



Breton Meadows Shopping Center

44th Street SE, Grand Rapids, Michigan 49508

<i>Beauty House:</i>	2241, 2245, 2249
<i>Tasty Gyro:</i>	2269
<i>f.AT Salon:</i>	2273
<i>Flying Monkey:</i>	2285
<i>Karki Grocery:</i>	2289, 2293, 2297, 2301
<i>Candied Yam:</i>	2305, 2309
<i>Pretty Girl Collection:</i>	2313
<i>Spa Bella:</i>	2325
<i>Mohammed Sherrif Collection:</i>	2329
<i>Admiral:</i>	2333
<i>Dollar Tree:</i>	2337, 2341, 2345, 2349, 2351, 2353
<i>Bank Of America:</i>	ATM



CONTENTS

Property Details of Center/Remodel	3
Tenant Info.....	4-6
Totals.....	7
Aerials.....	8
Property Maps.....	9
Tenant Locations.....	10
Legal Description.....	11-12

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CENTER DETAILS

More than 40,000 cars daily with excellent visibility and access. Condominiums are located on the corner of Breton and 44th. Amazing car counts within the center and are quite remarkable as opposed to similar type shopping centers due to Tommy's car wash, the Bank of America ATM machine which is very busy and usually has a line, and due to the Dollar Tree being one of the biggest in WM.

