

RETAIL SPACE | FOR LEASE



B - 5 2 E X P R E S S W A S H | F O R L E A S E

5121-5125 BROADMOOR AVE SE GRAND RAPIDS, MI 49512



TRENT SZKUTNIK

810.206.3506

trent@legacyipg.com

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Legacy Commercial Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Legacy Commercial Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Commercial Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Commercial Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Commercial Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Commercial Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

CONTENTS

COVER PAGE	1
TABLE OF CONTENTS	2
EXECUTIVE SUMMARY	3
EXTERIOR PHOTOS	4
TUNNEL WASH PHOTOS	5
FLOOR PLAN	6
PARCEL MAP	7
AERIAL MAP	8
REGIONAL MAP	9
DEMOGRAPHICS MAP & REPORT	10
LEGACY COMMERCIAL GROUP	11

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Lease Rate:	\$14.00 SF NNN
Available Suite:	Suite 5125
Total Building Size:	5,750 SF
Car Wash Suite Size	2,966 SF
Lot Size:	0.89 Acres
Tunnel Depth:	100Ft
Tunnel Equipment:	Belanger
# Of Vacuums:	3
Year Built:	2001

PROPERTY OVERVIEW

Legacy Commercial Group is pleased to exclusively offer 2,966 SF of Retail Space, currently occupied by B-52 Express Wash in Grand Rapids, MI. The Lease includes the car wash business, equipment & car wash suite. The building sits on just under 1 Acre of prime commercial property off of Broadmoor Ave., which is Subject to over 22,000+ VPD. Neighboring Tenant, Mobil 1 Quick Lube, will continue to Occupy their suite and operate as a highly profitable quick lube, bringing additional consumers to the property.

INVESTMENT HIGHLIGHTS

- Car Wash Equipment Can Be Removed From Tunnel, Making Space Suitable For Multiple Retail Businesses Including: Auto Repair, Detail/Hand Washing, Auto Accessory Installation, Quick Service Carry Out & More
- The Real Estate, Equipment & Business Are Included in NNN Lease | Excellent Investment Opportunity for an Owner/User
- Large Parcel Allows Future Developments Including: Vacuum Arches, Automatic Kiosks & Much More
- Excellent Retail Demographics & Traffic Counts on Broadmoor Ave. | Total Population Exceeding 111,000 Within 5 Mile Radius | Broadmoor Ave. Subject to over 22,000 VPD
- Surrounded by Many National Retailers Including: Speedway, Arby's, Holiday Inn, Town Suites Inn, Amazon, Meijer, Taco Johns, Wendy's and Many More



