

3435 W Shore Dr
Holland, MI 49424



2,334
Square Feet



\$25.50
Lease Rate/SF



NNN
Lease Type

FOR LEASE

This former Zoup! location presents a turnkey retail opportunity in a high-traffic corridor just off US-31. The building is co-anchored by national tenants Great Clips and AT&T, with ample on-site parking and excellent visibility. Located within a thriving commercial zone, the property is surrounded by major retailers and restaurants including Target, Best Buy, Meijer, DICK'S Sporting Goods, Red Robin, HomeGoods, Panda Express, Huntington Bank, and Lake Trust Credit Union. With steady consumer draw and strong co-tenancy, this site is ideal for food, beverage, or retail users seeking a prominent position in a well-established retail corridor.

CONTACT

MURPHY WYNSMA
direct 616 327 2645
mobile 616 802 2608
Murphy.Wynsma@AdvantageCRE.com

MARK ANSARA
direct 616 327 2611
mobile 616 745 9290
Mark.Ansara@AdvantageCRE.com

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LEASE SNAPSHOT



2,334 SF
Suite For Lease



\$25.50/SF
Lease Rate



NNN
Lease Type



6,186 SF
Total Building



1.37
Acres



2006
Year Built

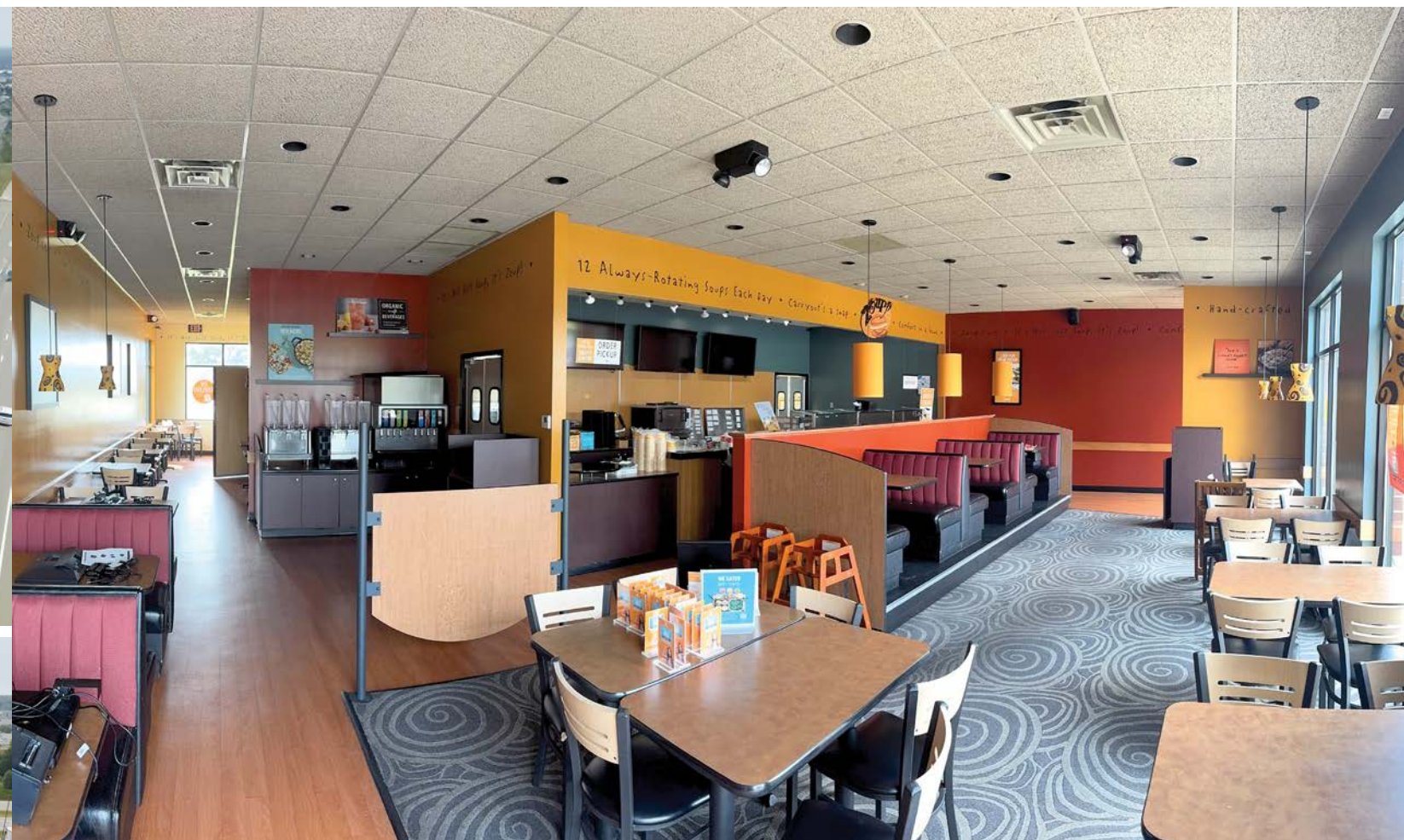
LEASE INFORMATION

Available Suite	Suite 10
Available Area	2,334 SF
Lease Rate/SF	\$25.50/SF
Lease Rate/Month	\$4,959.75
NNN Expenses/SF	\$7.51
Total Rent/Month	\$6,420.45
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	6,186 SF
Lot Size	1.37 Acres
Parcel Number	70-16-09-300-075
Year Built	2006
Construction	Brick
Parking Spaces	Ample On-site
Signage	Monument & Building
County	Ottawa County
Municipality	City of Holland
Zoning	C-2, Commercial