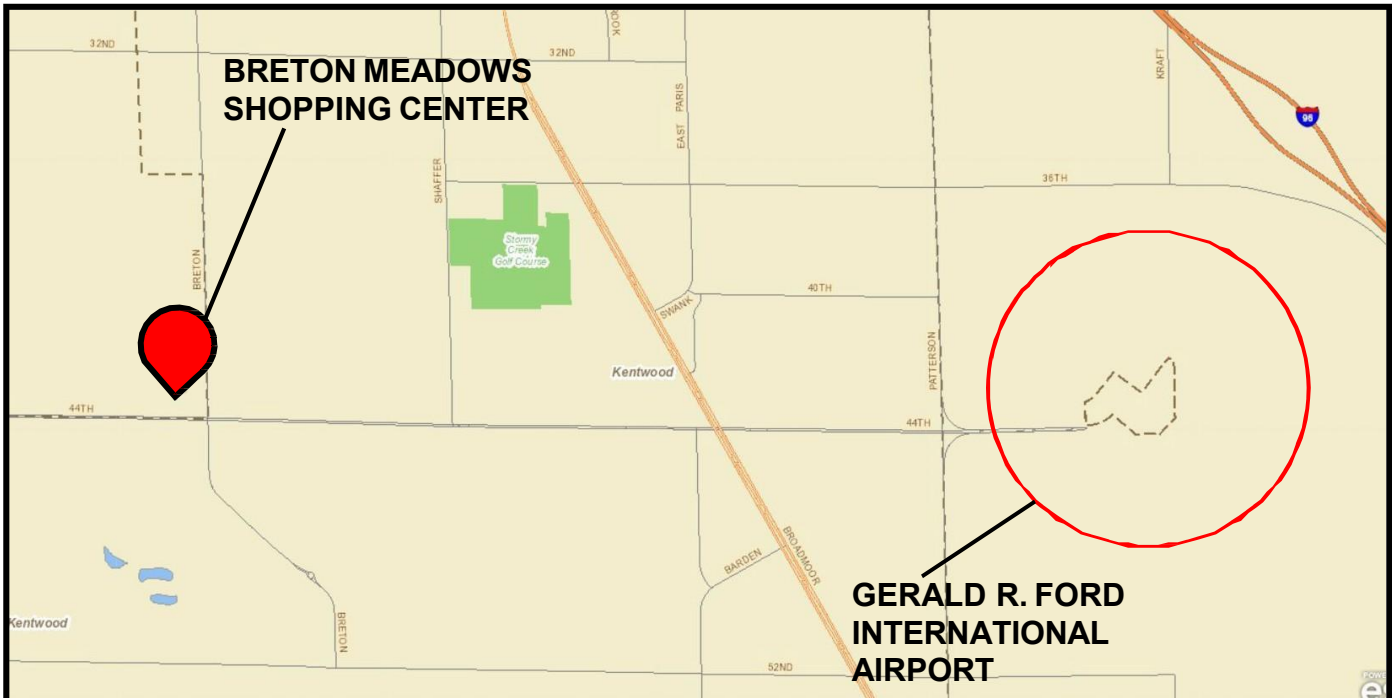
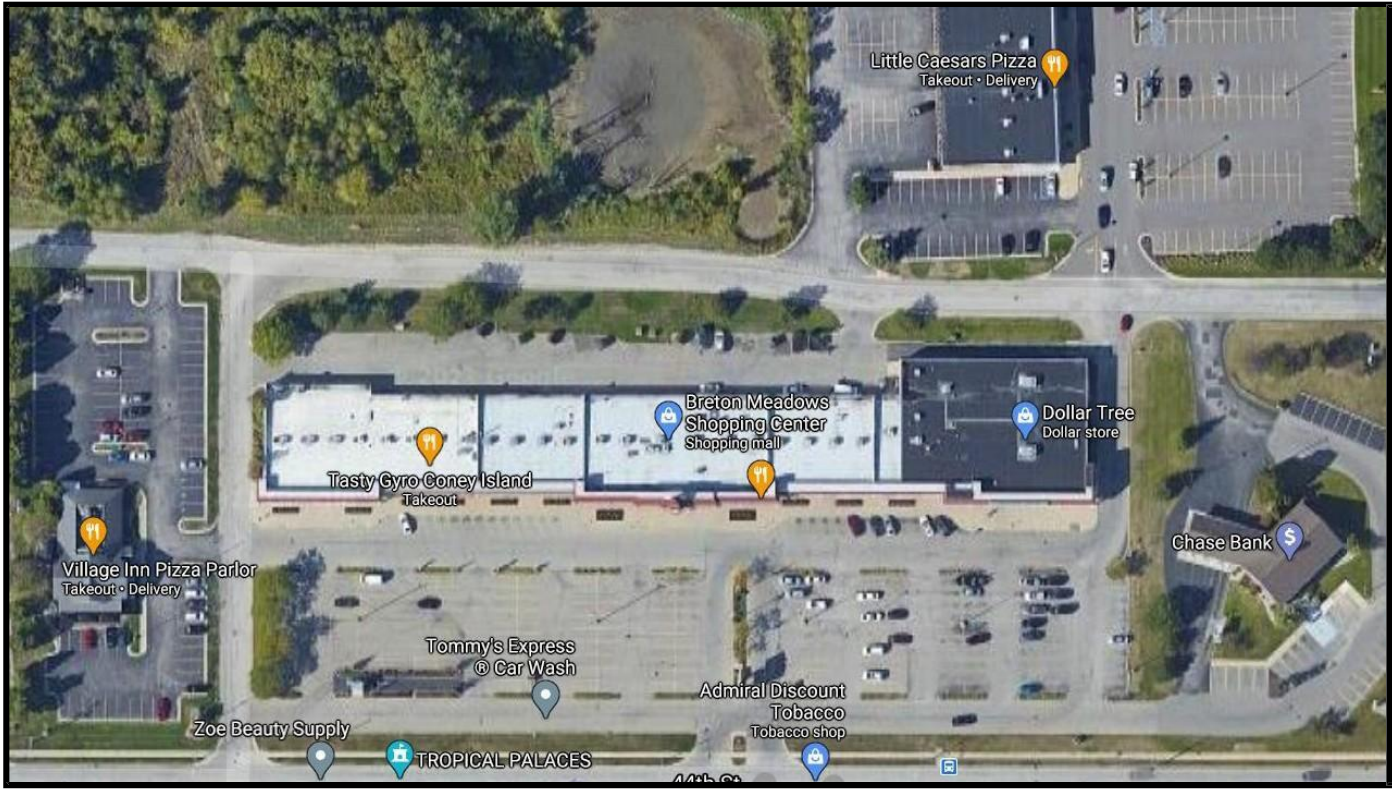
Use:	Retail
Center Size:	47,130sqft
Year Built:	1985- Retrofitted in 2019
Parking: Stories:	1
Heat:	Packed HVAC
Roof:	Rubber
Municipality:	Grand Rapids, MI
Zoning:	Commercial-Improved

