29 <sup>th</sup> Streets
41,589	28 <sup>th</sup> Street at Radcliff Avenue
8,315	Shaffer Avenue at 29 <sup>th</sup> Street

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