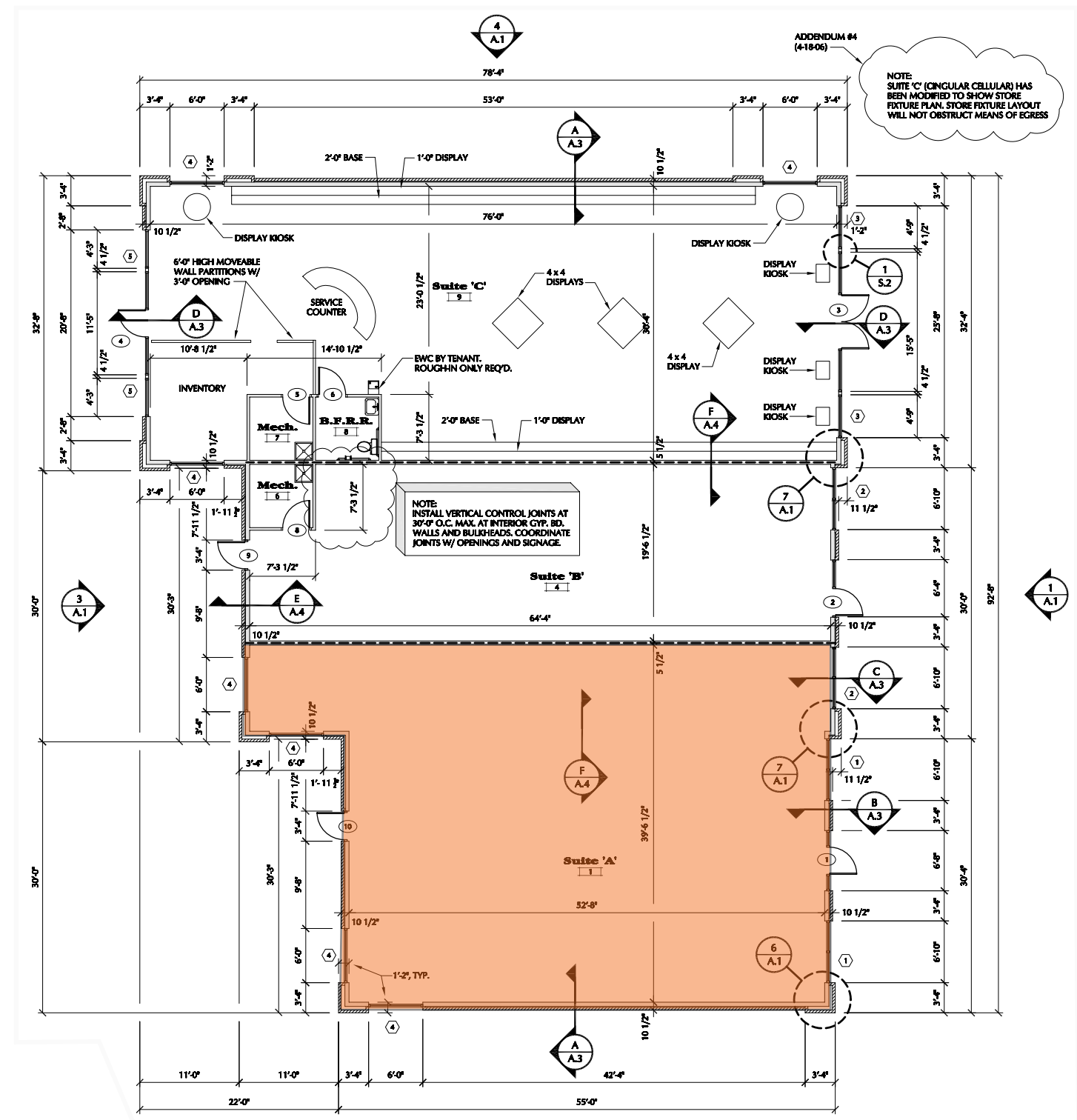
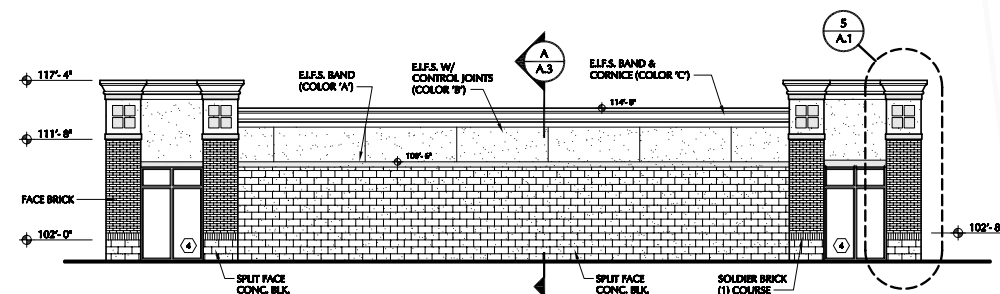
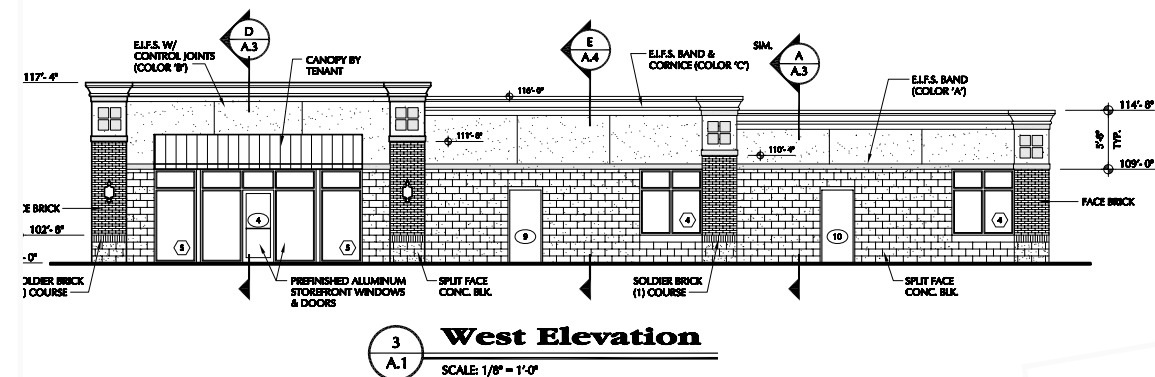
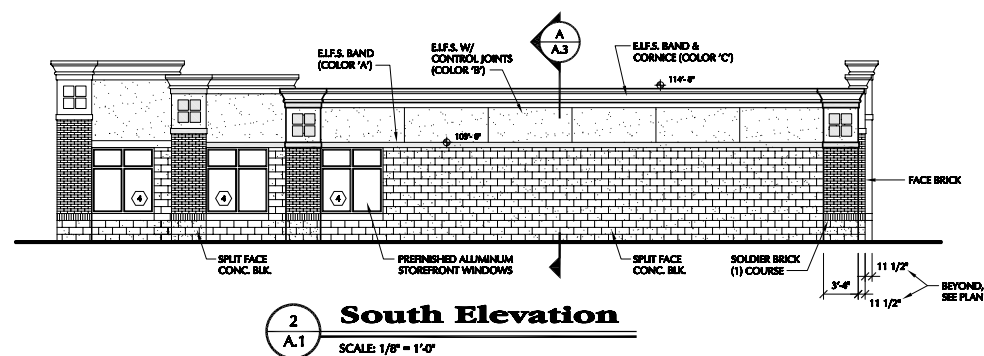
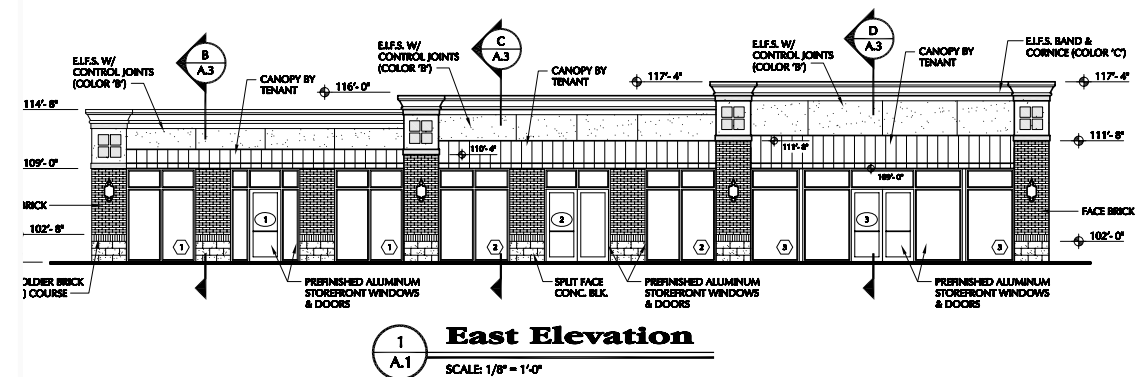
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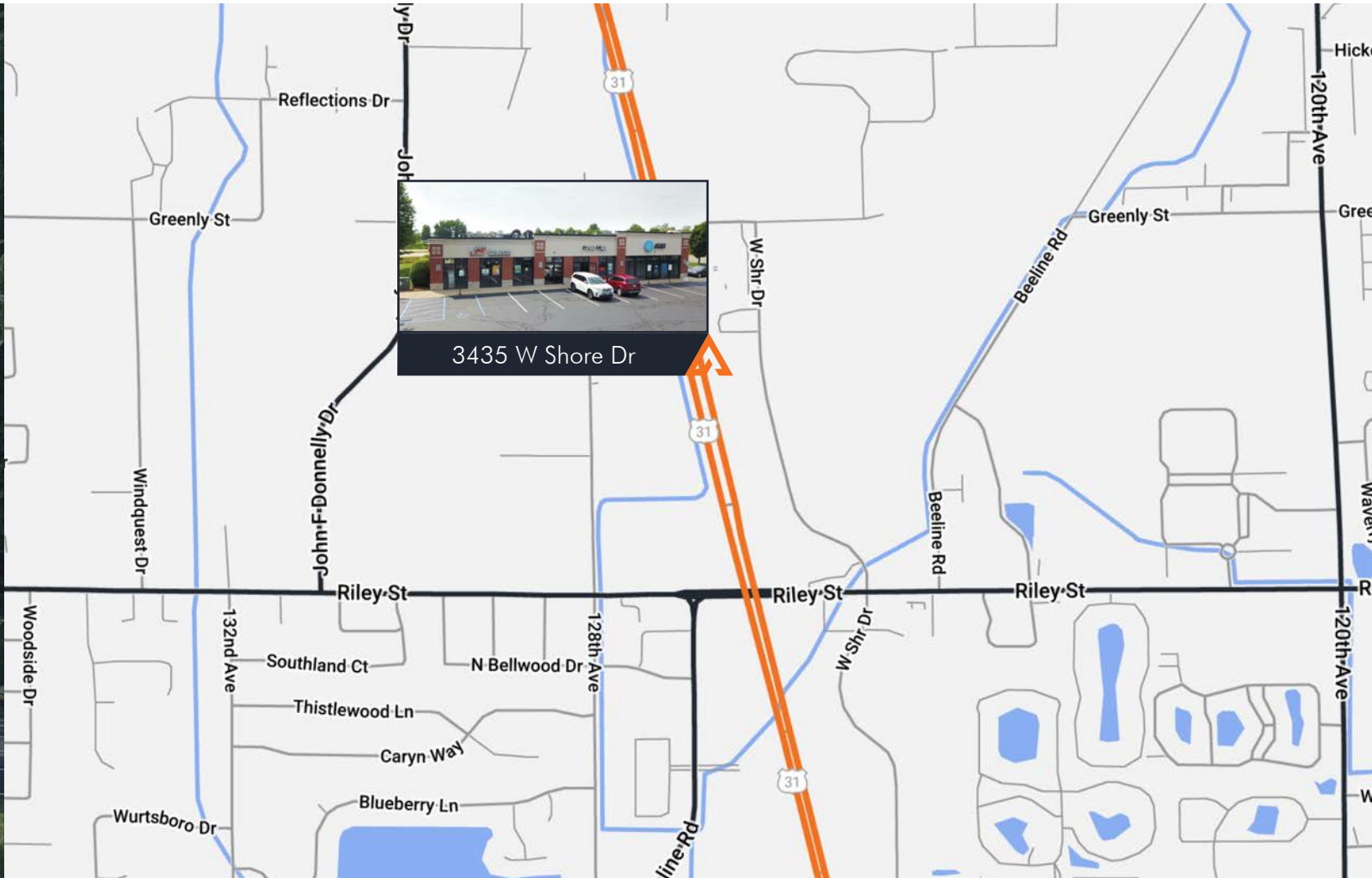
FLOOR PLAN



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SITE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	5,764	39,054	92,855
Median Age	34.0	35.7	37.2
Total Households	2,680	14,984	35,582
Median Income	\$69,758	\$75,503	\$79,024



PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	30 miles
Gerald R. Ford International Airport	34 miles
Lansing	91 miles
Chicago	156 miles
Detroit	180 miles
Indianapolis	241 miles



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3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
www.AdvantageCRE.com
616 327 2800