REMODEL

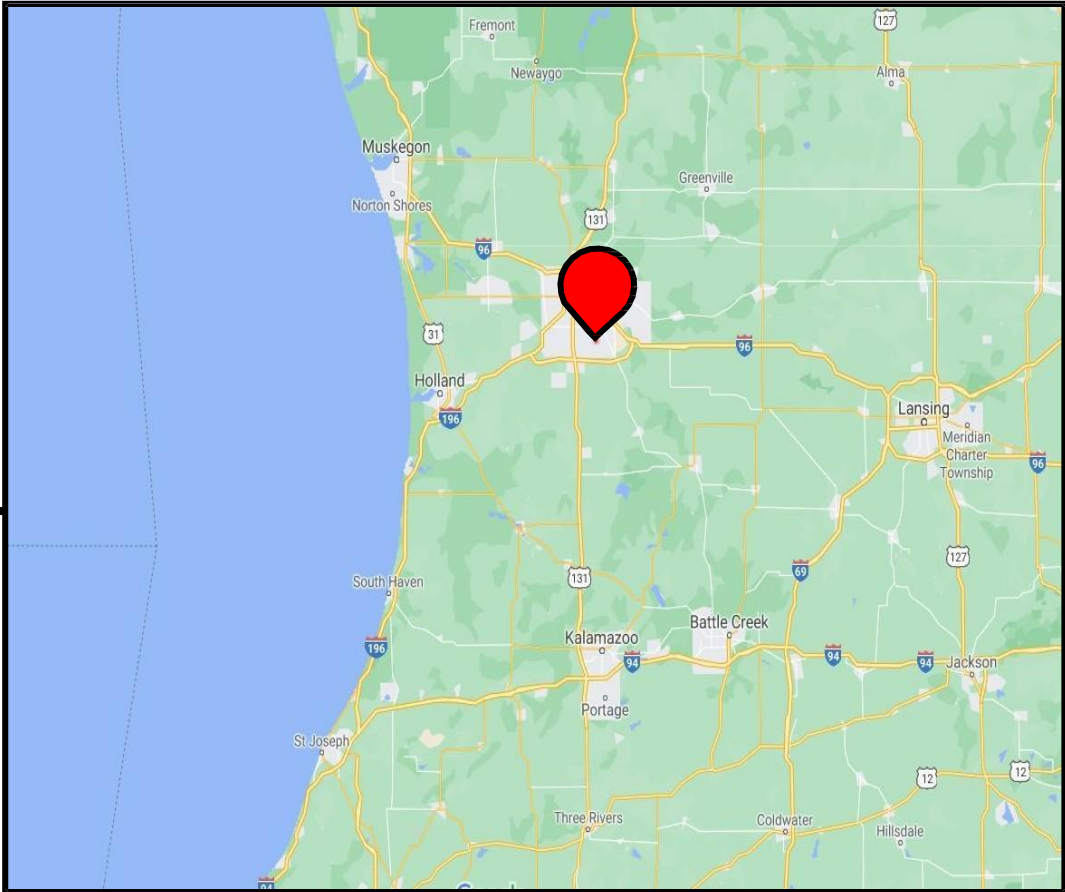
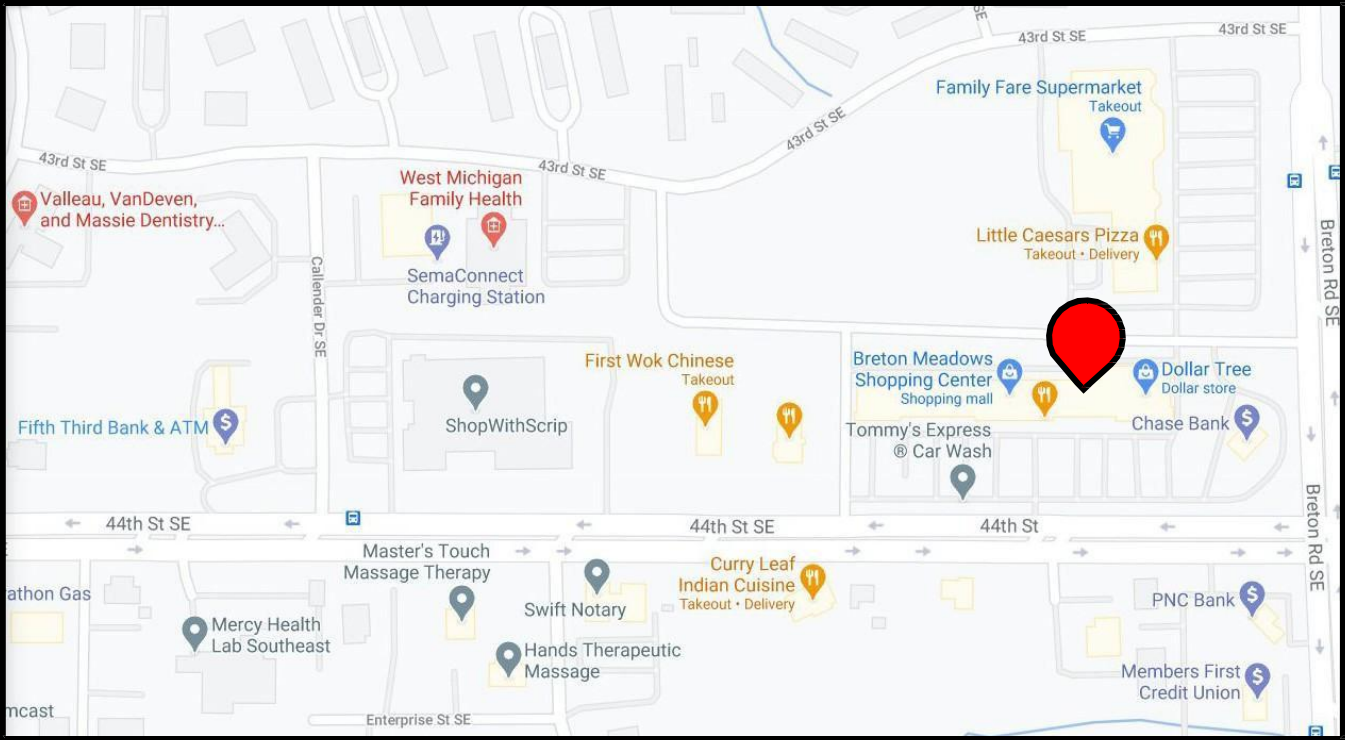
Description: Now featuring Breton Meadows Retail Condominiums. New upgrades: complete fascia, new parking area, and landscaping.



