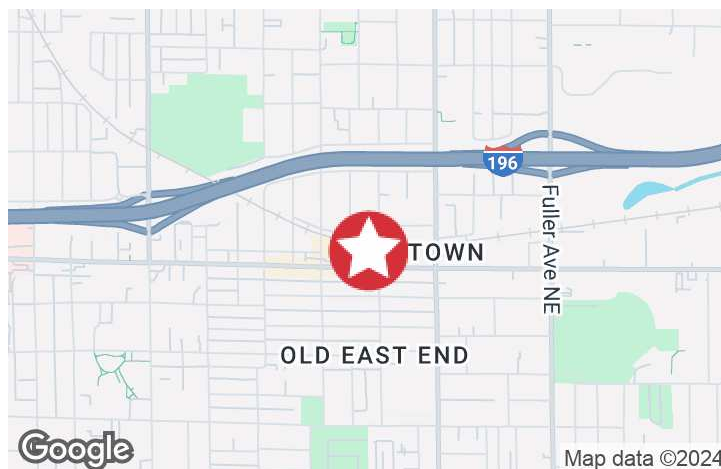




855 Michigan Street Northeast  
Grand Rapids, Michigan 49503

### 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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# Property Overview

855 Michigan Street Northeast  
Grand Rapids, Michigan 49503

## 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.

## Property Information

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

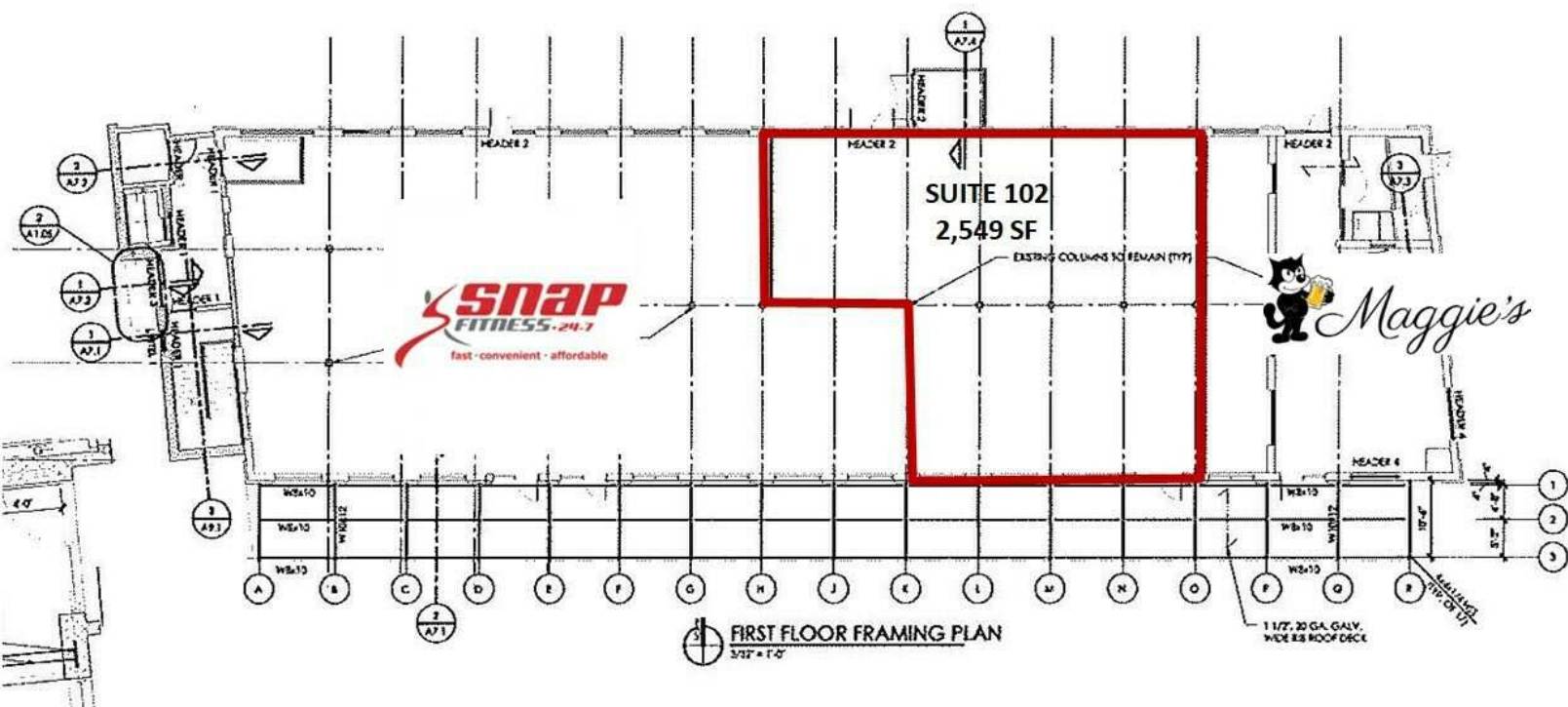
Air Conditioning, Electric, Gas/Heat, Insurance, Janitorial,  
Phone, Refuse Removal, Sewer, Snow Removal, Taxes,  
Water

