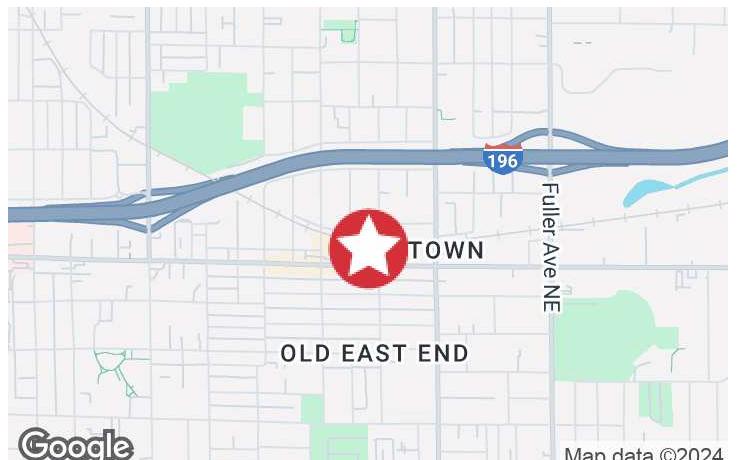




855 Michigan Street Northeast
Grand Rapids, Michigan 49503

Property Highlights

- Ample parking on site parking on busy Michigan St corridor
- Current build out as a butcher shop/food production with retail space
- Outdoor patio seating with awning available
- Signage on building and monument



For More Information

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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616 776 0100 tel
naiwwm.com

Property Overview

Property Overview

Nice retail location along Michigan Street corridor between College and Diamond. Signage on building and monument. Outdoor covered area available for outdoor seating.

855 Michigan Street Northeast
Grand Rapids, Michigan 49503

Property Information

Location:	Building is located on the northwest corner of Michigan Street and Houseman.
Total Building Size:	9,961 SF
Year Built:	1910
Acreage:	0.656 Acres
Signage:	Pylon and Building (above suite)
Parking:	Surface, On-site w/ ample spaces
Zoning:	TN: Traditional Neighborhood
Municipality:	City of Grand Rapids



Lease Overview

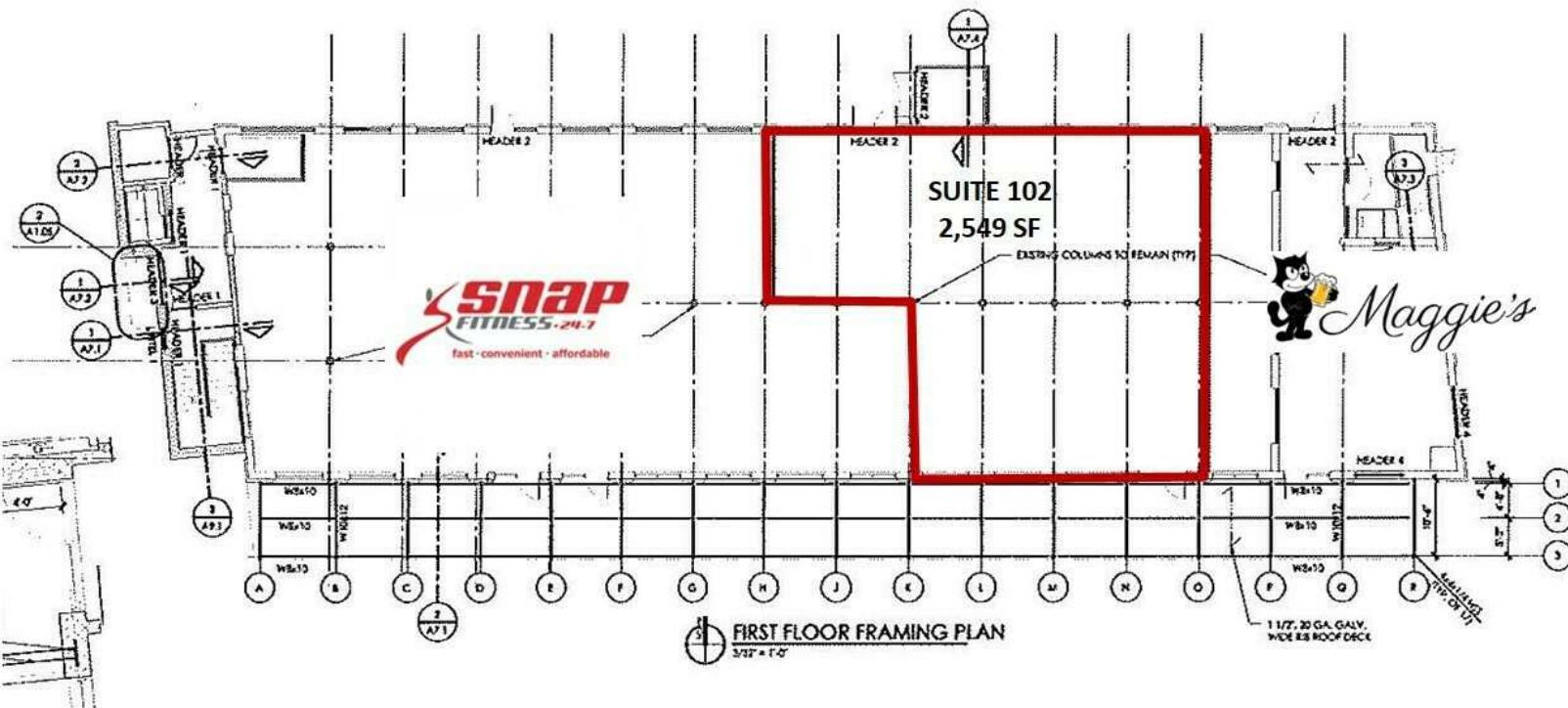
855 Michigan Street Northeast
Grand Rapids, Michigan 49503