AERIALS

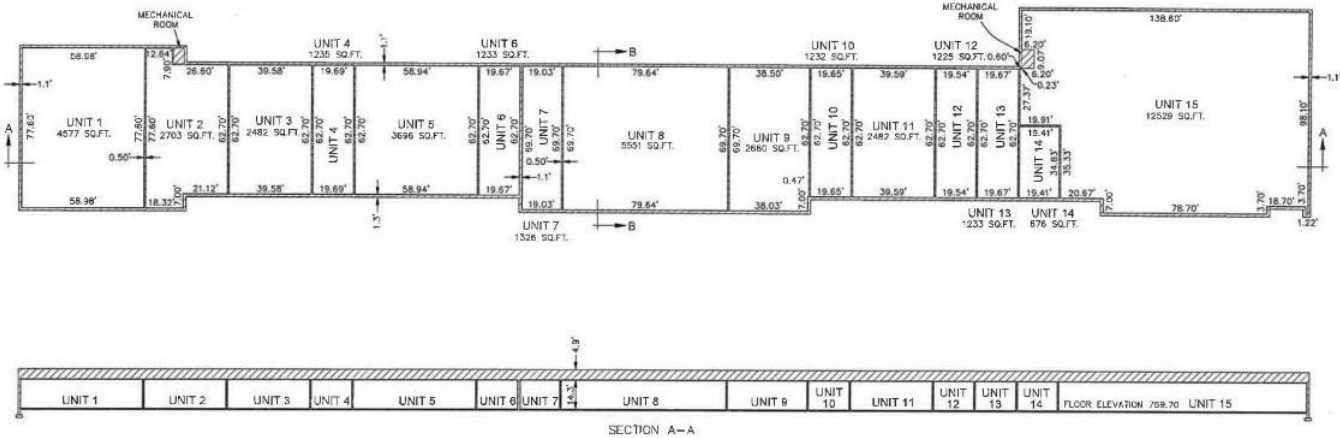
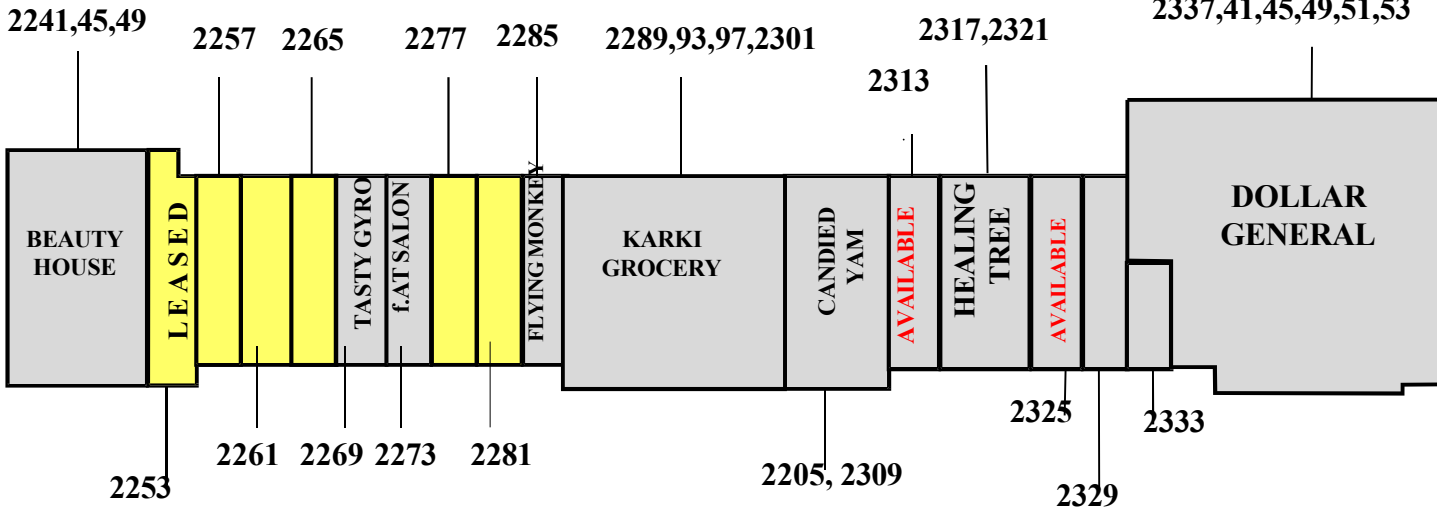


PROPERTY MAPS



TENANT LOCATIONS

CENTER IS 100% LEASED



Breton Meadows Shopping Center is a total of 47,130SF.

