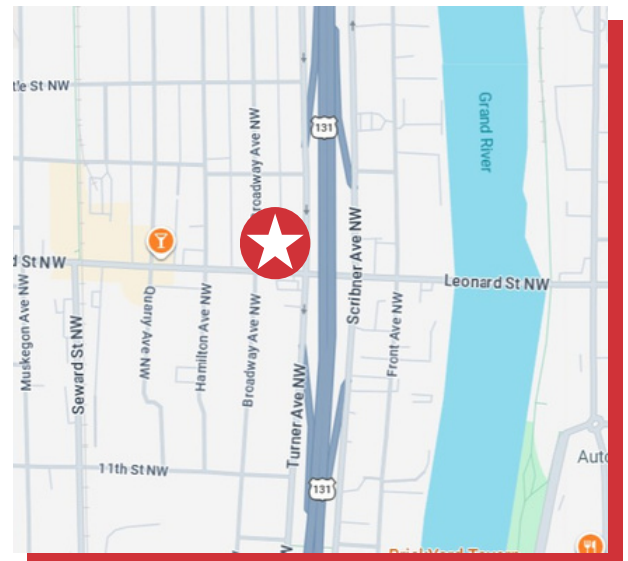




## 411 LEONARD STREET NW GRAND RAPIDS, MI 49504

- Prime Location & Accessibility
- Strategic Highway Access: Positioned directly on Leonard Street and US-131 exit for maximum visibility and easy access.
- Historic Neighbors: Situated directly adjacent to the landmark, historic Branns Steak House, which will be demolished and re-built to a 4 or 5 story mixed use development costing between \$25 - \$45 Million.
- Rare Investment: A unique chance to capitalize on a rare development opportunity in a rapidly growing commercial corridor.
- A new parking lot will be built to support Branns development.



### FOR MORE INFORMATION, CONTACT:

**KURT KUNST, SIOR, CCIM**

O: 616.242.1116 | C: 616.292.1720

kurtk@naiwwm.com



naiwwm.com | 616.776.0100

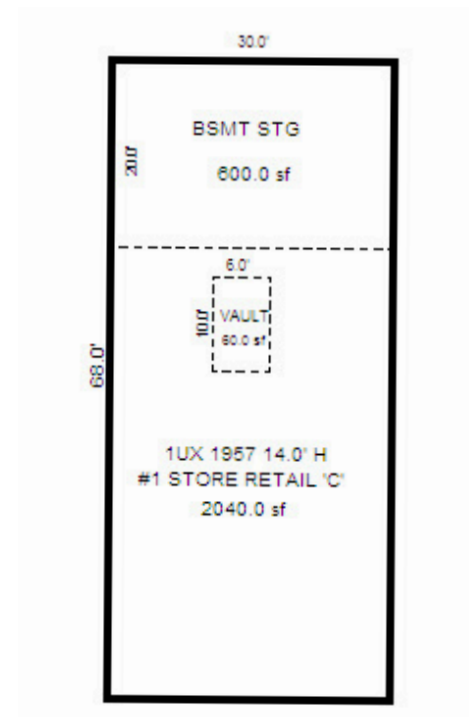
# PROPERTY OVERVIEW

**FOR SALE**  
RETAIL

## PROPERTY INFORMATION

|                      |                             |
|----------------------|-----------------------------|
| Total Building Size: | 2,040 SF                    |
| Floors:              | 1 with basement for storage |
| Year Built:          | 1957                        |
| Acreage:             | 0.051                       |
| Ceiling Height:      | 14'                         |
| Water/Sewer:         | Municipality                |
| Municipality:        | City of Grand Rapids        |
| PPN:                 | 41-13-13-453-012            |
| Parking:             | On-Site, Surface            |
| Zoning:              | TN- TBA                     |

It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.



