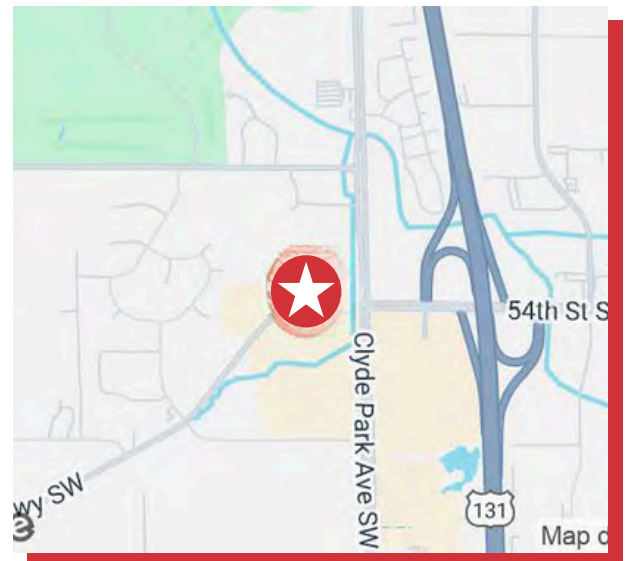




901 GEZON PARKWAY SW GRAND RAPIDS, MI 49509

- Great retail area
- High traffic counts
- Many national retailers neighboring
- Easy ingress/egress
- Access to US-131
- Superb demographic area



FOR MORE INFORMATION, CONTACT:

PAUL OOSTERBAAN
616.575.7054
paulo@naiwwm.com

TODD LEINBERGER, MBA
616.242.1114
toddl@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR LEASE
RETAIL OR OFFICE

Situated on the northeast corner of 54th and Clyde Park, this strip center is directly across from Target with an easy ingress/egress and high traffic count. There are many major retailers along with Target, Meijer, Walmart, Menards, Chick-fil-A, Panera Bread, Boardwalk Subs, Sonic Drive-In, Tommy's Express Car Wash, Chili's Grill & Bar and Belle Tire. Great space for retail or office. Pylon and building signage available.

PROPERTY INFORMATION

Location:	Just west of Clyde Park on 54th/Gezon Parkway
Total Building Size:	9,578 SF
Available Square Footage:	1,060 SF
Year Built:	1997
Acreage:	1.07 Acres
Signage:	Pylon and building
Parking:	Surface
Zoning:	B-1 Local Business District
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	



We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



901 GEZON PARKWAY SW
GRAND RAPIDS, MI 49509

NAI Wisinski of
West Michigan

LEASE OVERVIEW

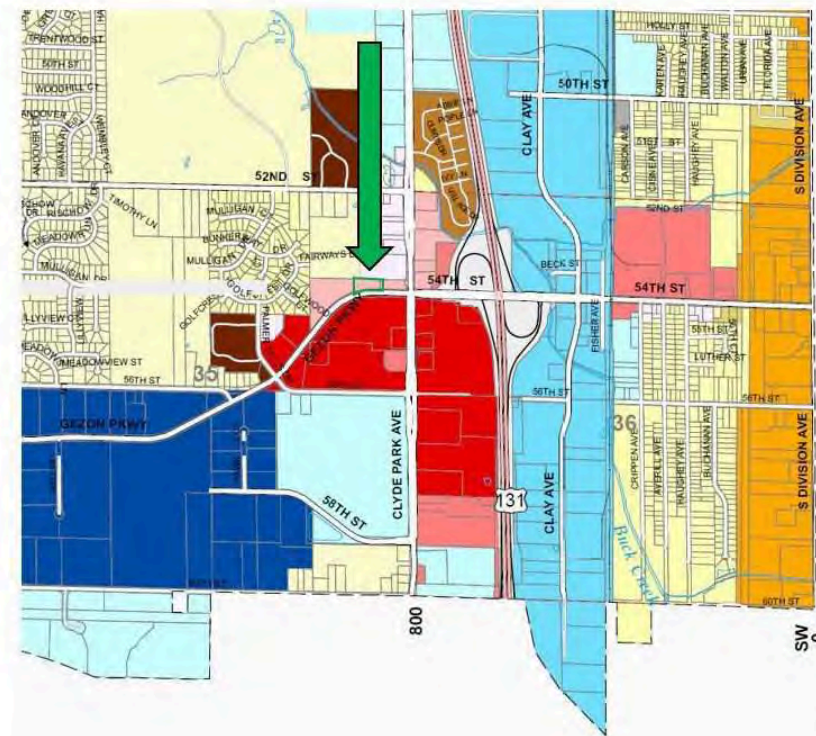
FOR LEASE
RETAIL OR OFFICE

LEASE INFORMATION

Lease Type:	NNN
Terms:	30 to 60 Months
Municipality:	City of Wyoming
PPN:	41-17-35-226-047
Possession:	At lease execution

