



151 S MAIN
Cedar Springs, Michigan 49319

Property Highlights

- Join national and regional retailers such as Hungry Howie's, Supercuts, and others in this neighborhood-service oriented retail center.
- Located at signalized intersection of Main Street and Muskegon (17 Mile Rd.) in northern Kent County.
- Approximately 1 mile away from the US-131 interchange and within walking distance from downtown Cedar Springs.
- Average daily vehicle count upwards of 13,000 ·
- Built in 2003, package heating and cooling



For More Information

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Lease Overview

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Lease Information

Municipality:	City of Cedar Springs
PPN:	41-02-25-489-013
SEV (2023):	\$342,700.00
Property Taxes (2023):	\$25,486.37
Acres:	1.60
Zoning:	B2 (Business): It is recommended that interested parties contact City of Cedar Springs Zoning to verify that their intended use conforms to the current zoning.

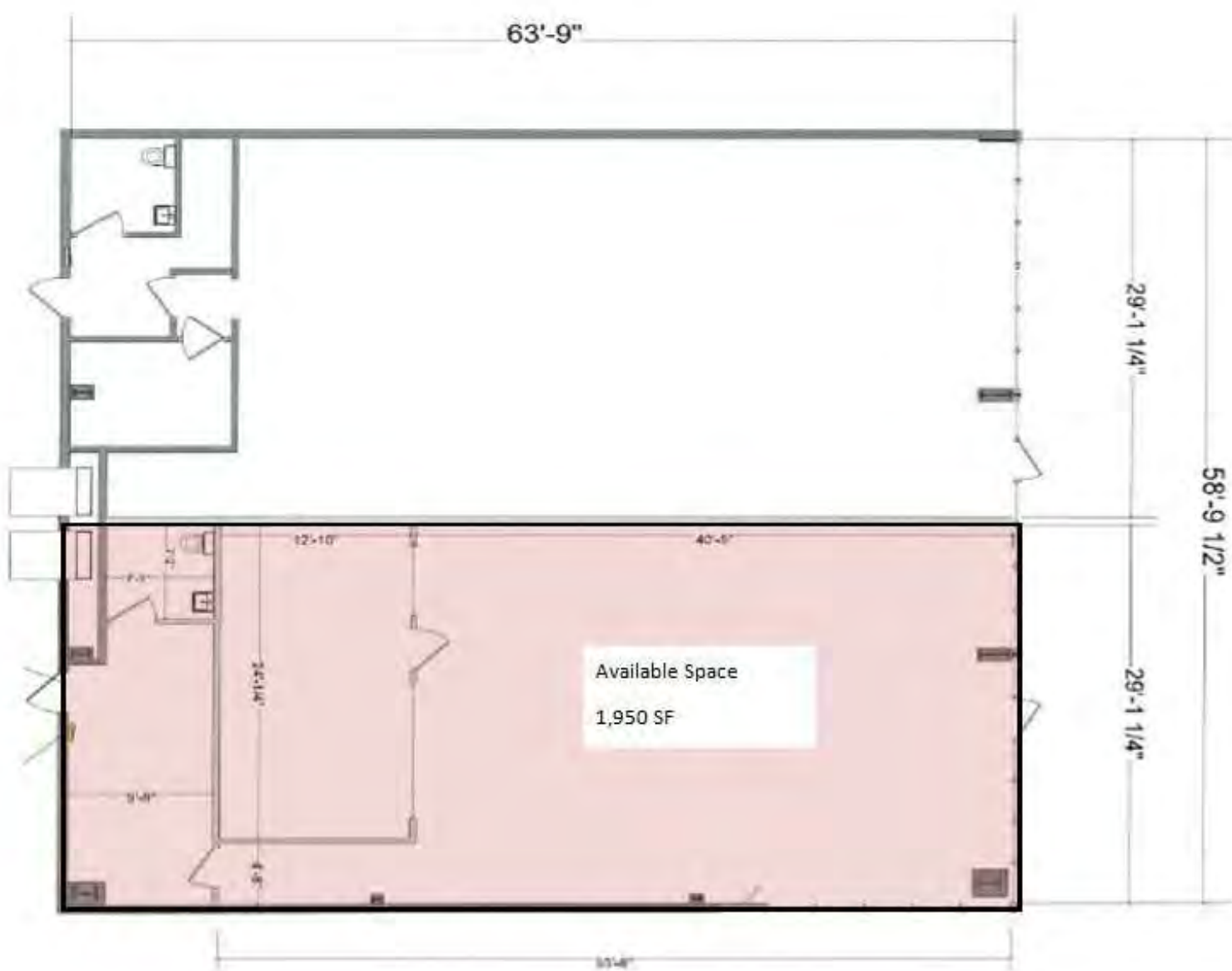
Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	NNN (\$3.74/SF/YR) MONTHLY	TOTAL MONTHLY RENT
151 S. Main St	1,950 SF	\$10.00	\$1,625.00	\$607.75	\$2,232.75



