

Ryan Kelley
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Offering Memorandum

OAKETOWN MALL RETAIL/OFFICE FOR LEASE

BUSY RETAIL CENTER - HIGH VISIBILITY
2986 28TH ST. SW, GRANDVILLE MI 49418

THE SPACE

Location	2986 28th St. Sw Grandville, MI 49418
County	Kent
Cross Street	Ivanrest/28th St SW
Traffic Count	24,482
Square Feet	2,807
Rent Per SF (Annual)	$13.00
Lease Type	NNN

HIGHLIGHTS

- High traffic retail location
- Strong businesses as co-tenants
- Abundance of parking spaces
- Updated unit in great condition
- Strong retail area
- Rear access doors

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,400	71,003	195,763

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$67,040	$81,493	$83,728

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,492	27,643	74,464

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PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	9
BUILDING SF	29,565
GLA (SF)	5,321
LAND ACRES	3.36
YEAR BUILT	1985
ZONING TYPE	C-3 Commercial Highway
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	135+
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Elders Appliance
SOUTH	Industrial Complex
EAST	Belle Tire
WEST	Borgman Ford

MECHANICAL

HVAC	Roof top units
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Metered separate
LIGHTING	Parking lot/building

CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Brick/Facade/Glass
PARKING SURFACE	Asphalt
ROOF	PVC/Flat
LANDSCAPING	Yes

TENANT INFORMATION

LEASE TYPE	NNN
TENANT	Day Care/Pre-school
TENANT	Adesanya Mead/Resident Brewer
TENANT	Forge Industrial Staffing
TENANT	A New Image Salon & Day Spa
TENANT	Corner Record Store
TENANT	Cosmo Prof
TENANT	Turo Rental Cars
TENANT	Sweet Racks and Smokin Butts BBQ

Property Description:

- **Prime Retail/Office Space Available in Busy Shopping Center**

Located at 28th St SW in Grandville, MI, this commercial retail center offers an exceptional opportunity for businesses seeking high visibility and traffic flow. With approximately 25,000 cars passing by daily, this bustling thoroughfare ensures maximum exposure for your brand.

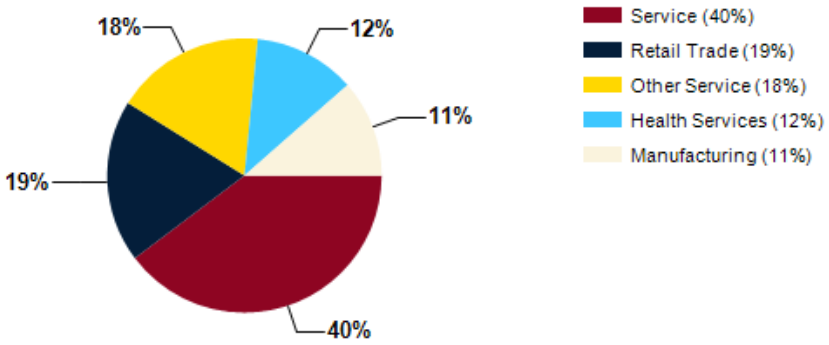
The retail center boasts a diverse tenant mix and attracts a steady stream of customers throughout the week. Whether you're looking to launch a new retail outlet, establish an office space, or expand your existing operations, this prime location offers unparalleled opportunities for success.

Surrounded by well-established businesses and situated in a vibrant commercial hub, tenants benefit from a thriving environment conducive to growth and prosperity. Ample parking facilities and convenient access further enhance the appeal of this sought-after location.