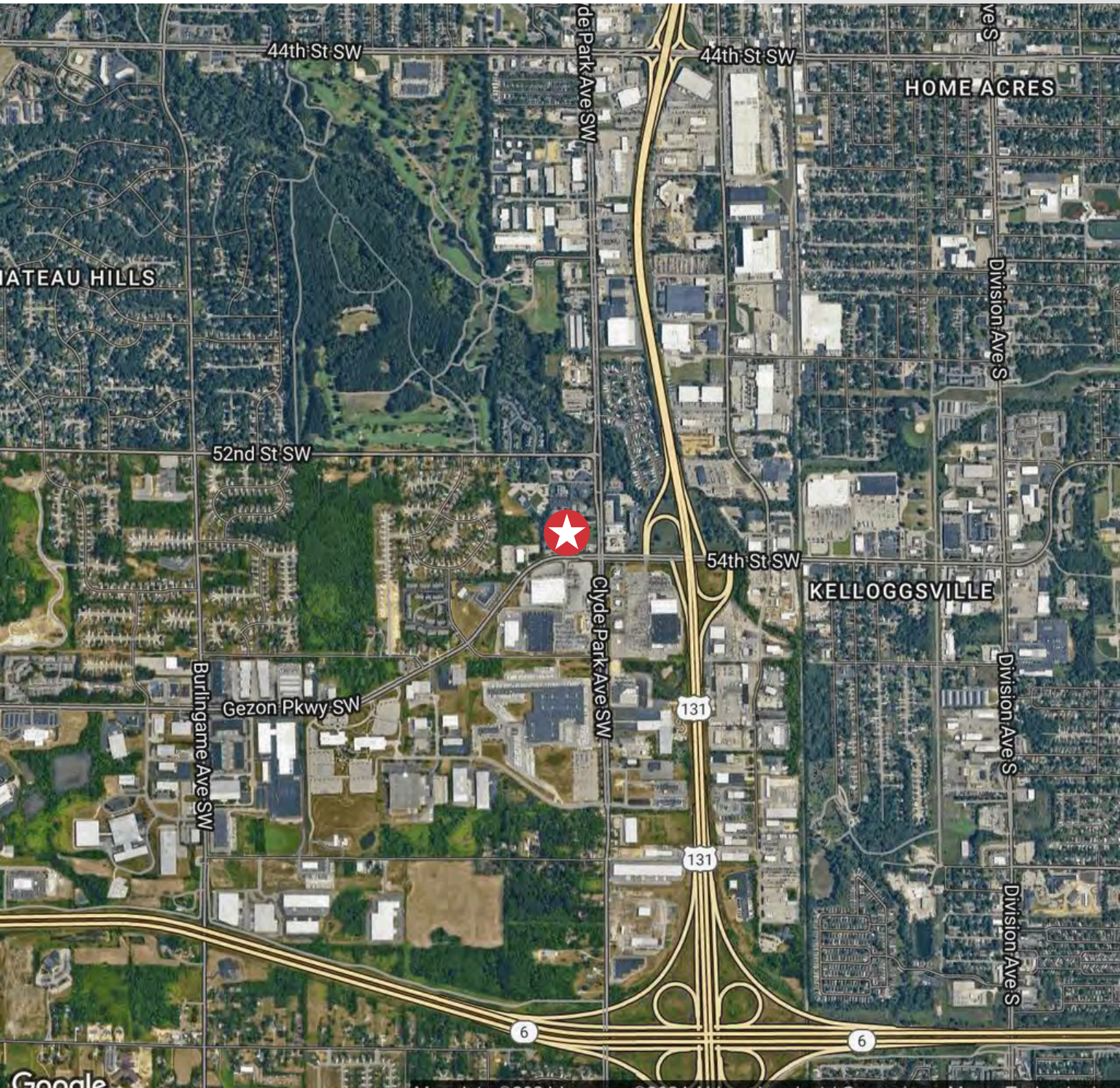
AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT	CAM MONTHLY EST. \$4.75 SF/YR	TOTAL MONTHLY RENT
SUITE B1	1,260 SF	\$14.95	\$1,569.75	\$498.75	\$2,068.50
SUITE C	1,741 SF	\$14.95	\$2,169.00	\$689.15	\$2,858.15