 **411 LEONARD STREET NW**  
GRAND RAPIDS, MI 49504

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# SALE OVERVIEW

**FOR SALE**  
RETAIL

## SALE INFORMATION

|                       |            |
|-----------------------|------------|
| Sale Price:           | \$599,000  |
| Per Square Foot:      | \$293.63   |
| SEV (2026):           | \$166,200  |
| Taxable Value (2026): | \$62,926   |
| Summer Taxes (2025):  | \$3,043.51 |
| Winter Taxes (2025):  | \$120.22   |
| Total Taxes (2025):   | \$3,163.73 |

## LEGAL DESCRIPTION

W 30 FT OF LOT 112 & W 30 FT OF S 32 FT OF LOT 114\* LEONARD & CO S ADDITION

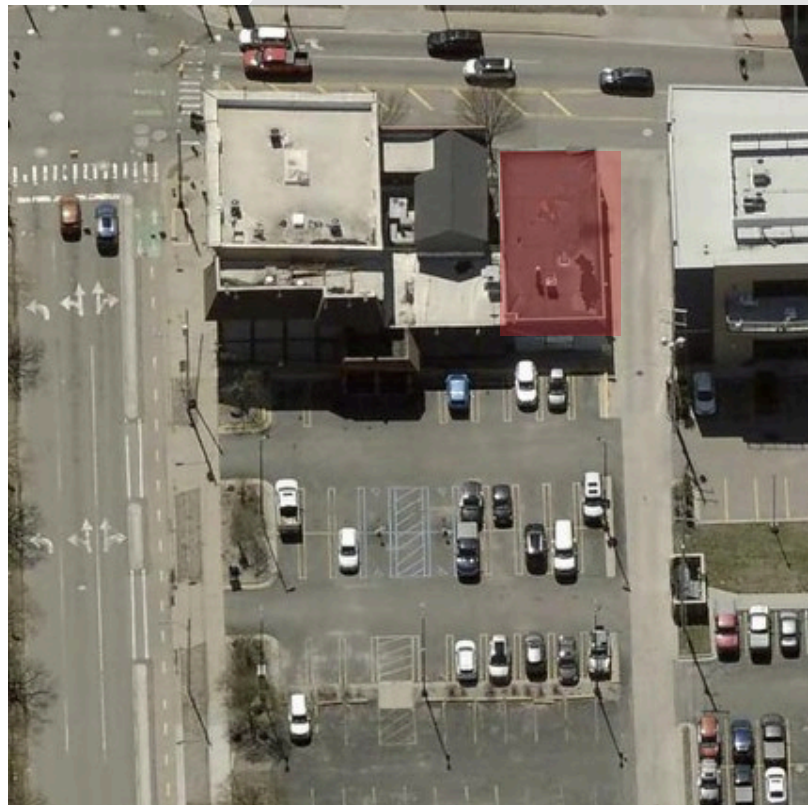


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# PROPERTY PHOTOS

**FOR SALE**  
RETAIL