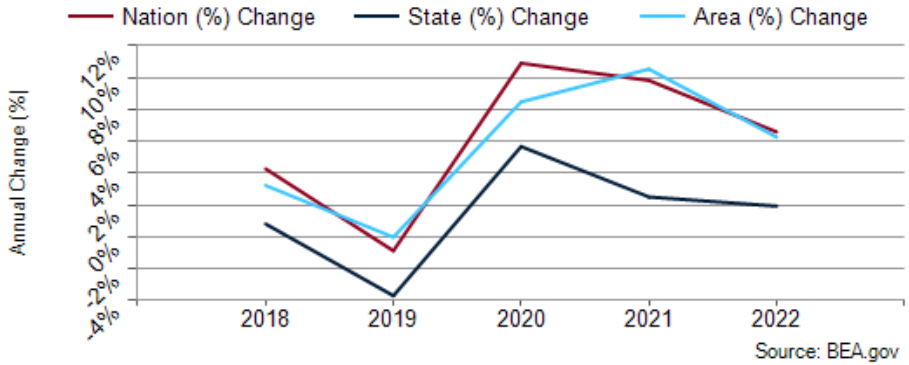
Largest Employers

Corewell Health	25,000
Trinity Health	8,500
Meritage Hospitality	7,000
Gordon Food Service	5,000
Meijer	5,000
Gentex	4,500
MillerKnoll	3,621
Perrigo Company	3,500

Major Industries by Employee Count



Kent County GDP Trend



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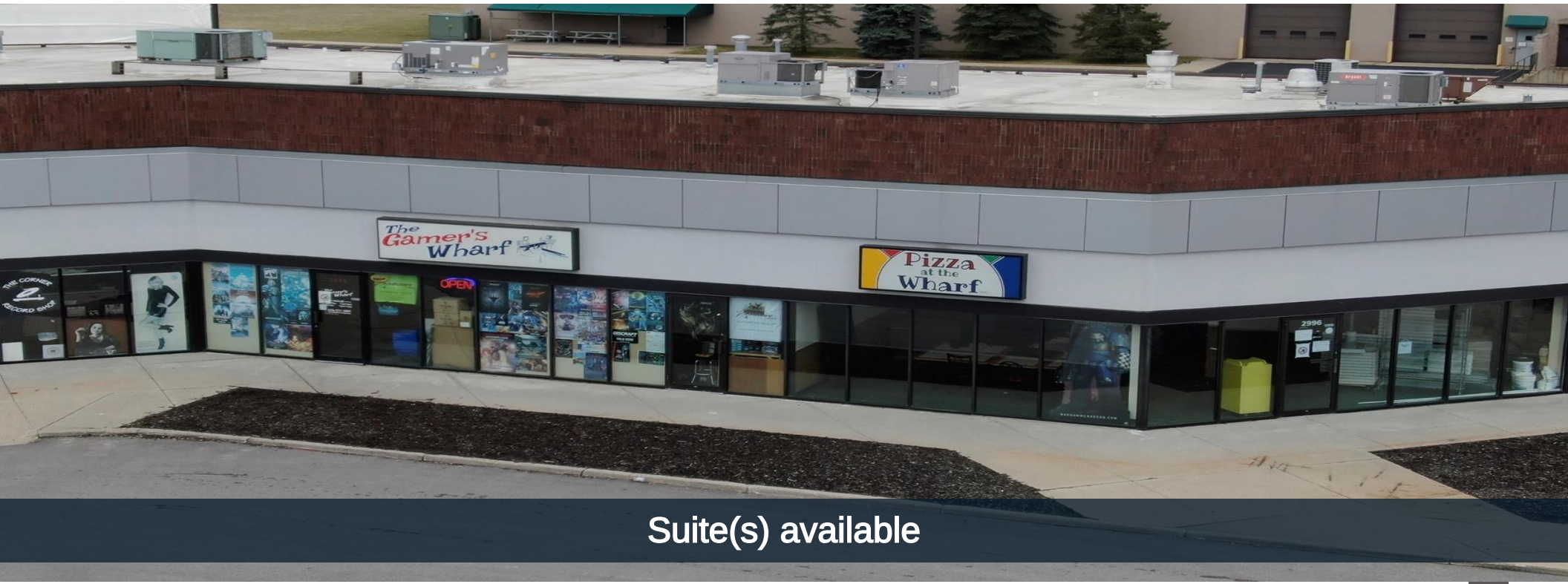


