

12383 James St  
Holland, MI 49424



6,334  
Square Feet



\$19.50  
Lease Rate/SF



NNN  
Lease Type

## FOR LEASE - FORMER ON THE BORDER

12383 James Street offers an exceptional leasing opportunity in the heart of Holland's thriving retail corridor. Located adjacent to The Shops at Westshore and positioned just off US-31, the property benefits from excellent visibility and high traffic volume. Built in 2016, this well-maintained 6,334 SF building sits on 1.67 acres and features ample on-site parking, an expansive patio, and a welcoming layout ideal for a new food and beverage concept. Surrounded by strong national retailers including Chipotle, Crumbl Cookie, Chick-fil-A, AMC Theaters, Walmart, and Sam's Club; this location places operators at the center of one of the area's most dynamic commercial hubs, attracting consistent consumer activity from both Holland and Zeeland.

**\*FF&E included in lease rate. No liquor license available.\***

## CONTACT

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LEASE SNAPSHOT



6,334 SF  
Suite For Lease



\$19.50/SF  
Lease Rate



NNN  
Lease Type



75+  
On-Site Parking Spaces



1.67  
Acres



2016  
Year Built

BUILDING SNAPSHOT

LEASE INFORMATION

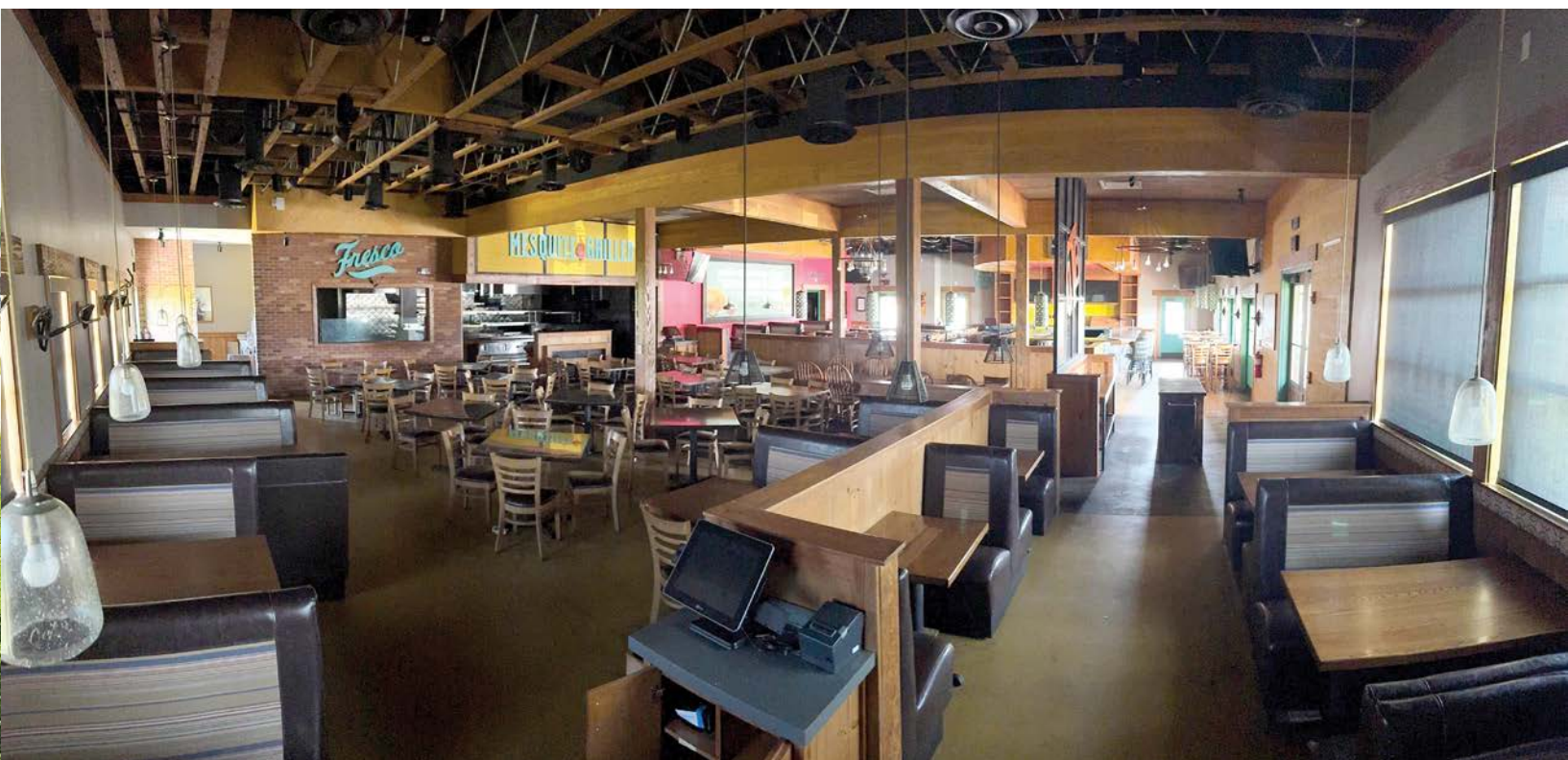
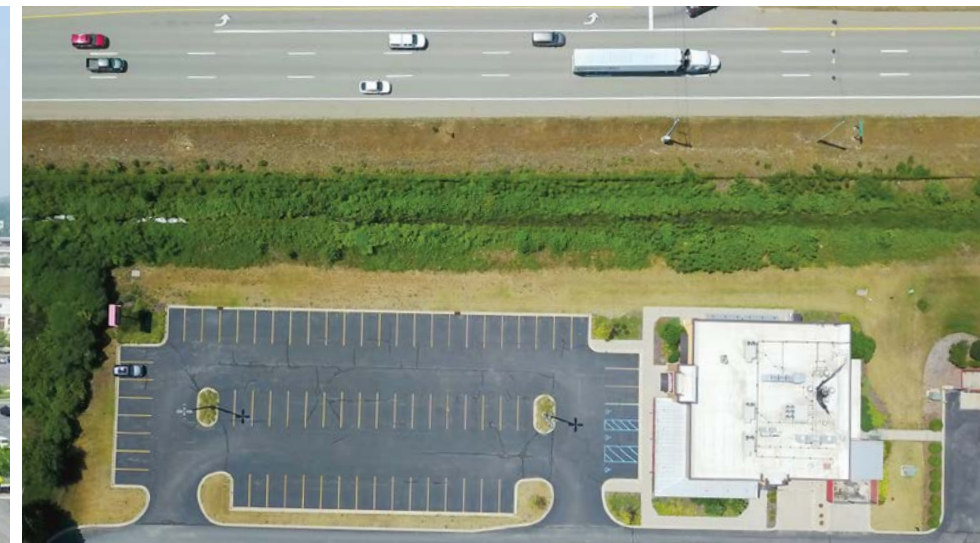
|                  |                                                                                                                                                          |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Area   | 6,334 SF                                                                                                                                                 |
| Lease Rate/SF    | \$19.50/SF                                                                                                                                               |
| Lease Rate/Month | \$10,293                                                                                                                                                 |
| NNN Expenses/SF  | TBD                                                                                                                                                      |
| Date Available   | ASAP                                                                                                                                                     |
| Lease Type       | NNN                                                                                                                                                      |
| Lease Term       | 60 - 120 months                                                                                                                                          |
| Lessor Pays      | Roof and Structural                                                                                                                                      |
| Lessee Pays      | All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance. |

BUILDING INFORMATION

|                   |                  |
|-------------------|------------------|
| Total Building SF | 6,334 SF         |
| Lot Size          | 1.67 Acres       |
| Parcel Number     | 70-16-16-400-087 |
| Building Class    | A                |
| Year Built        | 2016             |
| Parking Spaces    | 75+              |
| Signage           | Building & Pylon |
| Municipality      | Ottawa County    |
| Zoning            | C-2              |