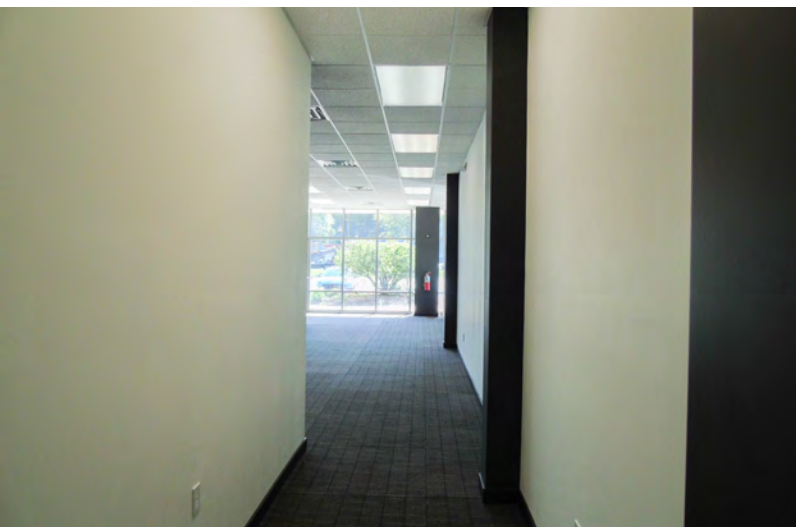
Floor Plans

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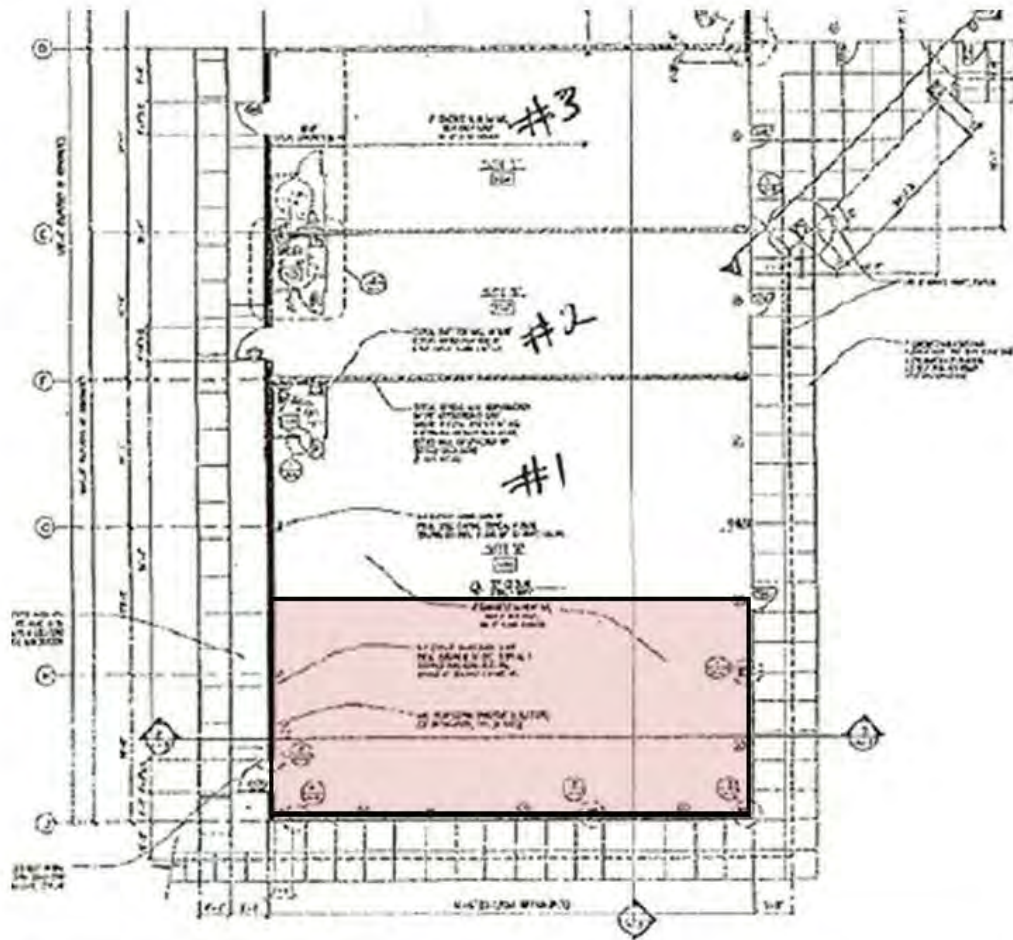
Additional Photos