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Entire Center



Suite(s) available



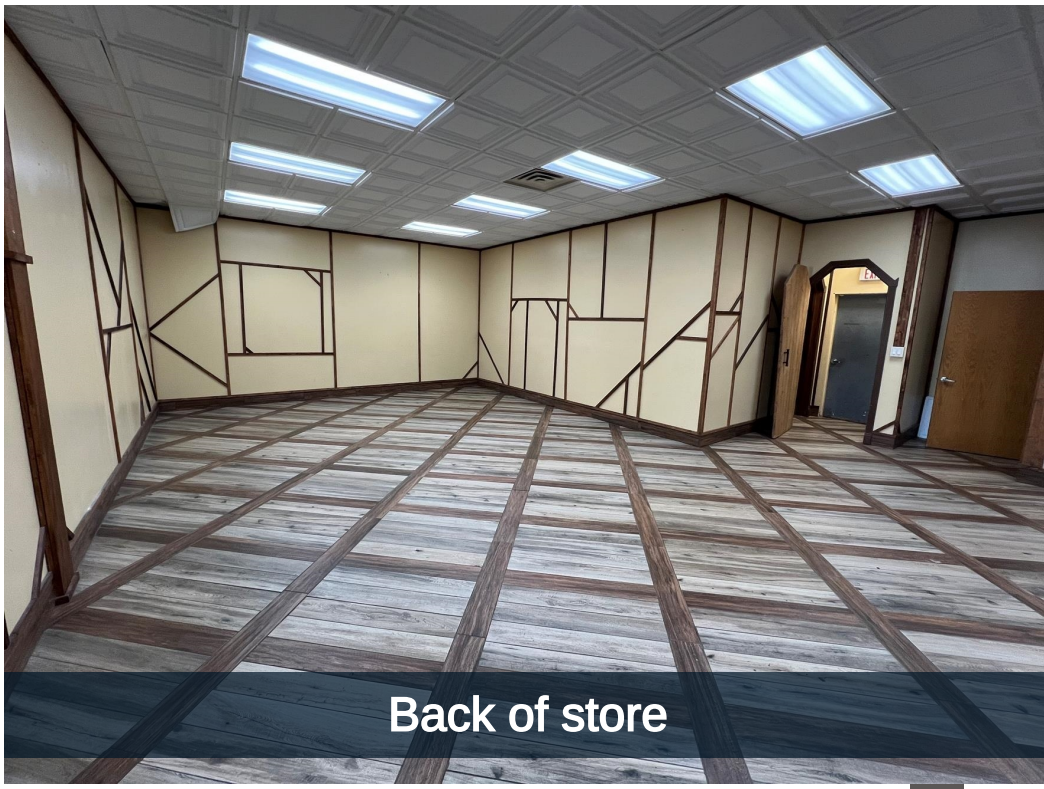
Front of store



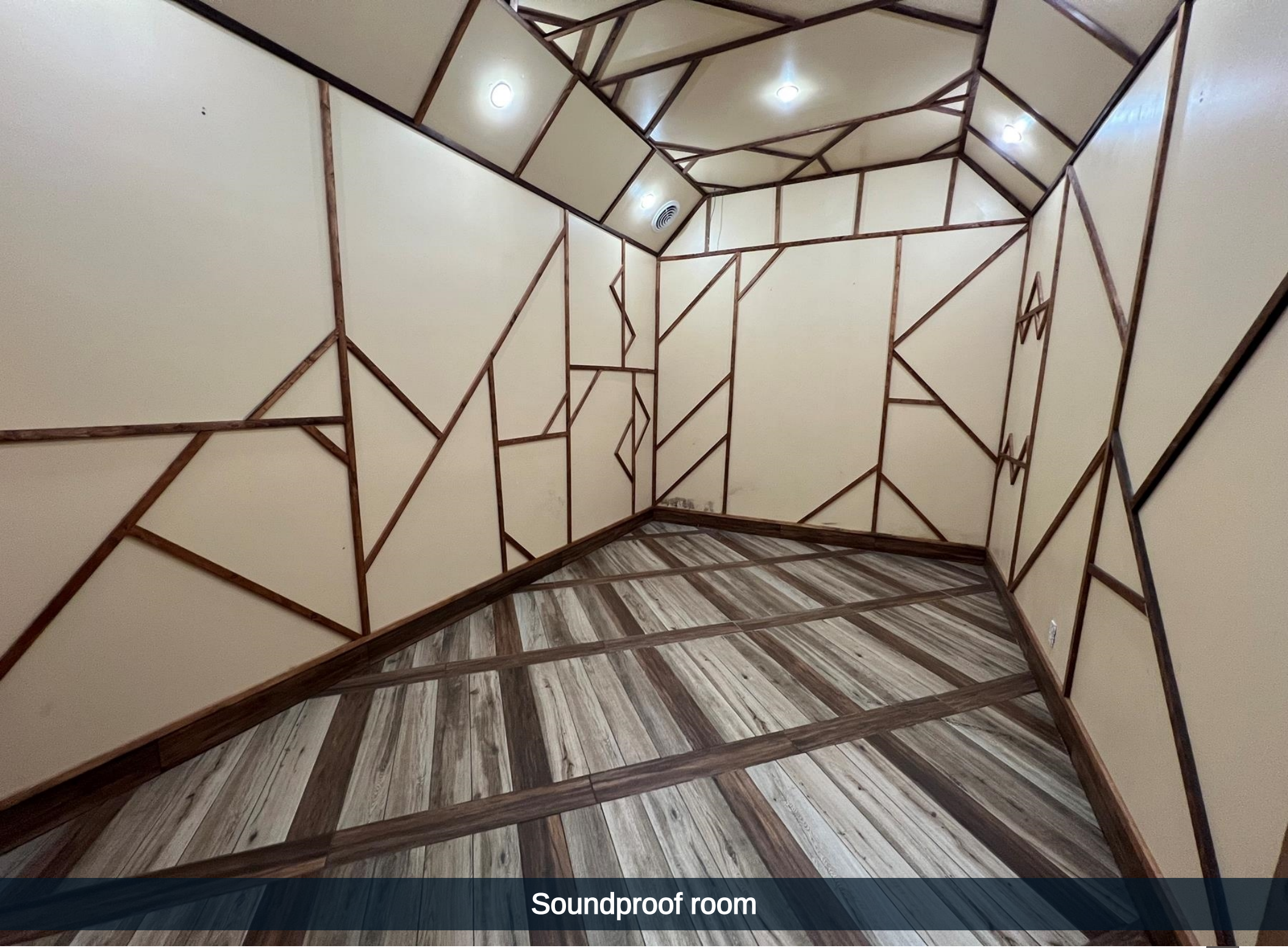
Front of store



Back of store



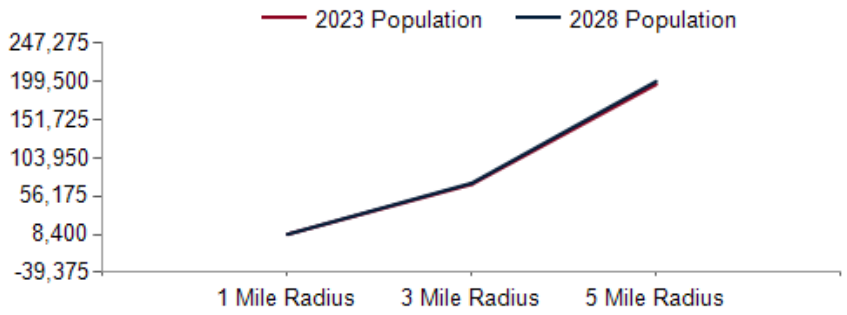
Back of store



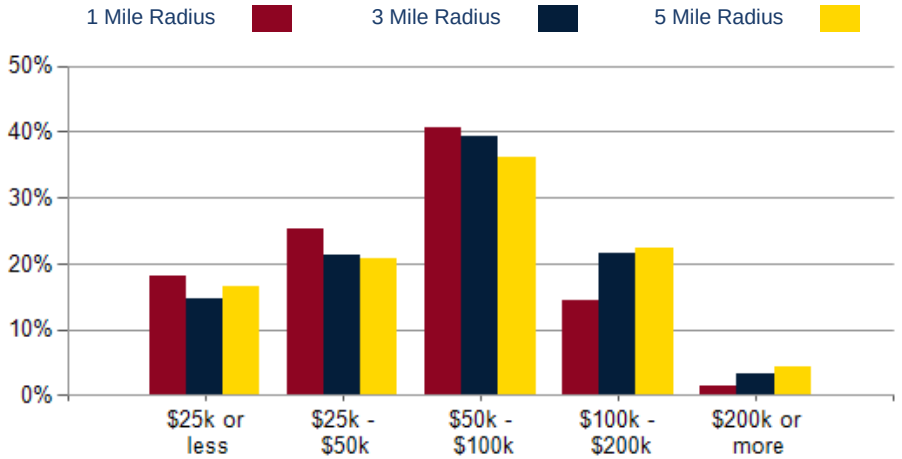
Soundproof room

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,334	66,583	179,210
