

3700 28TH STREET SE
KENTWOOD, MICHIGAN

RETAIL FOR LEASE
2,920 – 3,150 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

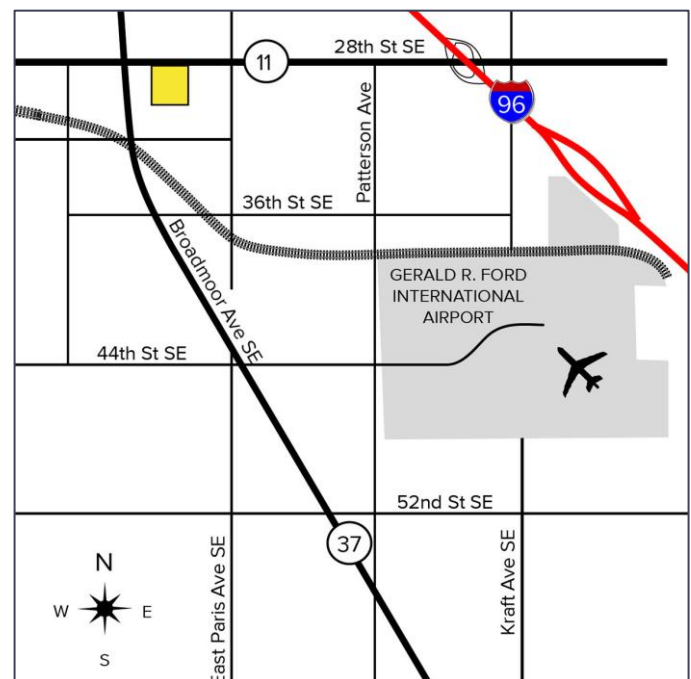
PLAZA 28



PROPERTY FEATURES

- 18,184 total building square feet
- 2,920-3,150 square feet available for lease
- Zoned C-2
- Ample parking
- Built in 1979; renovated in 2006 & 2022
- Main Floor Lease Rate: \$22.00/sf NNN
- Estimated NNN expense: \$5.25/sf

Comments: Prime retail center along busy 28th Street. Right across from Centerpointe Mall and walking distance from Woodland Mall. Under new ownership. New facade on entire building. Main retail suite will be entirely white boxed and brand new. Over 28,000 cars per day passes by. Join Trader Joe's, Ford, Dave & Busters, Carhartt, Old Navy, Von Mour, Whole Foods and more.



For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
jriaqallah@signatureassociates.com

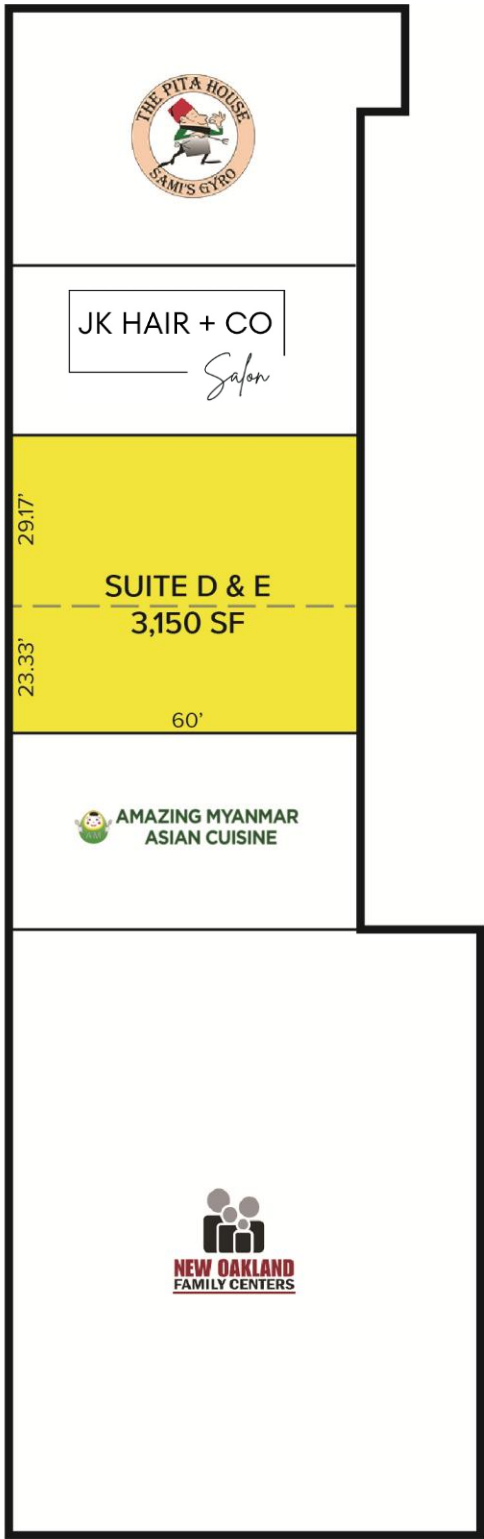
SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