**Renewal Options:**

Yes

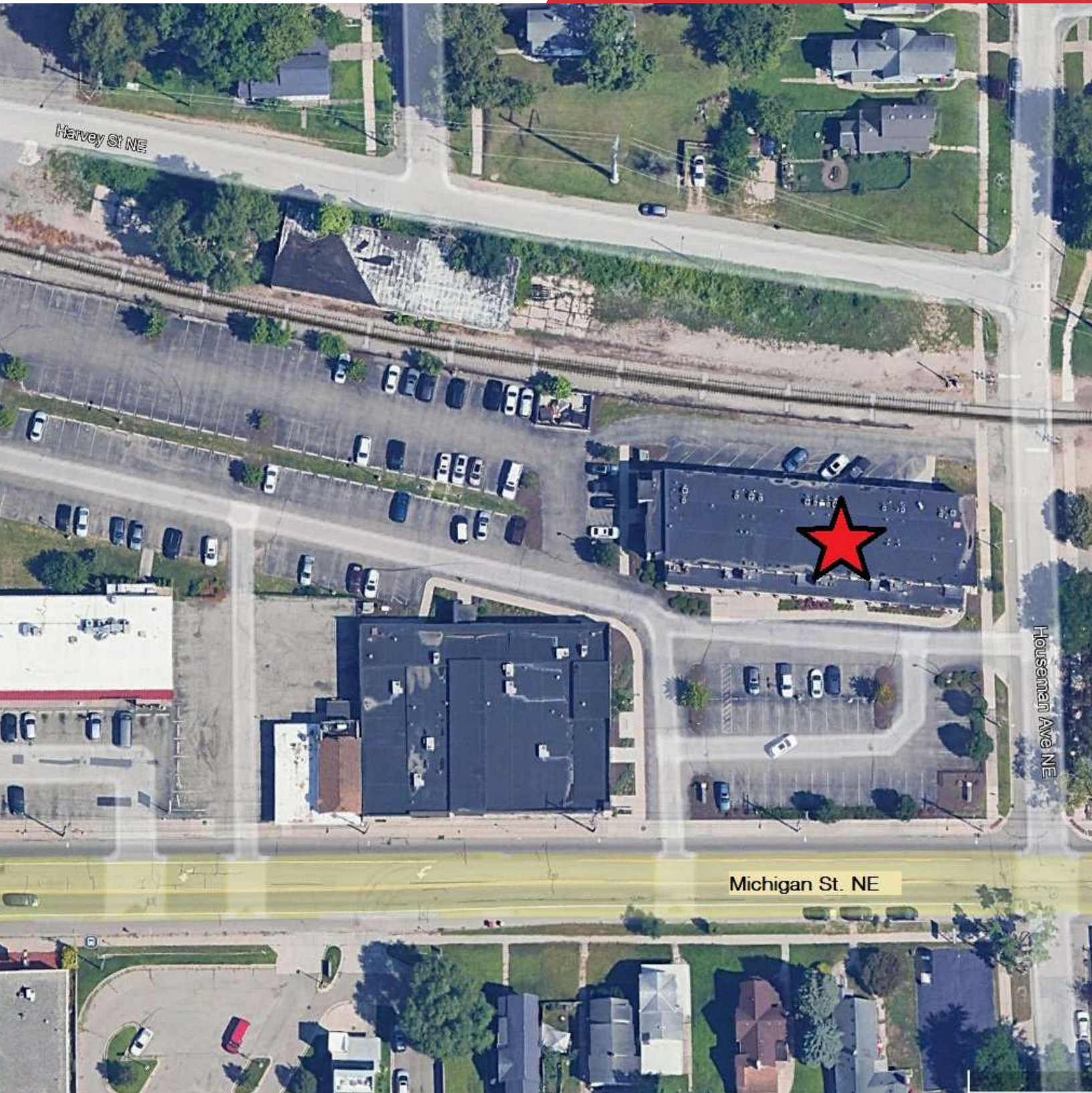
## Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	NNN CHARGE	MONTHLY APPROX. \$6.87	TOTAL MONTHLY RENT
102	2,549 SF	\$21.95	\$4,662.55		\$1,459.30	\$6,121.85