2010 Population	8,219	65,534	178,653
2023 Population	8,400	71,003	195,763
2028 Population	8,462	72,377	199,500
2023 African American	848	5,549	21,401
2023 American Indian	66	708	2,096
2023 Asian	192	1,623	4,468
2023 Hispanic	1,432	16,617	45,117
2023 Other Race	678	8,484	24,792
2023 White	5,807	46,832	123,166
2023 Multiracial	802	7,781	19,774
2023-2028: Population: Growth Rate	0.75%	1.90%	1.90%

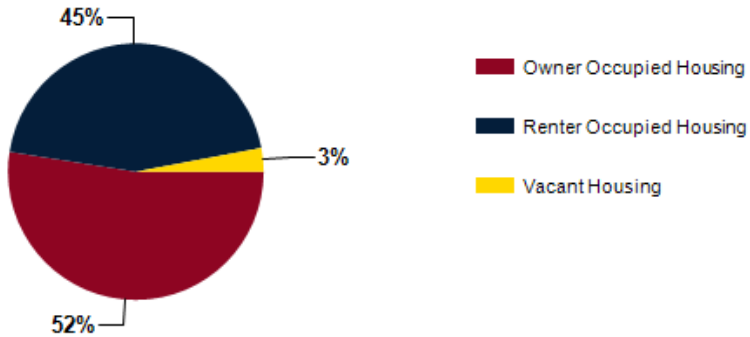
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	452	2,486	7,654
$15,000-$24,999	178	1,591	4,650
$25,000-$34,999	320	2,176	5,916
$35,000-$49,999	566	3,684	9,518
$50,000-$74,999	878	6,089	15,352
$75,000-$99,999	541	4,750	11,467
$100,000-$149,999	428	4,450	12,419
$150,000-$199,999	78	1,483	4,270
$200,000 or greater	50	934	3,218
Median HH Income	$54,446	$63,454	$63,006
Average HH Income	$67,040	$81,493	$83,728