Lease Information

Lease Type:	NNN
Terms:	36-60 Months
Tenant Provides:	Air Conditioning, Electric, Gas/Heat, Insurance, Janitorial, Phone, Refuse Removal, Sewer, Snow Removal, Taxes, Water
Renewal Options:	Yes

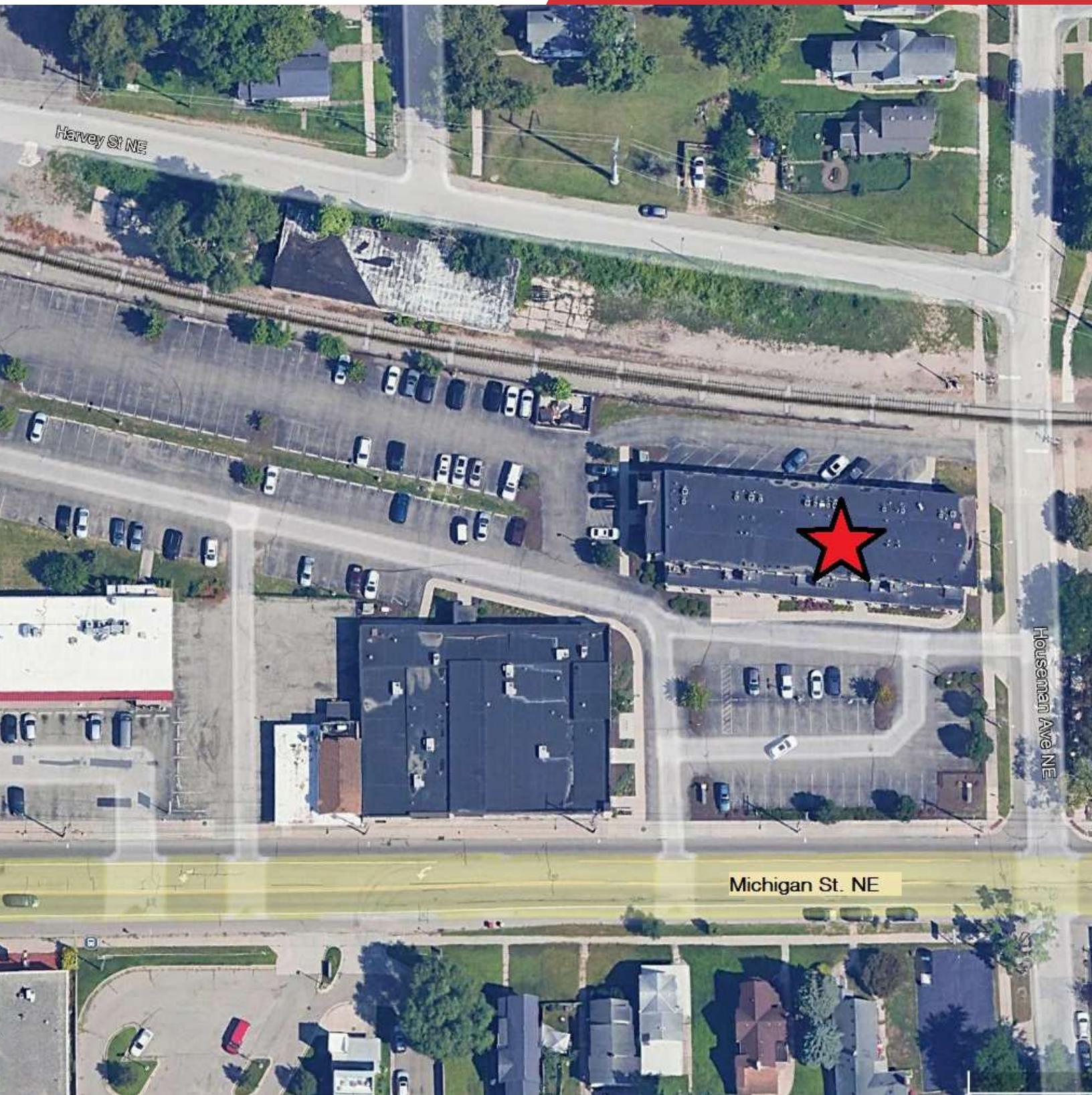
Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	NNN CHARGE MONTHLY APPROX.	TOTAL MONTHLY RENT
102	2,549 SF	\$21.95	\$4,662.55	\$6.87	\$6,121.85