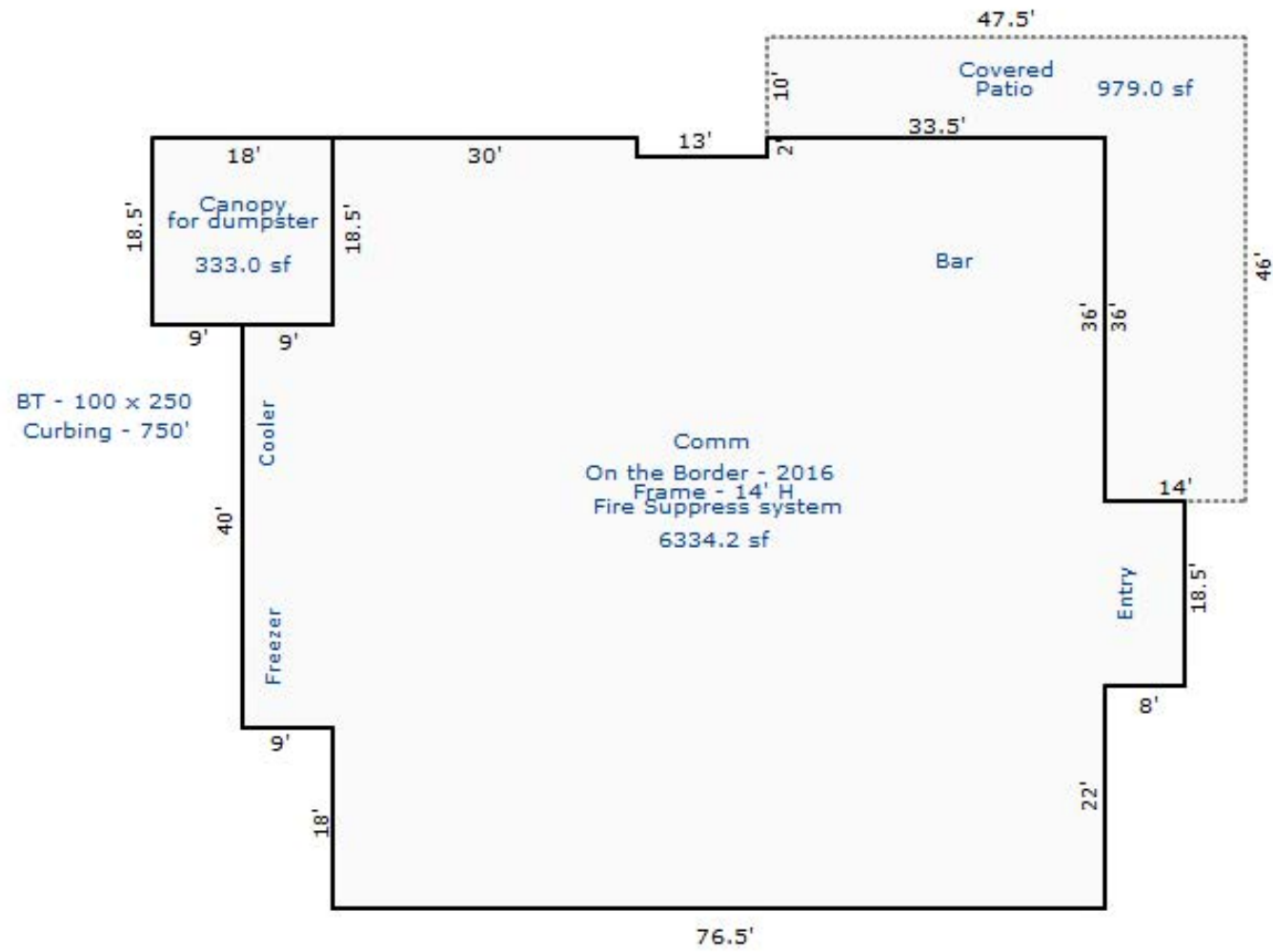
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# FLOOR PLAN



## SITE DEMOGRAPHICS

|                                                                                                           | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------------------------------------------------------------------------------------------|----------|----------|----------|
| <br>Total Population   | 6,055    | 57,358   | 100,407  |
| <br>Median Age       | 36.3     | 35.4     | 37.4     |
| <br>Total Households | 2,821    | 21,706   | 38,687   |
| <br>Median Income    | \$64,698 | \$75,743 | \$78,530 |