3700 28th Street SE – Kentwood, Michigan

Retail For Lease

2,920-3,150
Square Feet
AVAILABLE

Floor Plan | Main Level



AVAILABILITY			
SUITE	TOTAL SF	RATE	MONTHLY RATE
D & E	3,150	\$22.00 NNN	\$5,775



For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
jriaqallah@signatureassociates.com

SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

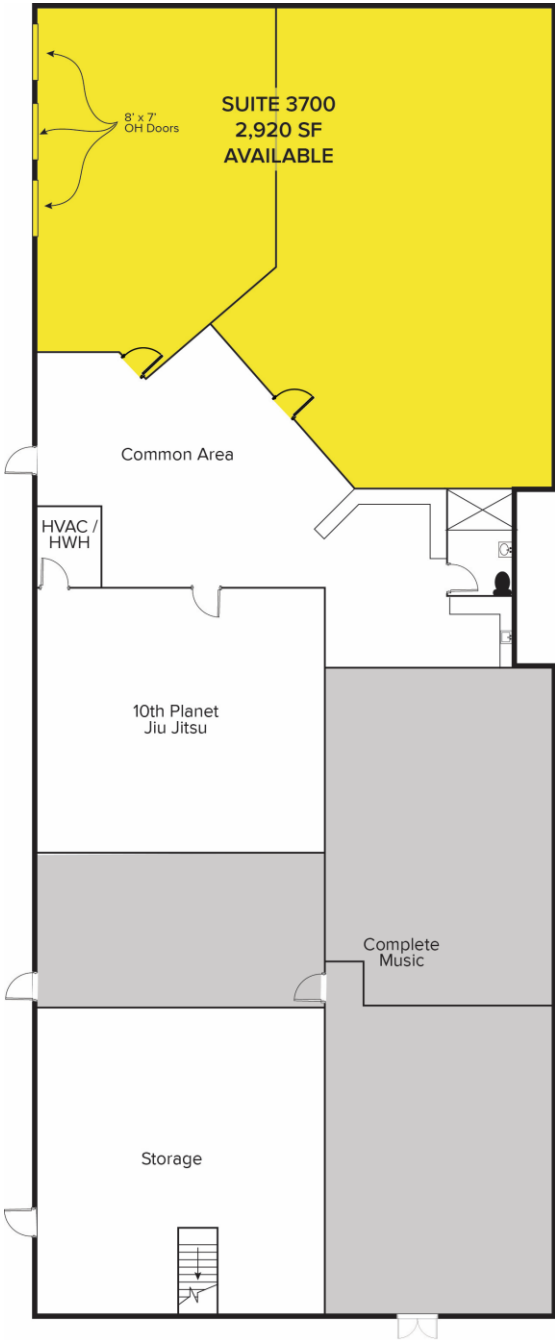
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

3700 28th Street SE – Kentwood, Michigan

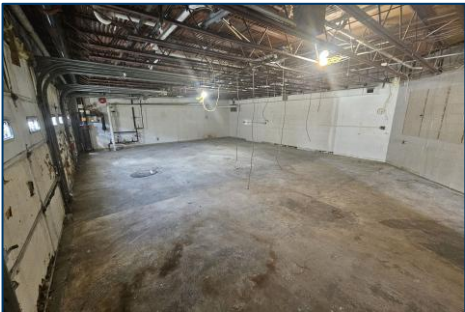
Retail For Lease

2,920-3,150
Square Feet
AVAILABLE

Floor Plan | Lower Level



Suite 3700 | Interior Photos



AVAILABILITY		
SUITE	TOTAL SQ.FT.	MONTHLY RATE
3700	2,920	\$3,950 Gross*

*Tenant responsible for their suite's internet & janitorial

For more information, please contact:
JOE RIZQALLAH
(616) 822 6310
jriaqallah@signatureassociates.com