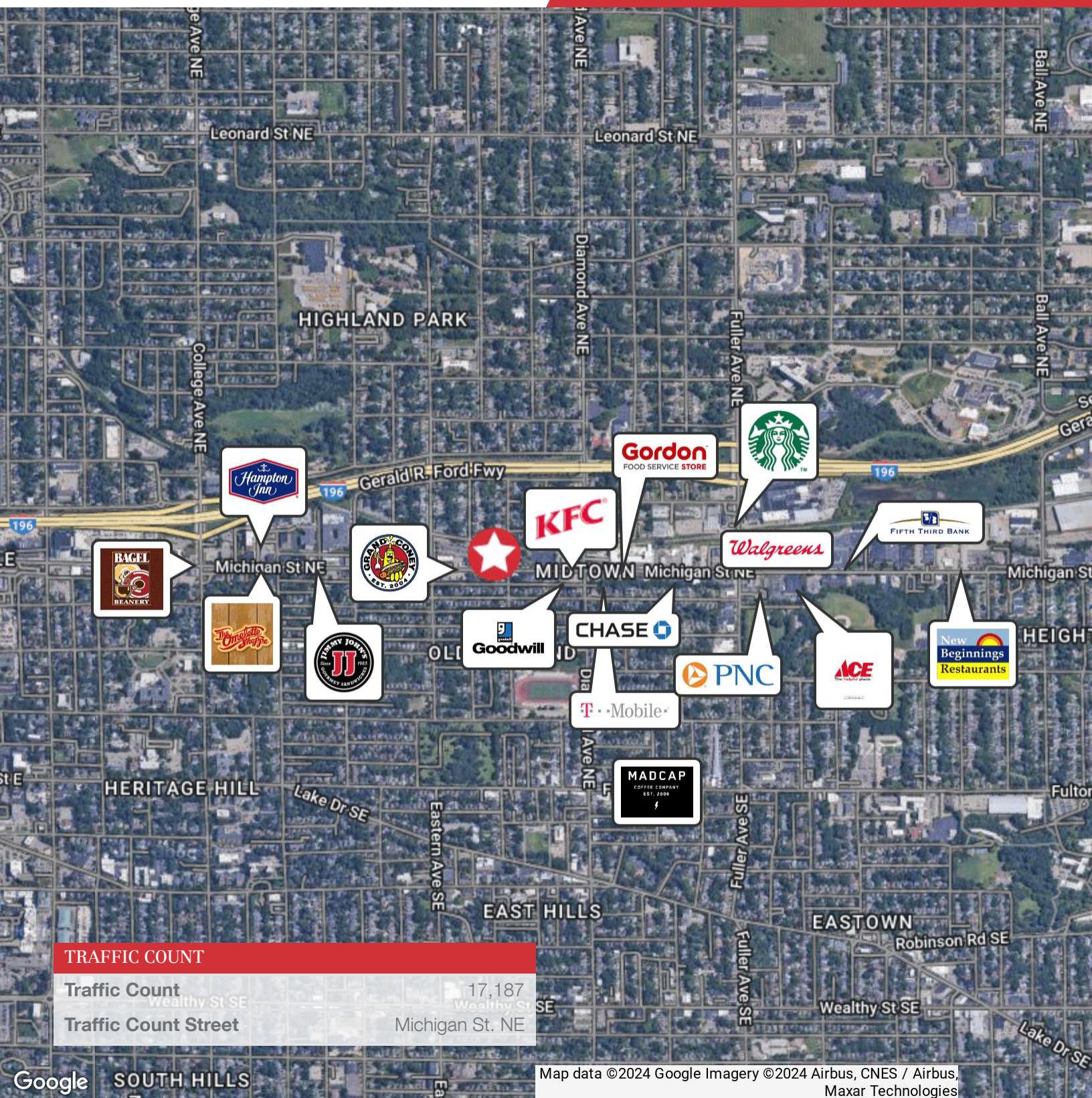
Aerial

855 Michigan Street Northeast
Grand Rapids, Michigan 49503



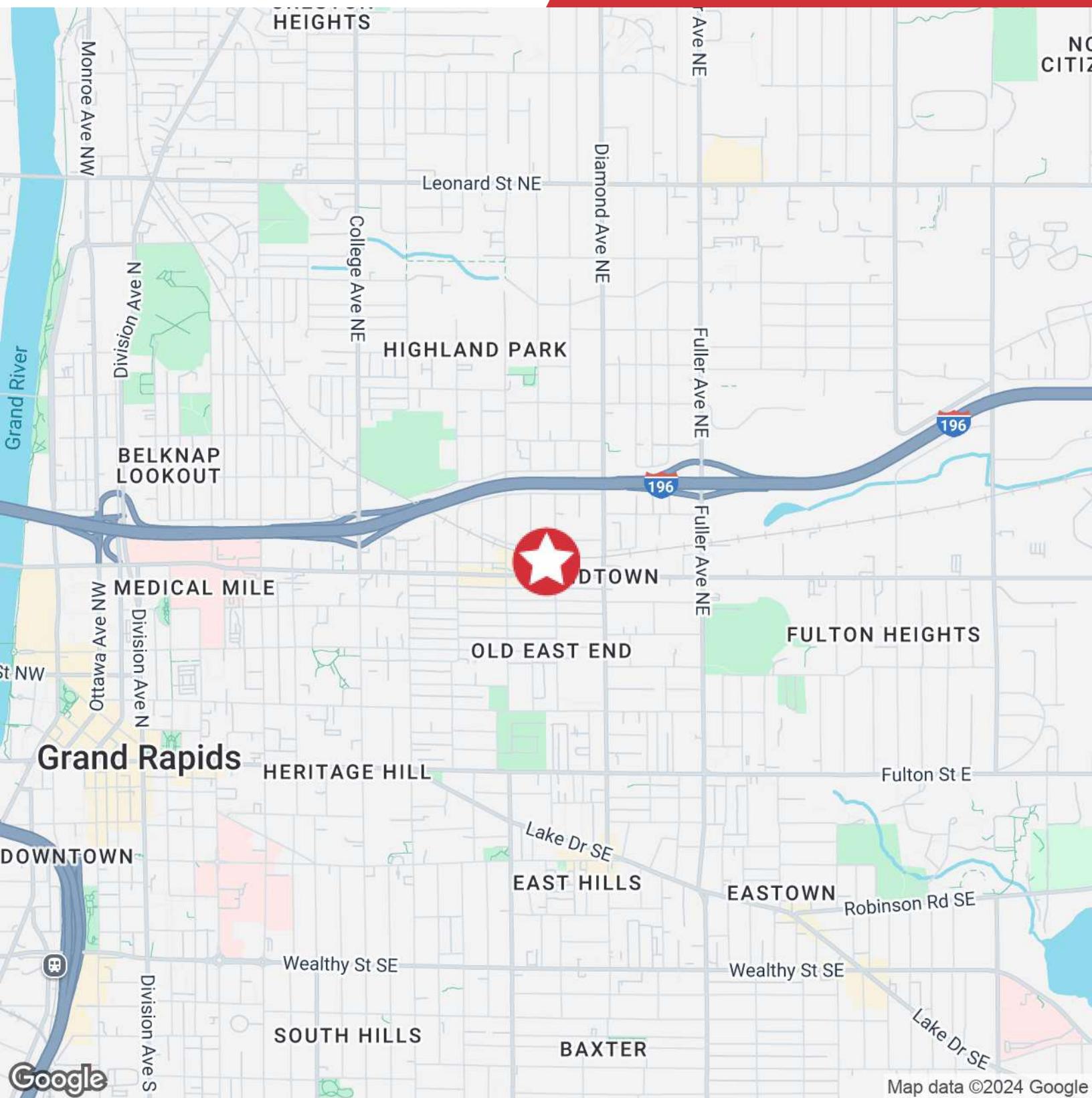
Retailer Map

855 Michigan Street Northeast
Grand Rapids, Michigan 49503



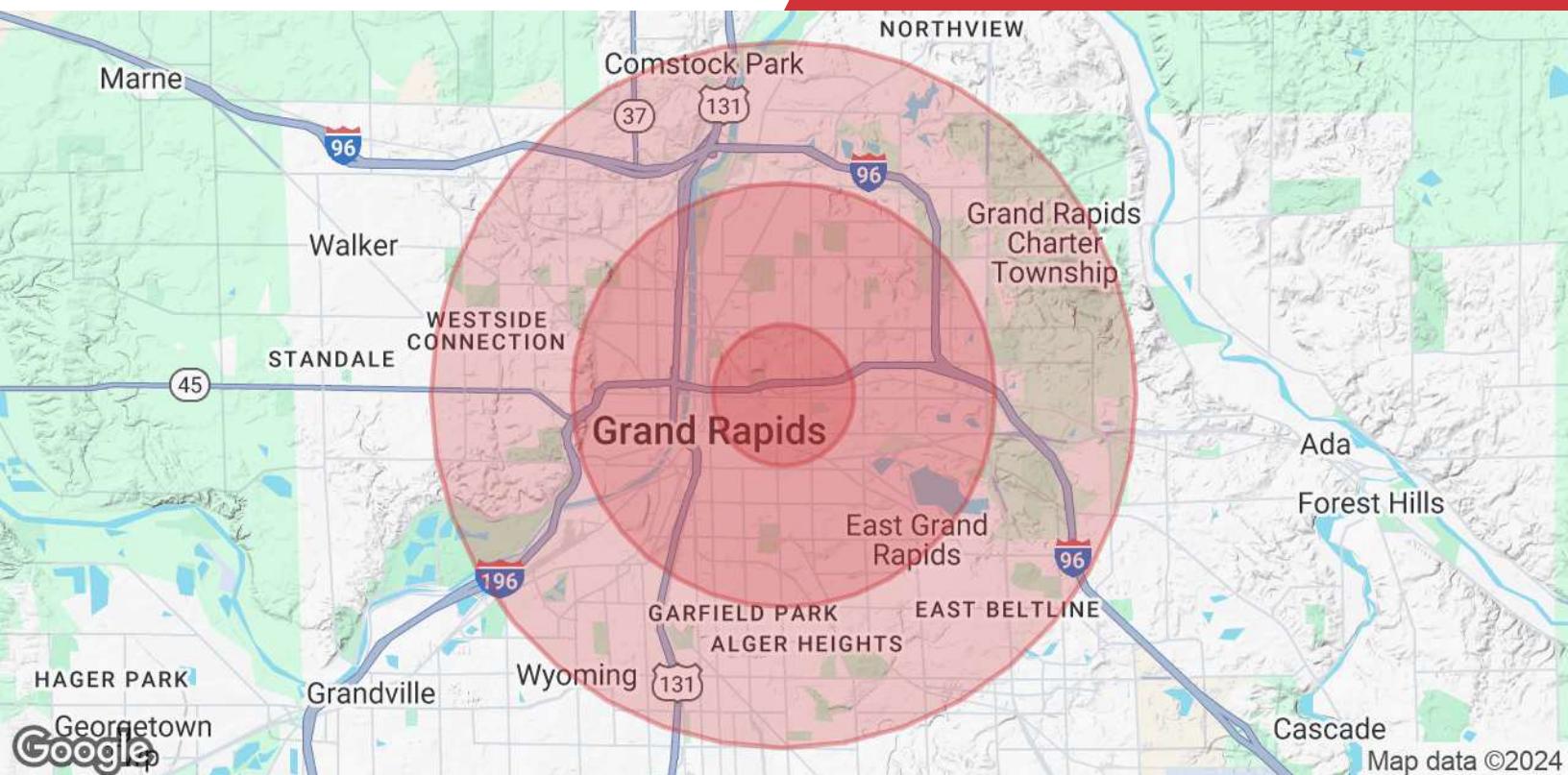
Location Map

855 Michigan Street Northeast
Grand Rapids, Michigan 49503



Demographics Map & Report

855 Michigan Street Northeast
Grand Rapids, Michigan 49503



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,949	136,129	264,400
Average Age	35	36	37
Average Age (Male)	36	35	36
Average Age (Female)	35	36	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,225	55,561	104,788
# of Persons per HH	2	2.5	2.5
Average HH Income	\$78,725	\$86,633	\$93,072
Average House Value	\$305,668	\$292,850	\$297,307

Demographics data derived from AlphaMap



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 graduated. 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.