ALLEYWAY



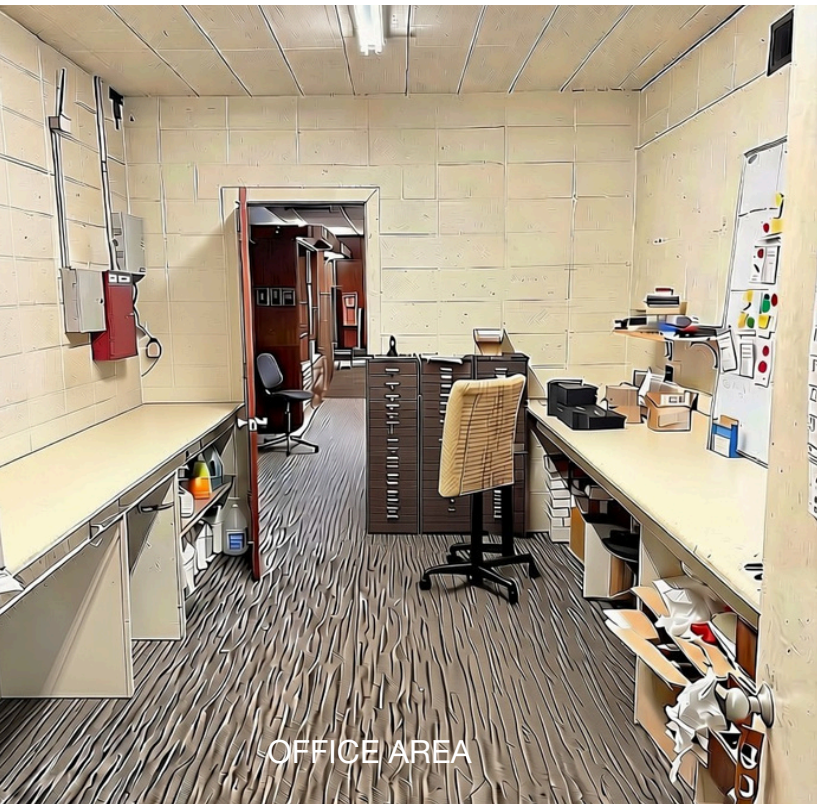
SPACE BETWEEN BUILDINGS

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# PROPERTY PHOTOS

**FOR SALE**  
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OFFICE AREA



BASEMENT AREA



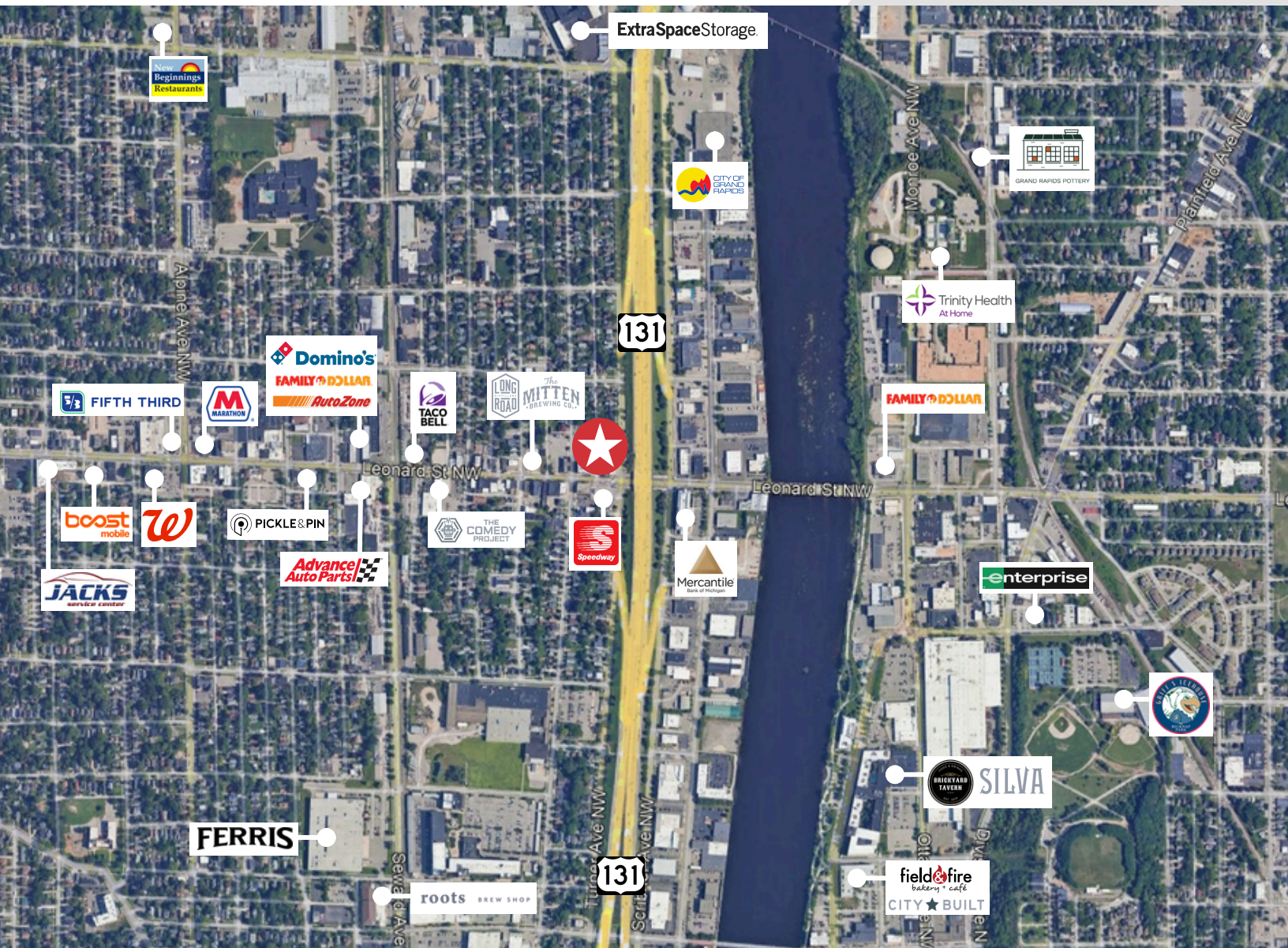
SHOWROOM

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# RETAIL MAP

**FOR SALE**  
RETAIL



## TRAFFIC COUNTS

| Collection Street | Cross Street          | Traffic Volume |
|-------------------|-----------------------|----------------|
| Leonard Street NW | Turner Ave            | 15,728         |
| Leonard Street NW | Leonard Street - East | 21,989         |
| Leonard Street NW | US 131                | 15,662         |
| West of Turner    | Turner Ave - East     | 18,189         |

 **411 LEONARD STREET NW**  
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# DEMOGRAPHICS

**FOR SALE**  
RETAIL

| POPULATION 2025            | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| Total Population           | 191,458   | 114,116   | 235,148   |
| Median Age                 | 32.7      | 34.4      | 35.1      |
| HOUSEHOLDS 2025            |           |           |           |
| Total Households           | 7,964     | 48,794    | 94,364    |
| # of Persons per Household | 2.4       | 2.2       | 2.4       |
| HOUSEHOLD INCOME 2025      |           |           |           |
| Average Household Income   | \$70,199  | \$82,928  | \$90,722  |
| Average House Valuation    | \$216,153 | \$249,846 | \$261,105 |