LOCATION MAP

FOR LEASE
RETAIL OR OFFICE



 **901 GEZON PARKWAY SW**
GRAND RAPIDS, MI 49509

NAI Wisinski of
West Michigan

RETAIL MAP



FOR LEASE
RETAIL OR OFFICE



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus



901 GEZON PARKWAY SW
GRAND RAPIDS, MI 49509

NAI Wisinski of
West Michigan

DEMOGRAPHICS

FOR LEASE
RETAIL OR OFFICE

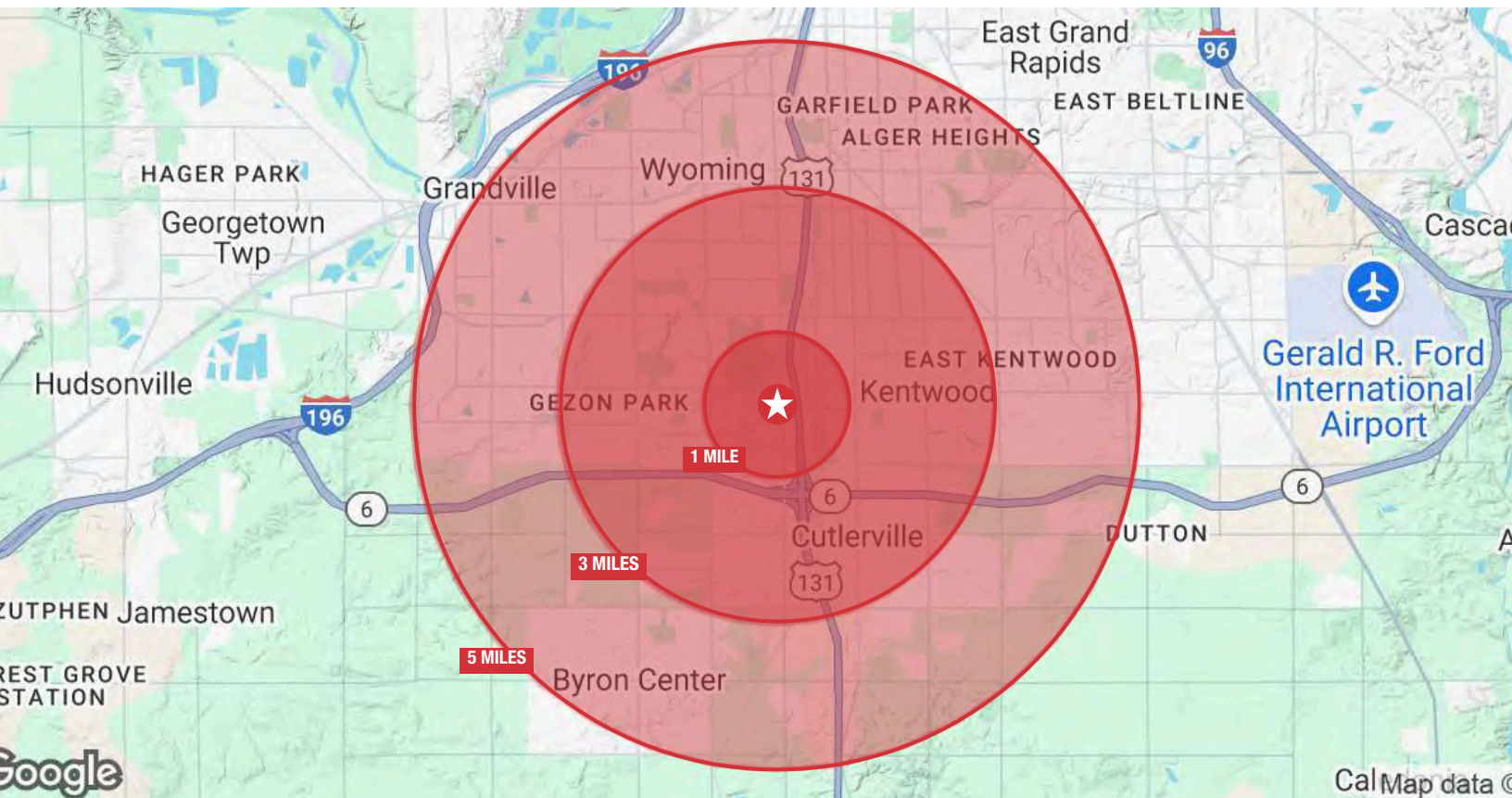
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,516	71,912	197,948
Average Age	36.8	33.5	32.4
HOUSEHOLDS			
Total Households	1,756	27,950	72,958
# of Persons per Household	2.6	2.6	2.7
HOUSEHOLD INCOME			
Average Household Income	\$64,211	\$51,485	\$55,106
Average House Valuation	\$223,430	\$136,275	\$135,068

197K

POPULATION
(5 MILES)

\$51K

AVERAGE HH INCOME
(3 MILES)



901 GEZON PARKWAY SW
GRAND RAPIDS, MI 49509

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

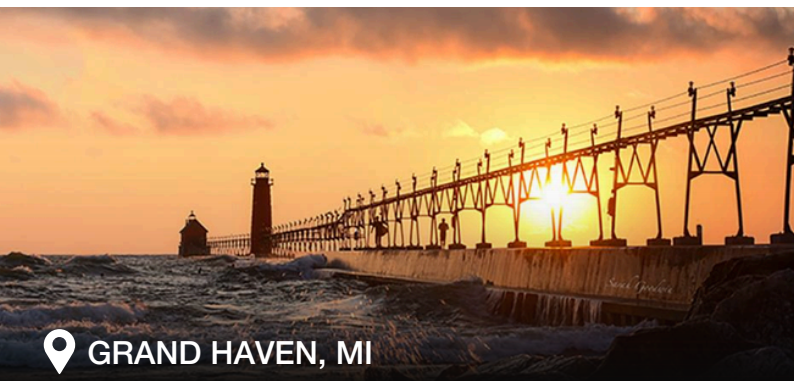
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



naiwwm.com | 616.776.0100

NAI Wisinski of
West Michigan