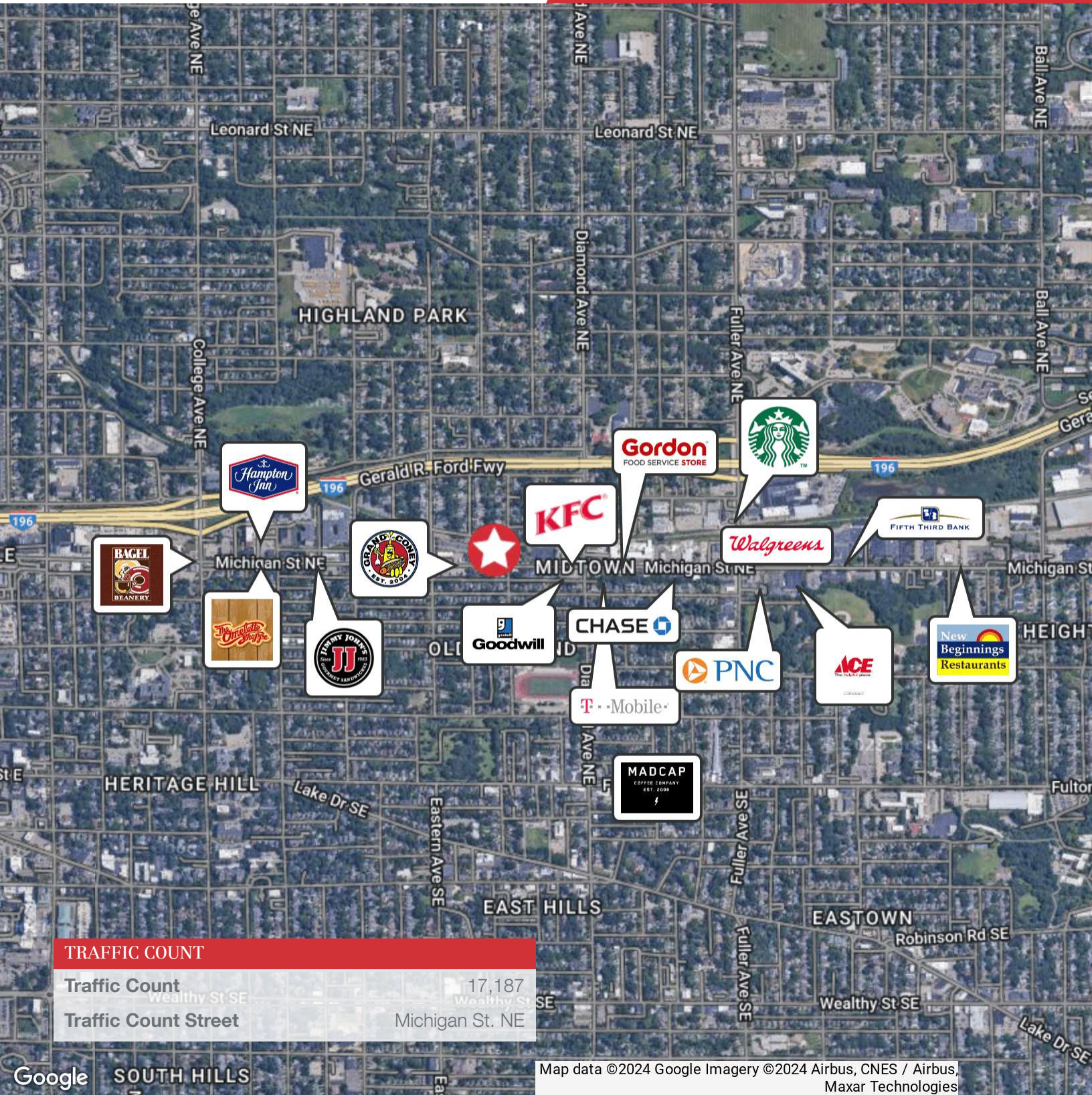
# Aerial

855 Michigan Street Northeast  
Grand Rapids, Michigan 49503