***Healing Tree- Unit 2317+2321: pending sale/unavailable (2,600SF)**

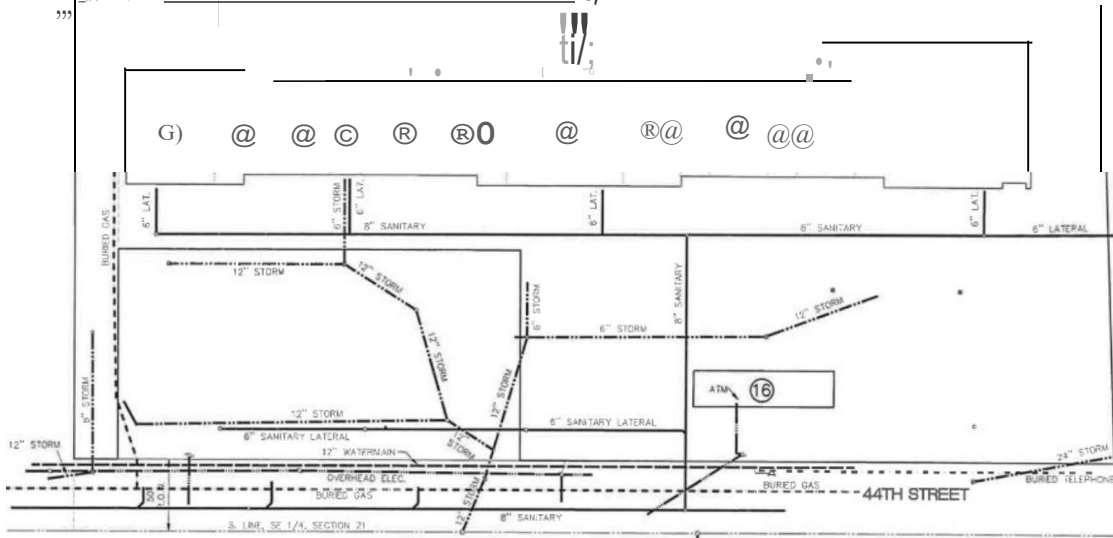
-39,030SF of the center leased with 12 tenants and an ATM.

-8,100SF of the center is available to lease.