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Site Plans

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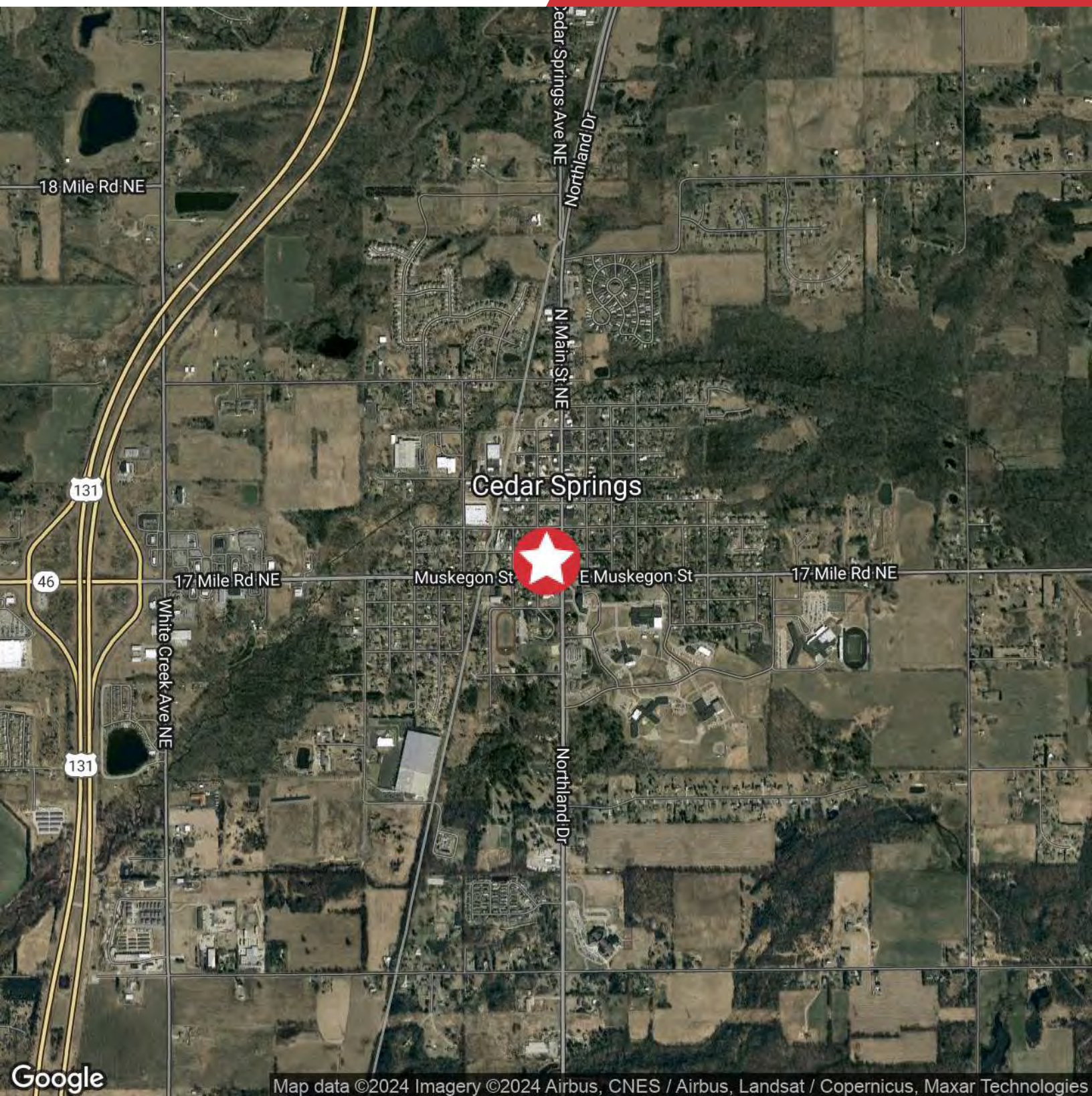
Retailer Map

