

PAD DEVELOPMENT OPPORTUNITY

RAMBLEWOOD PAD

2855 44TH STREET SW | GRANDVILLE, MI 49518

LAND AVAILABLE: +/- 0.52 ACRES

- HIGH PROFILE LOCATION AT THE INTERSECTION OF BUSY 44TH STREET SW & SPARTAN INDUSTRIAL DRIVE SW MINUTES FROM I-196 & US-131
- PROPERTY SITS ON A HARD CORNER WITH A TRAFFIC LIGHT
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- APPROXIMATELY 116' OF ROAD FRONTAGE
- PROMINENT, HIGHLY VISIBLE SIGNAGE AVAILABLE
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA INCLUDING CABELA'S & RIVERTOWN CROSSINGS MALL
- 10 MINUTES TO DOWNTOWN GRAND RAPIDS
- 65,000 SF OF ADJACENT OFFICE SPACE ATTRACTING QUALITY, PROSPECTIVE CUSTOMERS TO SITE

	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	10,526	72,842	169,577
AVERAGE HH INCOME	\$67,870	\$67,811	\$64,612
HOUSEHOLDS	4,444	28,041	62,637

EXCELLENT APPROVED USE PAD DEVELOPMENT OPPORTUNITY



RETAIL TRADE AREA SERVES A POPULATION OF OVER **1,650,746** PEOPLE & **83,500** HIGHER EDUCATION STUDENTS



VISIBLE TO APPROXIMATELY **31,102** VEHICLES PER DAY ON 44TH STREET SW



OVER **2,000,000** SF OF CRITICAL RETAIL & RESTAURANT MASS ADJACENCIES TO RAMBLEWOOD OFFICES



VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF **\$59,145** PER YEAR

LEASING //

HINMANCOMPANY.COM



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SITE PLAN



FRONT PAD BUILDINGS

A / 3,696 SF AVAILABLE BUILD-TO-SUIT / LAND LEASE
PROPOSED SERVICE RETAIL

B / LEASED
AFC URGENT CARE

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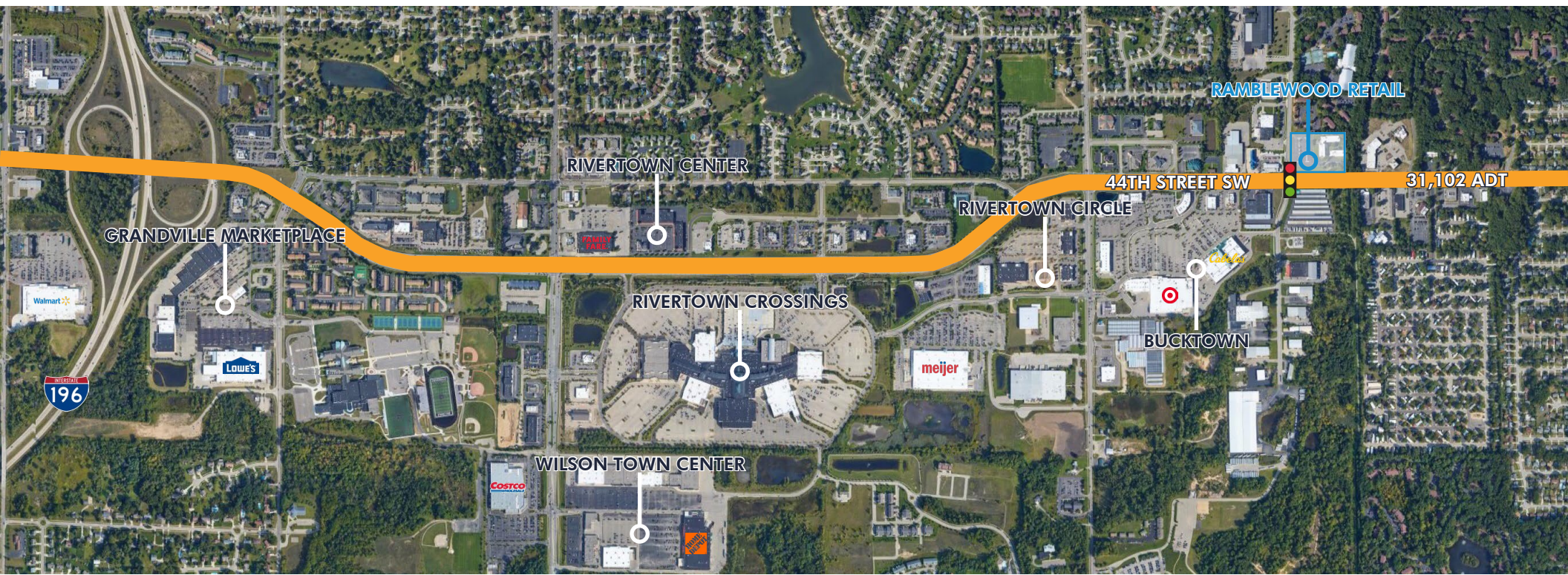
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44TH STREET SW CORRIDOR



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