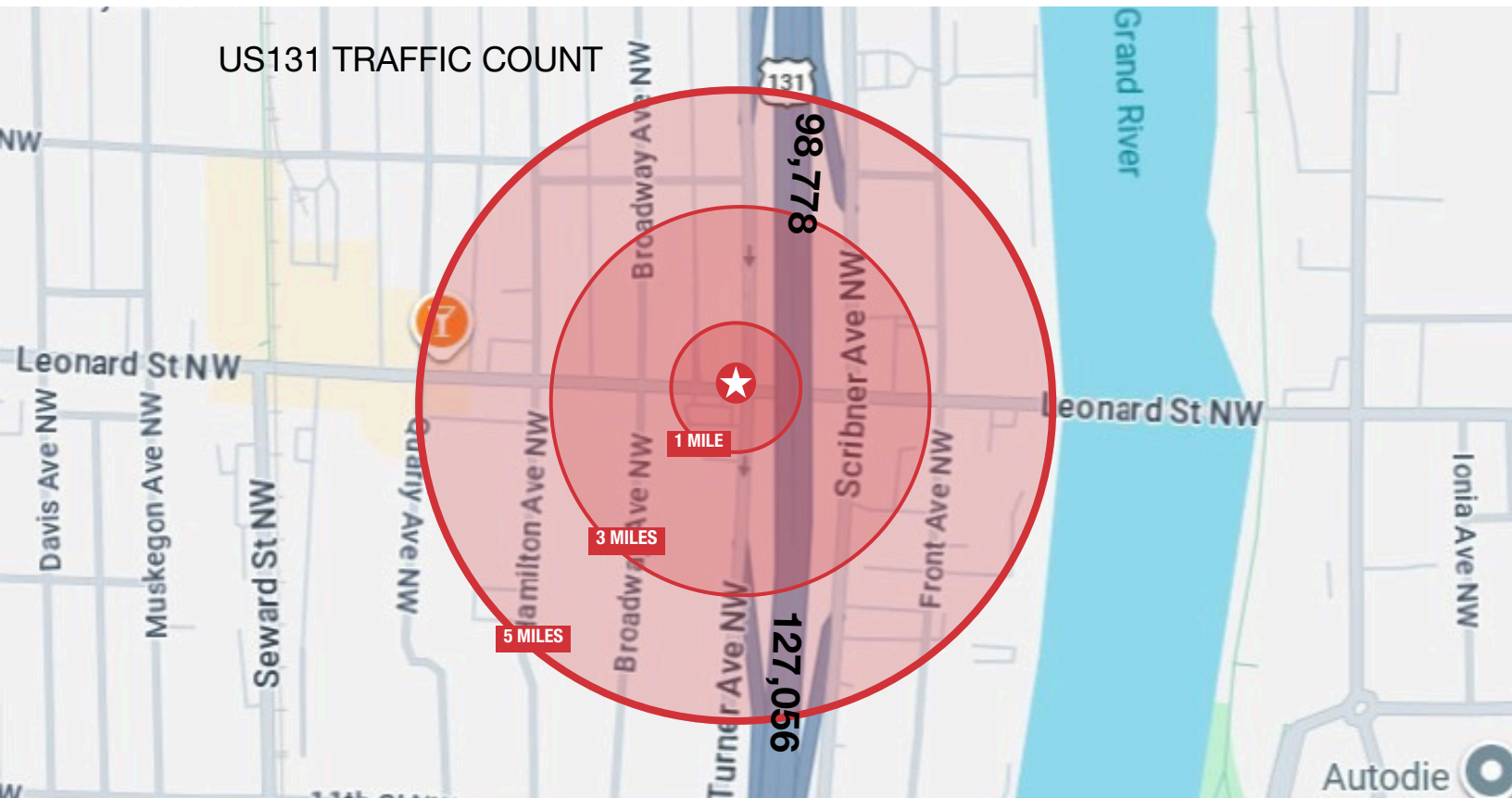
**235K**

POPULATION  
(5 MILES)

**\$83K**

AVERAGE HH INCOME  
(3 MILES)