FOR LEASE

\$14.00 SF NNN



TRAFFIC COUNT

22,168 VPD



BUSINESS & EQUIPMENT INCLUDED

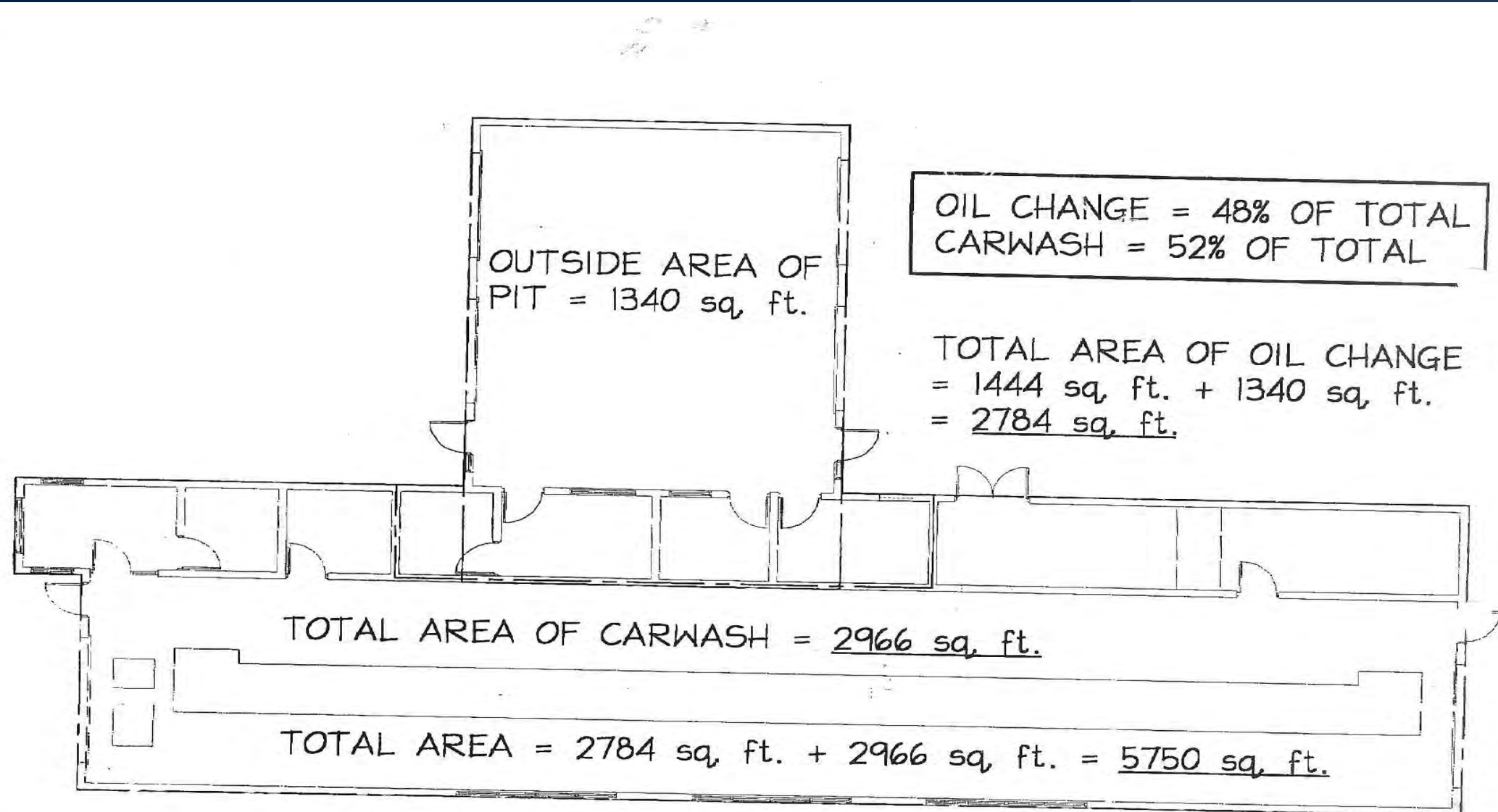
EXTERIOR PHOTOS



TUNNEL WASH PHOTOS



FLOOR PLAN



PARCEL MAP



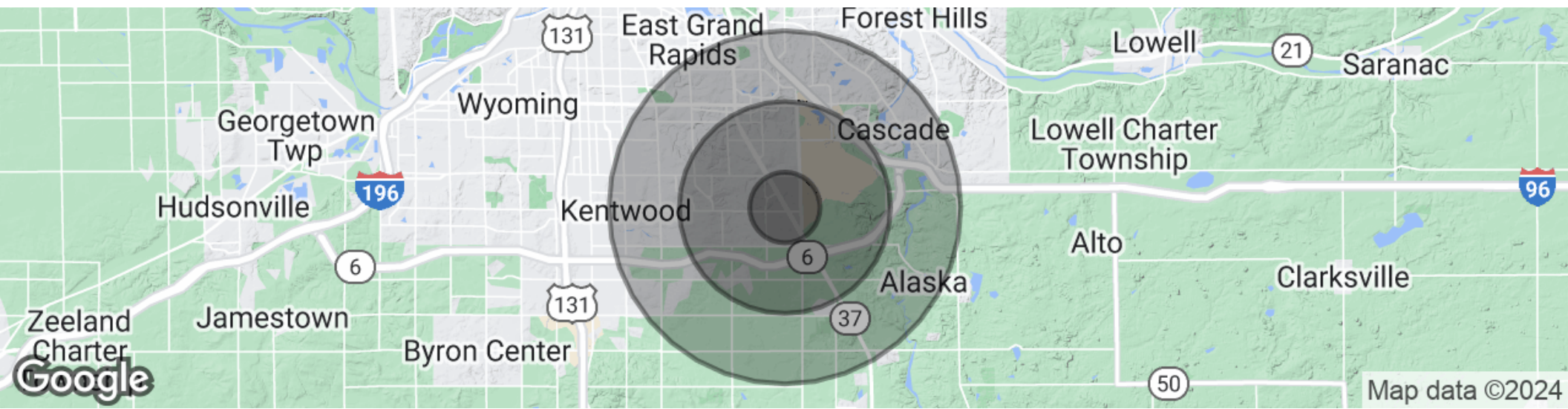
AERIAL MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,580	29,254	111,003
Average Age	36.4	35.7	36.8
Average Age (Male)	32.3	33.0	34.5
Average Age (Female)	40.7	38.2	38.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,642	12,447	42,977
# of Persons per HH	2.8	2.4	2.6
Average HH Income	\$111,457	\$76,763	\$85,106
Average House Value	\$238,537	\$175,902	\$195,019

2020 American Community Survey (ACS)

LEGACY COMMERCIAL GROUP

RECENT TRANSACTIONS



\$9,500,000
HomeGoods & Sierra



\$10,000,000
Total Wine | Bed Bath & Beyond



\$9,000,000
Rivertown Center



\$4,825,000
United Rentals (2 Locations)



\$2,725,000
Houghton Lake Shopping Center



\$6,102,000
Best Buy

Legacy Commercial Group is a commercial real estate brokerage specializing in the acquisition and disposition of investment real estate. At Legacy, your needs are front and center. We use a tailored, results-driven approach to unlock the potential of every deal. With teamwork and collaboration at the forefront, we provide the expertise, experience, and versatility necessary to reach your investment goals.

AGENTS



Logan McAnallen, CCIM
Managing Principal

☎ (810) 206-3504
📱 (517) 282-2861
✉ Logan@LegacyIPG.com



Trent Szkutnik
Director

☎ (810) 206-3506
📱 (419) 705-9794
✉ Trent@LegacyIPG.com