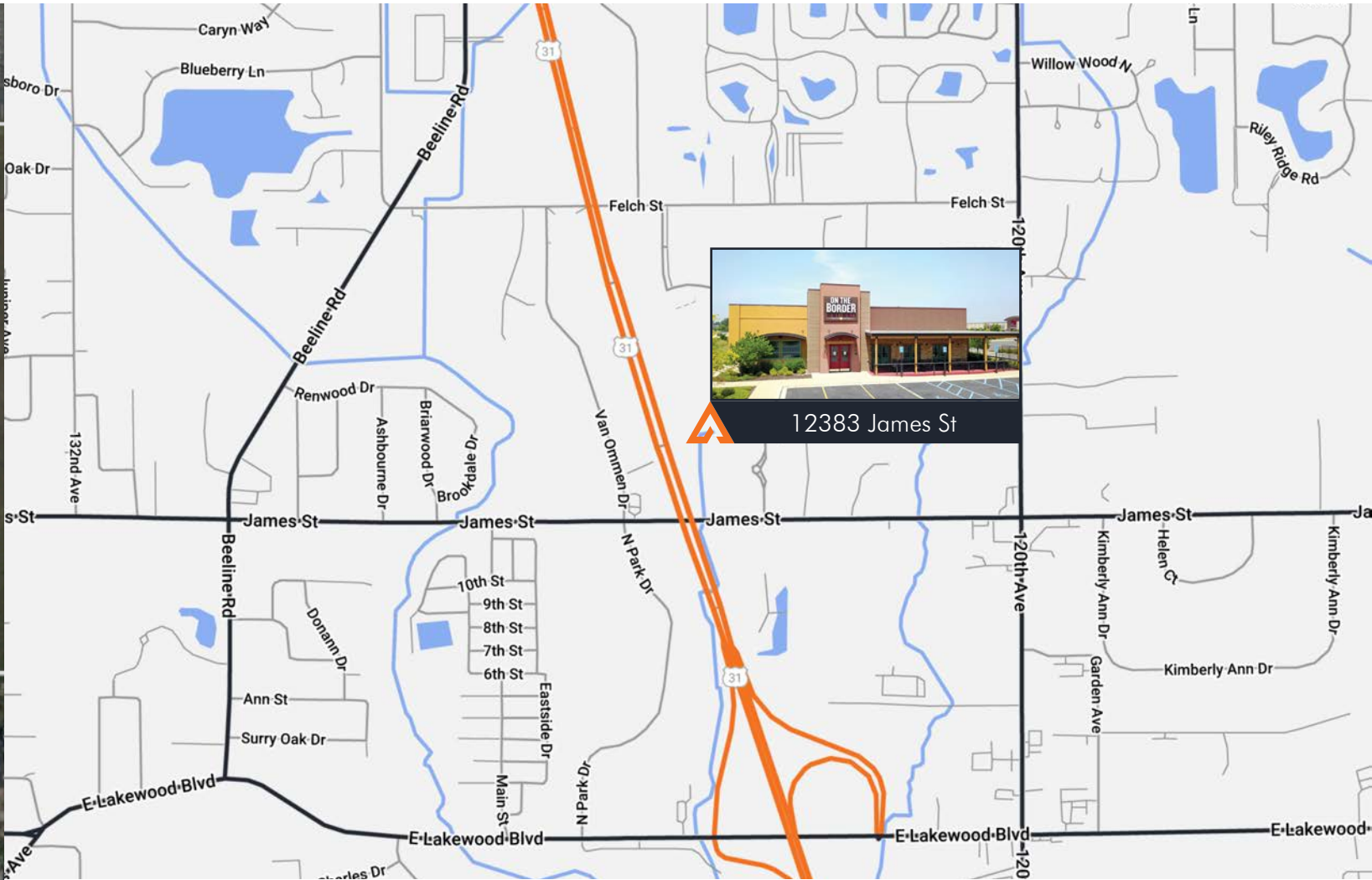
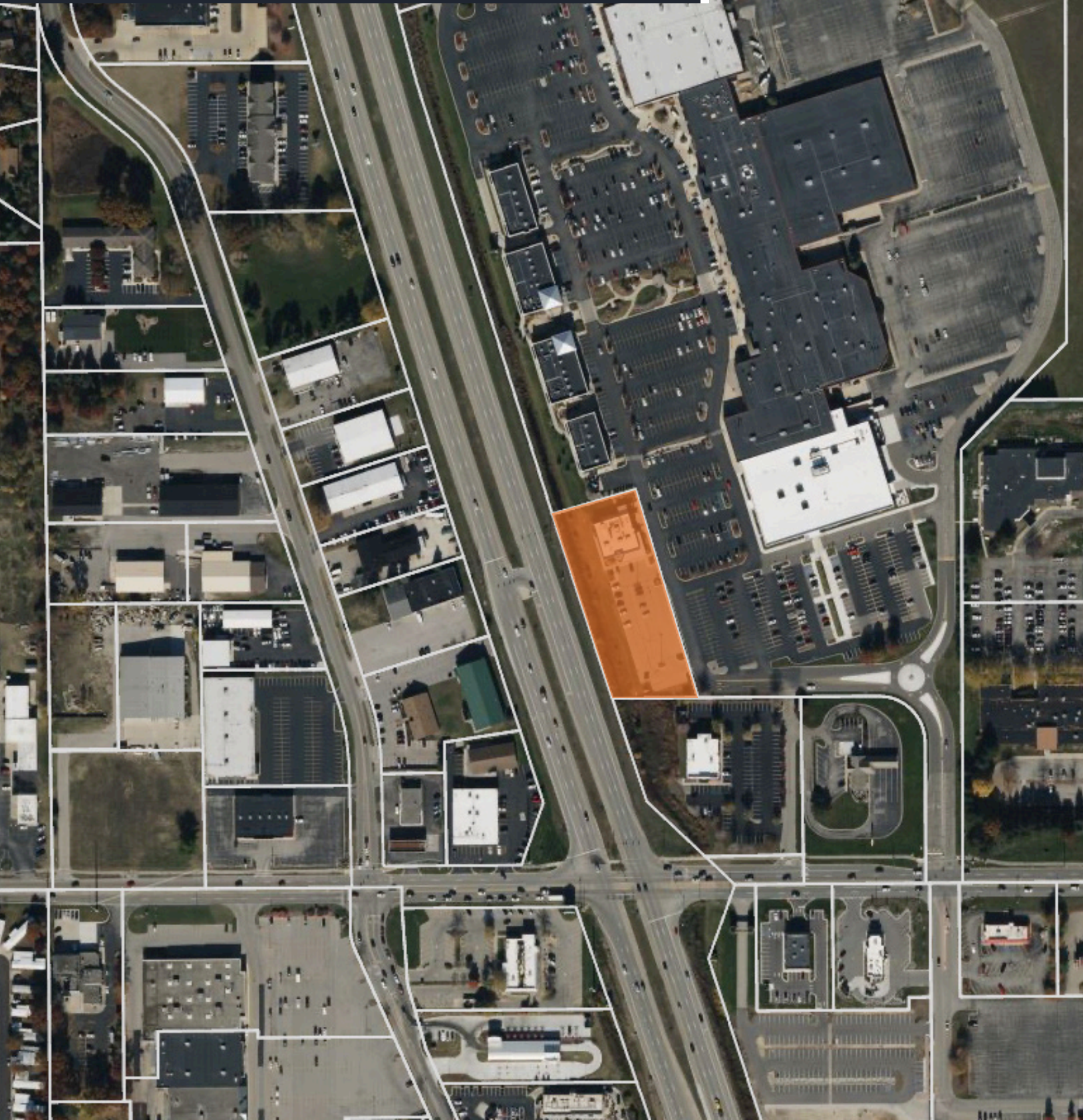


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PROPERTY MAPPING

PROXIMITY TO

|                                      |           |
|--------------------------------------|-----------|
| Downtown Grand Rapids                | 32 miles  |
| Gerald R. Ford International Airport | 33 miles  |
| Lansing                              | 90 miles  |
| Chicago                              | 154 miles |
| Detroit                              | 180 miles |
| Indianapolis                         | 240 miles |



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