# Retailer Map

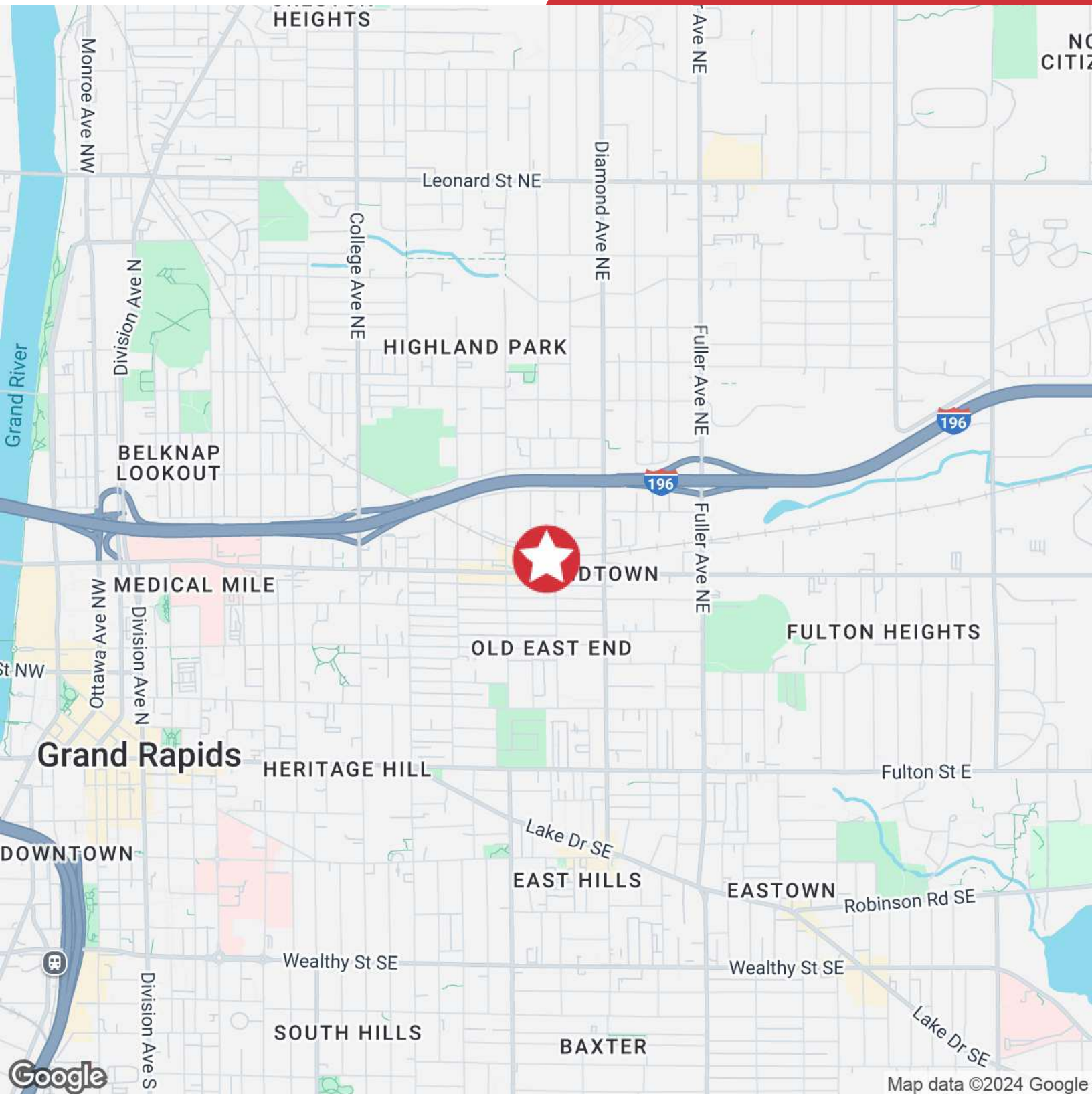
855 Michigan Street Northeast  
Grand Rapids, Michigan 49503