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Location Map

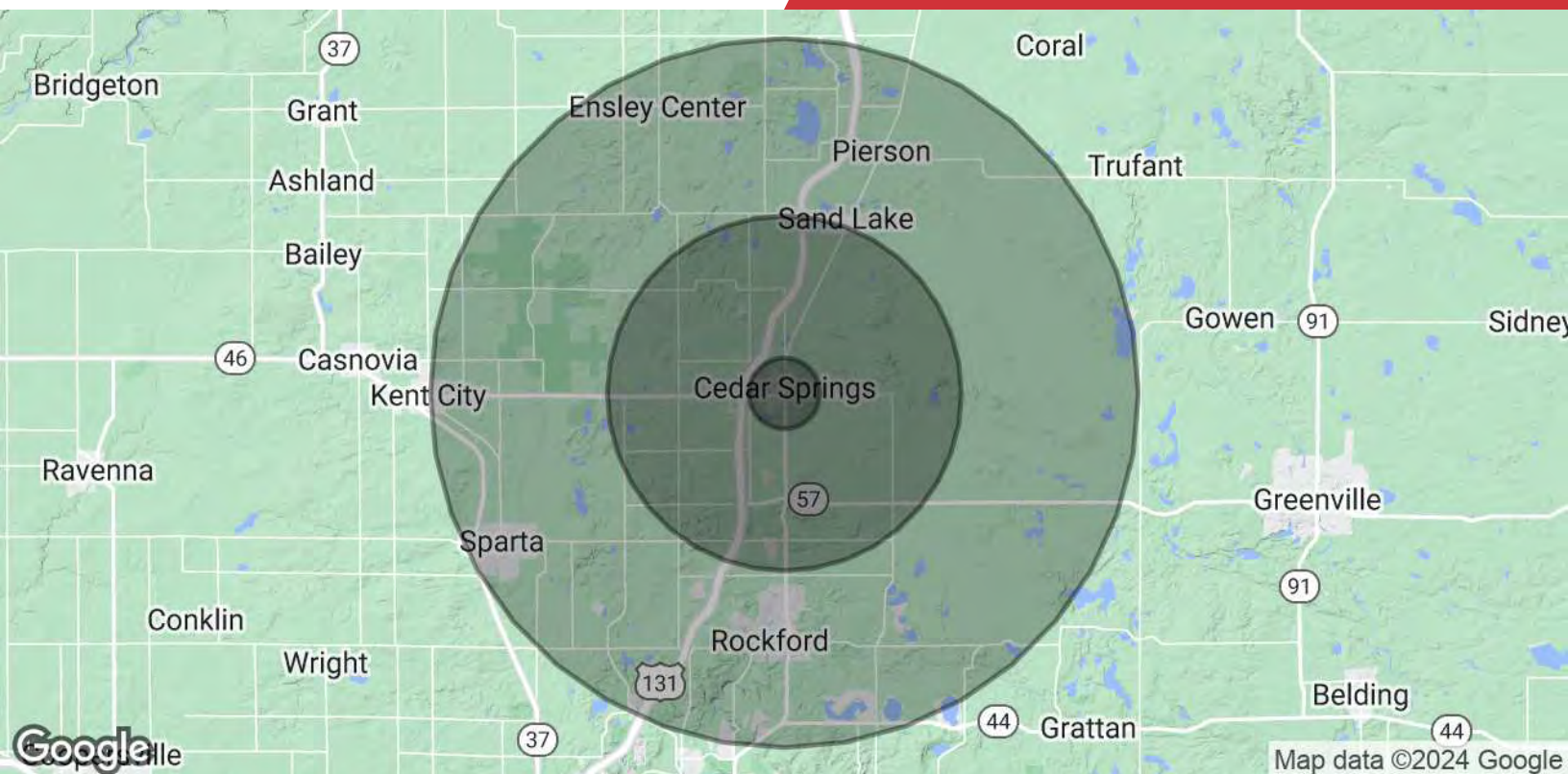
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,000	18,128	73,275
Average Age	36.3	37.2	37.5
Average Age (Male)	33.9	36.0	36.5
Average Age (Female)	37.8	38.5	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	759	6,457	26,229
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$47,499	\$65,883	\$73,746
Average House Value	\$116,405	\$159,066	\$187,512

* Demographic data derived from 2020 ACS - US Census

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.