

5995 KALAMAZOO AVE, SE
KENTWOOD, MICHIGAN

RETAIL INVESTMENT FOR SALE
17,787 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

NNN INVESTMENT

PRICE REDUCED



PROPERTY FEATURES

- 17,787 total building square feet
- Located on 2.17 acres
- 20' ceiling height
- Zoned C-2
- Sale Price: \$3,950,000 (\$222.07/sf)
- NOI (2024): \$249,307.50

Comments: Brand New Dollar Tree Triple Net lease tenant inside Former Rite Aid suite, situated on a hard, lighted corner intersection of 60th and Kalamazoo Avenue. Over 250' of frontage with ingress/egress on both 60th and Kalamazoo Avenue. Property is a half mile from M-6 interchange. Zoning is C-2 and allows for a variety of uses including, grocery, restaurant, liquor store, big box retailer, clothing and more!



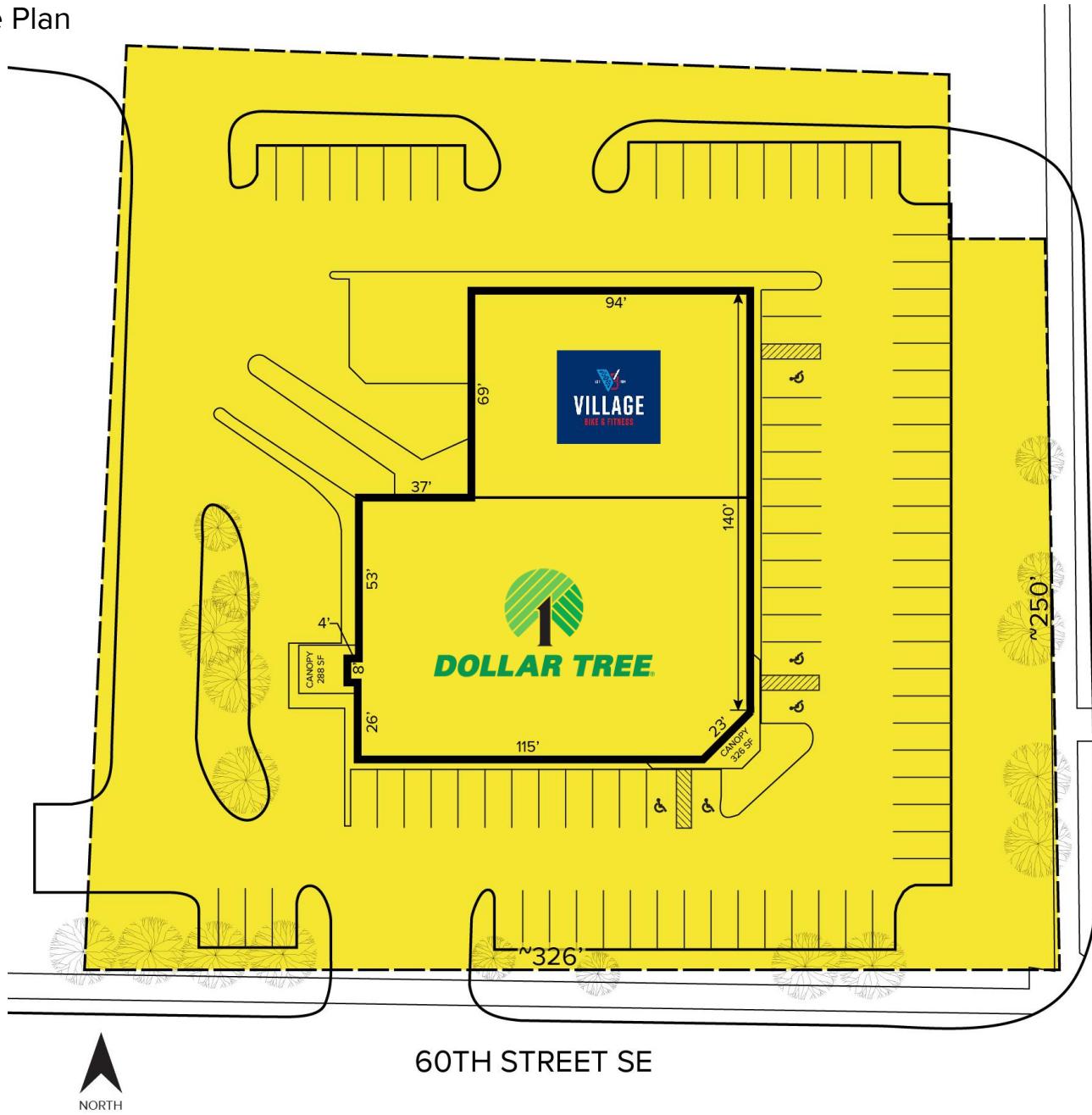
For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
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1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
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Site Plan



Rent Roll

TENANT	SQUARE FEET	LEASE TERM	RENT PER SQ. FT.	ANNUAL RENT
DOLLAR TREE	11,370	10 YEAR LEASE	\$14.75 NNN	\$167,707.50
VILLAGE BIKE SHOP	6,417	3 YEARS REMAIN*	\$12.72 NNN	\$81,600.00
TOTAL:				\$249,307.50

*Willing to sign a new 5-year lease with increased terms too for the right deal.

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Additional Photos



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Aerial



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,493	\$71,771
3 MILE	83,183	\$73,437
5 MILE	152,822	\$72,811

TRAFFIC COUNTS (TWO-WAY)

14,322	60 th St SE west of Kalamazoo Ave SE
24,424	Kalamazoo Ave SE north of 60 th St SE
12,983	60 th St SE east of Kalamazoo Ave SE
24,044	Kalamazoo Ave SE south of 60 th St SE

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Nearby Retail



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