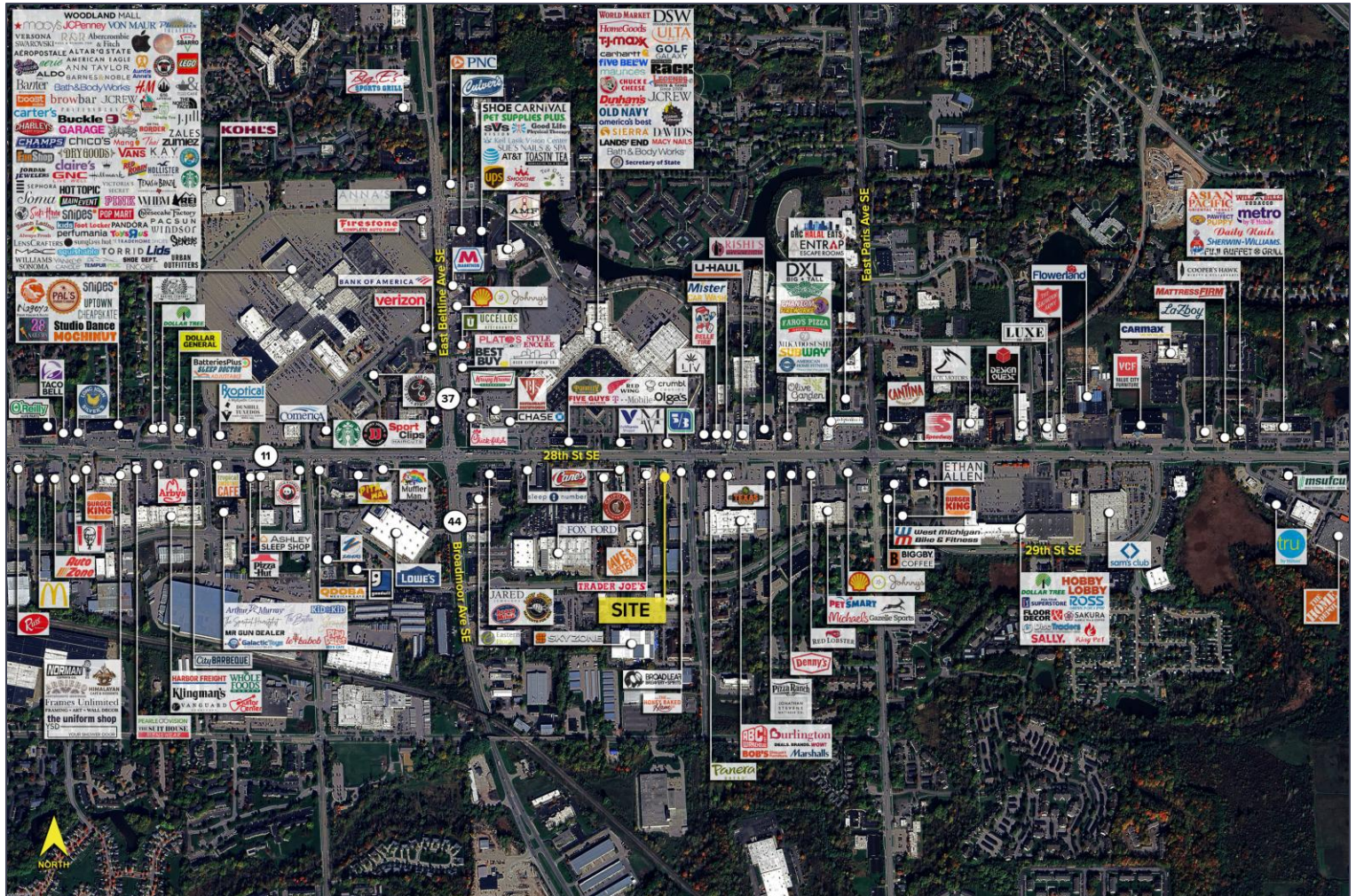
SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