## US131 TRAFFIC COUNT

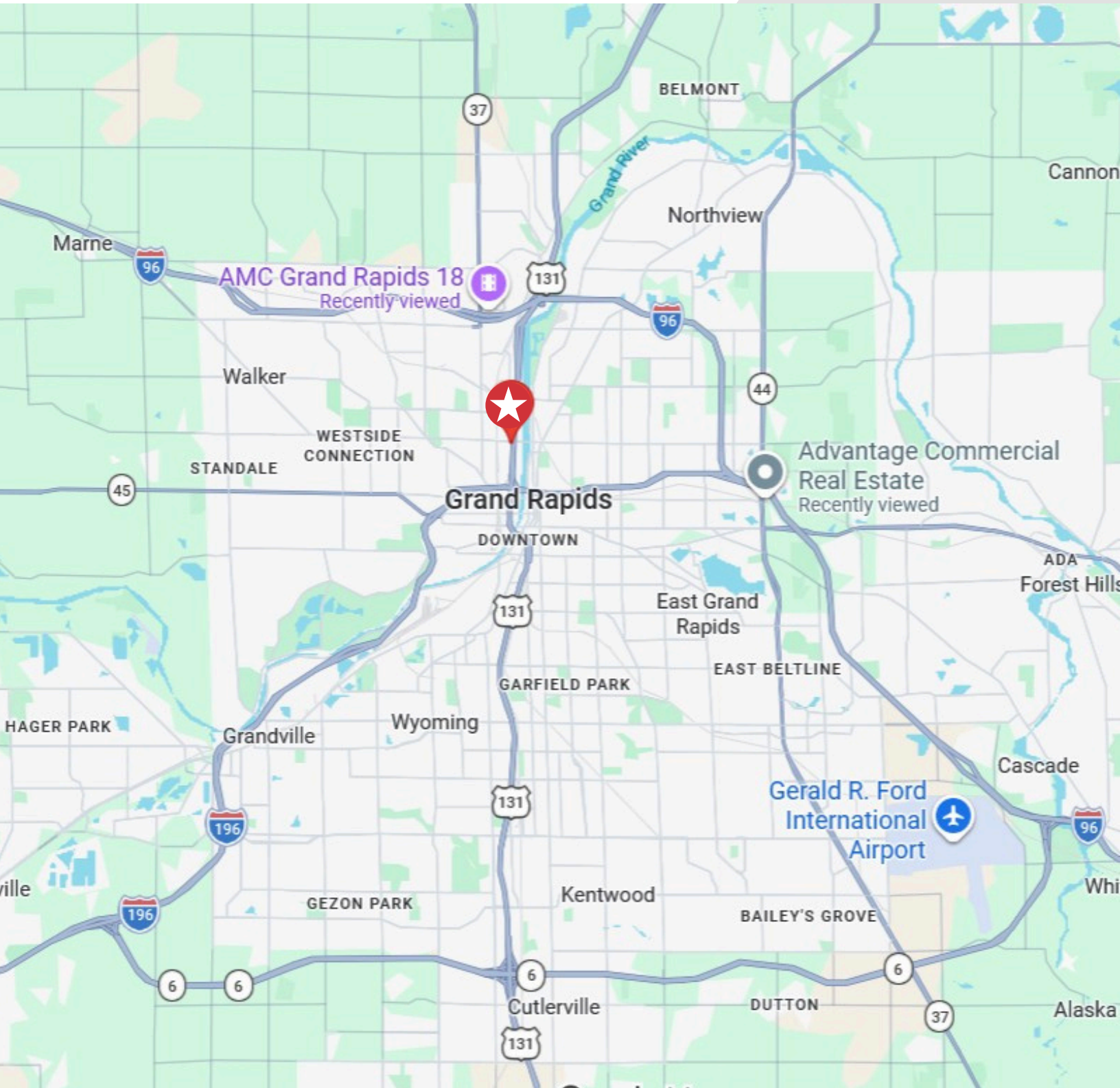


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# LOCATION MAP

**FOR SALE**  
RETAIL



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## LOCATION OVERVIEW

# GRAND RAPIDS

Grand Rapids blends urban energy with neighborhood charm and cultural richness. Known as "Beer City USA," it boasts 40+ breweries and hosts top events like ArtPrize, Festival of the Arts, and LaughFest. The city draws hundreds of thousands of visitors each year for its vibrant arts scene and dynamic downtown.

Major employers like Meijer, Spectrum Health, and Steelcase drive a strong economy across healthcare, retail, and manufacturing.

Attractions include Meijer Gardens, the Ford Museum, and the Grand Rapids Public Museum, all set within a region of over 1.5 million people.



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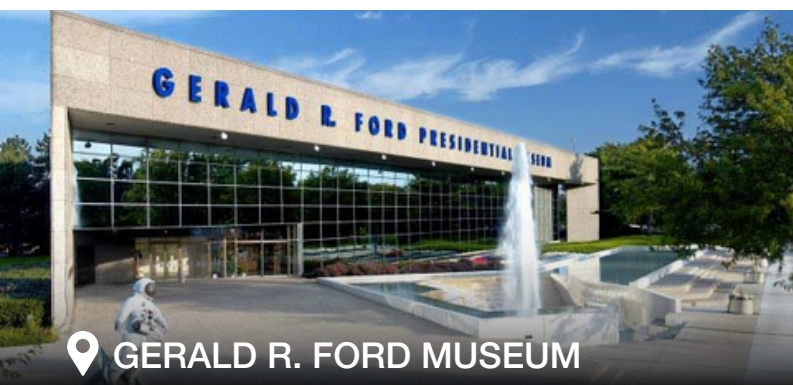
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