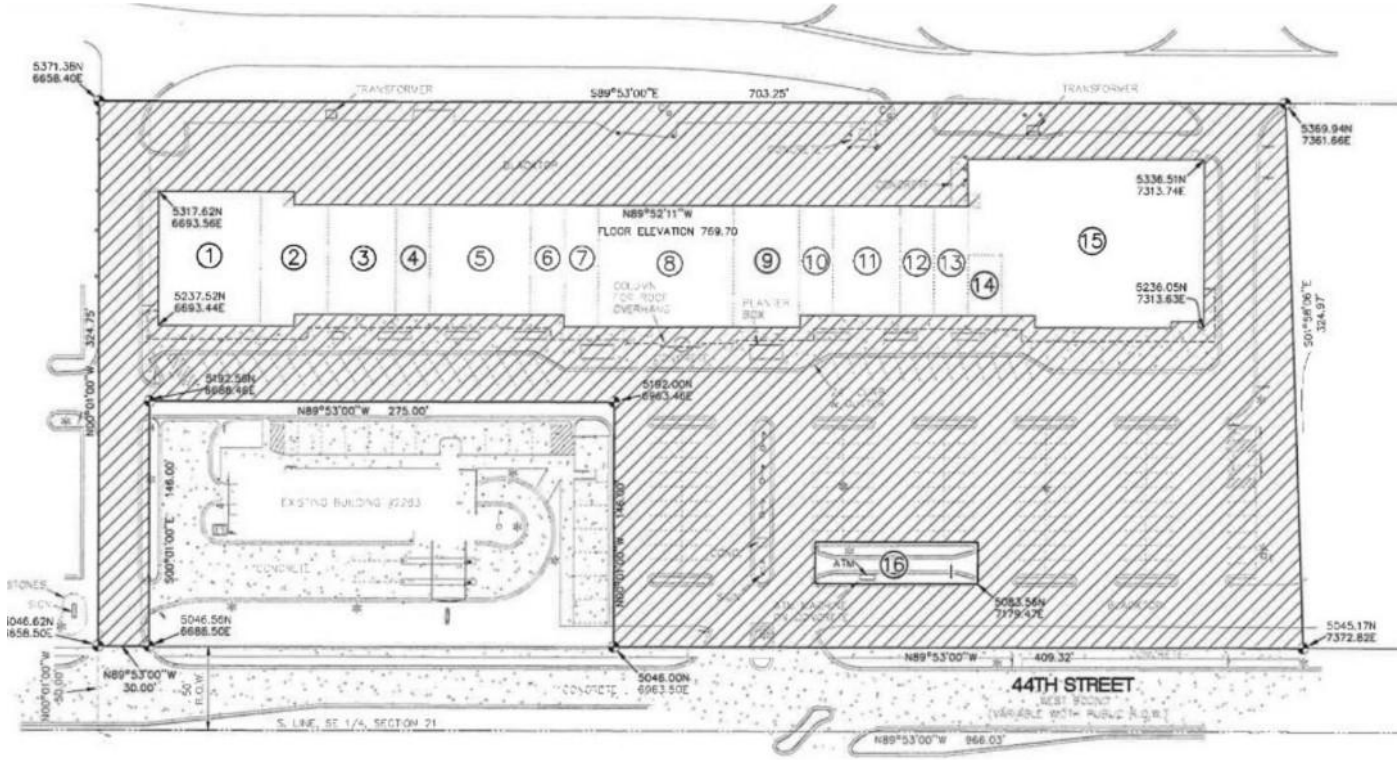
J

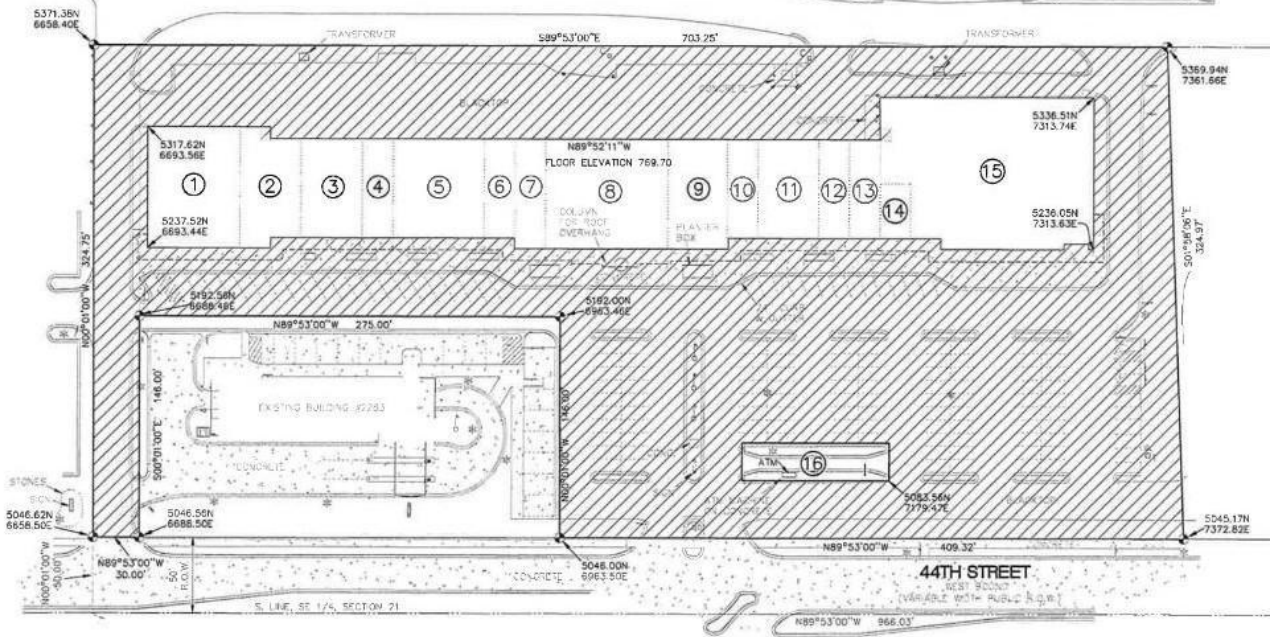
1" = 40' HORIZ

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Legal Description(s)

411821486010-15 UNIT 10,12,13,14,15 *
 BRETON MEADOWS COMMERCIAL
 CONDOMINIUMS KENT COUNTY COUNTY
 CONDOMINIUM SUBDIVISION PLAN
 NO.1111 INSTRUMENT
 NO.20200623-0053786 SPLIT/COMBINED ON
 12/13/2018 FROM 41-18-21-485-014;
 SPLIT/COMBINED ON 08/25/2020 FROM
 41-18-21-485-023;