3700 28th Street SE – Kentwood, Michigan

Retail For Lease

2,920-3,150
Square Feet
AVAILABLE

Aerial



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	8,972	\$63,469
3 MILE	64,100	\$90,323
5 MILE	189,383	\$92,436

TRAFFIC COUNTS (TWO-WAY)

28,475	28 th St west of Lake Eastbrook Blvd
30,742	28 th St east of Lake Eastbrook Blvd
5,392	Lake Eastbrook Blvd south of 28 th St
6,685	Lake Eastbrook Blvd north of 28 th St

For more information, please contact:

JOE RIZQALLAH

(616) 822 6310

jriaqallah@signatureassociates.com

SIGNATURE ASSOCIATES

1188 East Paris Ave SE, Suite 220

Grand Rapids, MI 49546

www.signatureassociates.com

3700 28th Street SE – Kentwood, Michigan

Retail For Lease

2,920-3,150
Square Feet
AVAILABLE

Demographics

3700 28th St SE Kentwood, MI 49512	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	8,452	62,197	182,095
2026 Projected Population	8,705	63,930	186,634
2020 Census Population	8,289	61,229	181,048
2010 Census Population	7,925	56,520	170,676
Projected Annual Growth 2021 to 2026	0.6%	0.6%	0.5%
Historical Annual Growth 2010 to 2021	0.6%	0.9%	0.6%
Households			
2021 Estimated Households	4,175	25,295	69,056
2026 Projected Households	4,269	25,876	70,419
2020 Census Households	4,111	24,879	68,636
2010 Census Households	3,903	23,096	64,024
Projected Annual Growth 2021 to 2026	0.5%	0.5%	0.4%
Historical Annual Growth 2010 to 2021	0.1%	0.2%	-
Age			
2021 Est. Population Under 10 Years	12.4%	11.6%	13.1%
2021 Est. Population 10 to 19 Years	9.5%	12.5%	13.6%
2021 Est. Population 20 to 29 Years	23.1%	17.5%	15.8%
2021 Est. Population 30 to 44 Years	18.4%	18.3%	20.2%
2021 Est. Population 45 to 59 Years	14.8%	16.2%	16.6%
2021 Est. Population 60 to 74 Years	13.5%	15.0%	14.1%
2021 Est. Population 75 Years or Over	8.2%	8.9%	6.6%
2021 Est. Median Age	33.1	36.6	35.1
Marital Status & Gender			
2021 Est. Male Population	46.6%	47.5%	48.2%
2021 Est. Female Population	53.4%	52.5%	51.8%
2021 Est. Never Married	49.3%	37.9%	38.2%
2021 Est. Now Married	24.0%	43.3%	44.1%
2021 Est. Separated or Divorced	17.6%	11.8%	12.0%
2021 Est. Widowed	9.1%	7.0%	5.7%
Income			
2021 Est. HH Income \$200,000 or More	1.5%	8.5%	8.5%
2021 Est. HH Income \$150,000 to \$199,999	1.2%	6.4%	5.9%
2021 Est. HH Income \$100,000 to \$149,999	8.7%	14.3%	15.0%
2021 Est. HH Income \$75,000 to \$99,999	12.8%	12.8%	14.1%
2021 Est. HH Income \$50,000 to \$74,999	19.2%	16.7%	19.2%
2021 Est. HH Income \$35,000 to \$49,999	16.5%	14.0%	12.5%
2021 Est. HH Income \$25,000 to \$34,999	12.2%	9.8%	9.0%
2021 Est. HH Income \$15,000 to \$24,999	14.9%	9.1%	7.6%
2021 Est. HH Income Under \$15,000	12.9%	8.4%	8.1%
2021 Est. Average Household Income	\$56,880	\$93,462	\$95,074
2021 Est. Median Household Income	\$44,047	\$71,904	\$74,529
2021 Est. Per Capita Income	\$28,672	\$38,743	\$36,462
2021 Est. Total Businesses	846	4,339	8,359
2021 Est. Total Employees	16,359	74,535	122,986

For more information, please contact:

JOE RIZQALLAH
(616) 822 6310
jriaqallah@signatureassociates.com

SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com