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

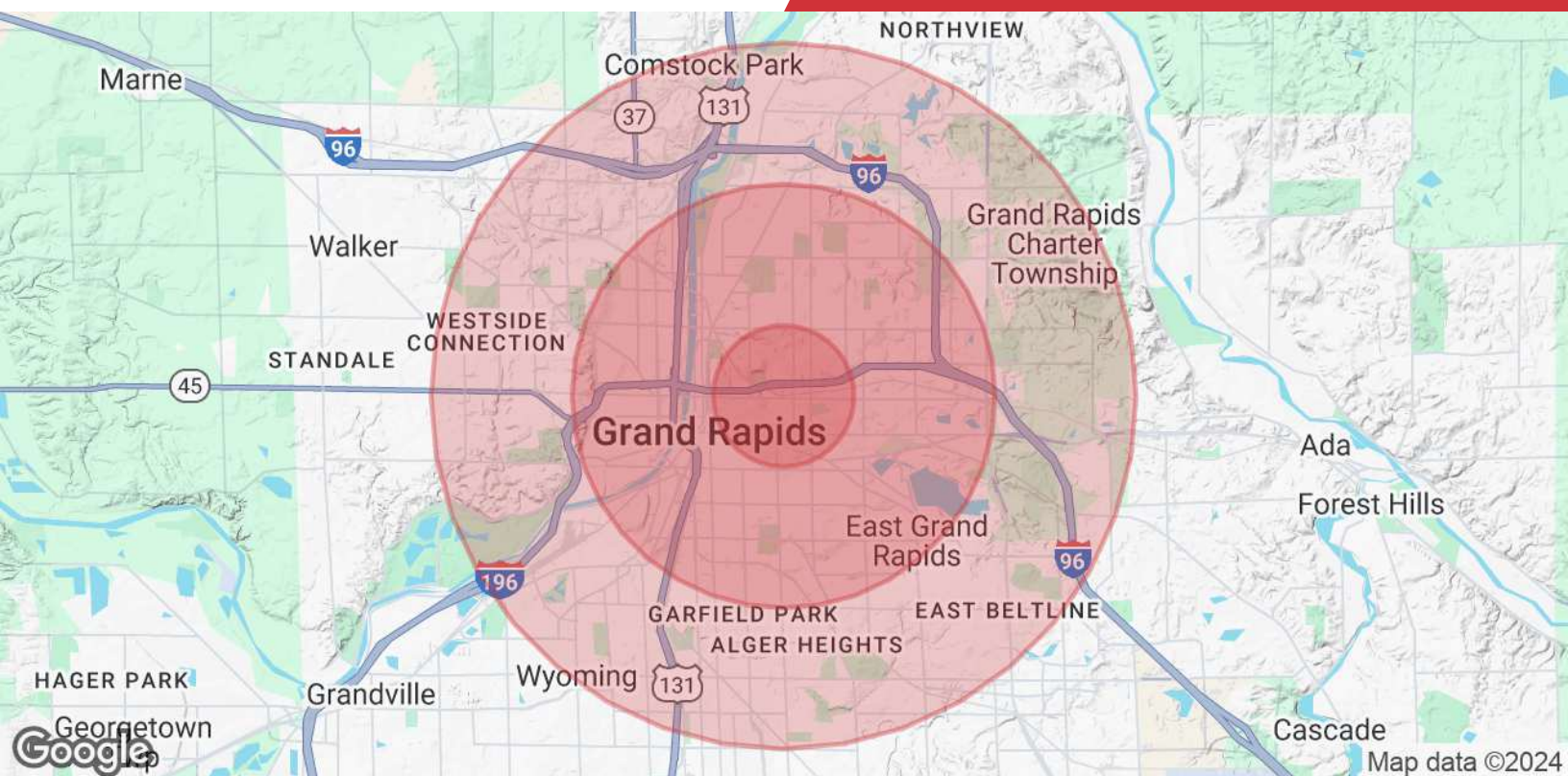
# Location Map

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 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.