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius



Source: esri

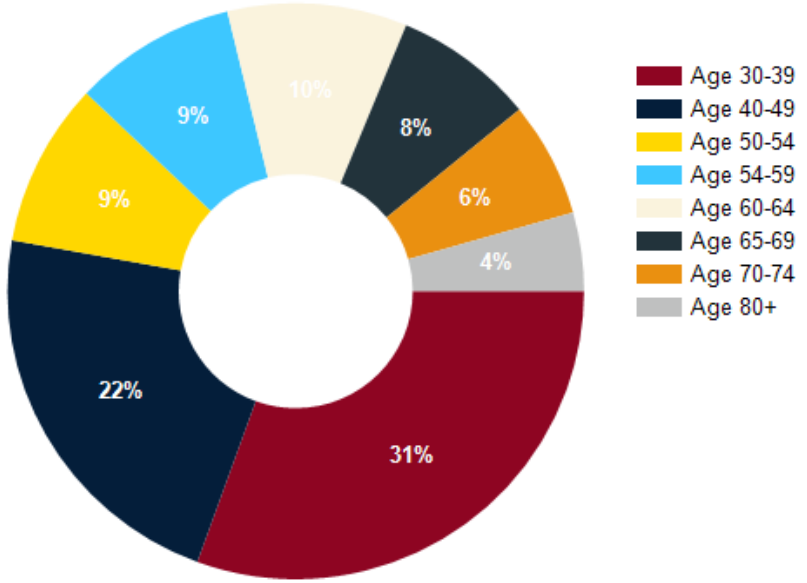
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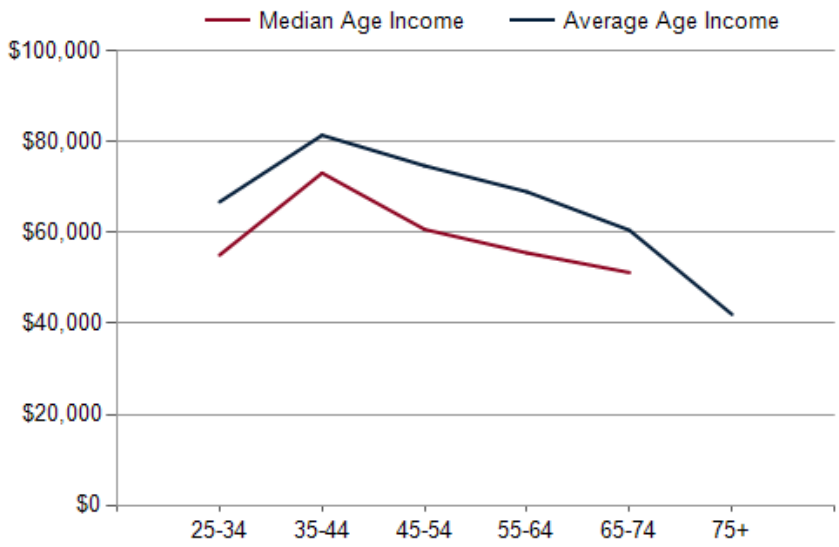
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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	724	5,843	15,600
2023 Population Age 35-39	676	5,419	13,997
2023 Population Age 40-44	576	4,666	12,442
2023 Population Age 45-49	446	3,652	10,287
2023 Population Age 50-54	423	3,895	10,873
2023 Population Age 55-59	418	3,886	10,788
2023 Population Age 60-64	462	4,079	10,889
2023 Population Age 65-69	361	3,545	9,271
2023 Population Age 70-74	296	2,585	6,970
2023 Population Age 75-79	202	1,862	4,917
2023 Population Age 80-84	150	1,311	3,431
2023 Population Age 85+	181	1,403	3,758
2023 Population Age 18+	6,293	53,775	146,836
2023 Median Age	35	36	35
2028 Median Age	36	37	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$55,096	$66,251	$66,452
Average Household Income 25-34	$66,791	$83,772	$84,215
Median Household Income 35-44	$73,154	$79,563	$79,397
Average Household Income 35-44	$81,474	$94,932	$97,492
Median Household Income 45-54	$60,736	$76,211	$76,703
Average Household Income 45-54	$74,750	$93,339	$97,113
Median Household Income 55-64	$55,555	$68,764	$68,061
Average Household Income 55-64	$69,011	$87,725	$89,969
Median Household Income 65-74	$51,226	$55,718	$54,532
Average Household Income 65-74	$60,542	$71,335	$74,833
Average Household Income 75+	$42,016	$51,923	$54,660

Population By Age





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Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions from the prospective purchaser/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, contractors, other consultants and governmental agencies. All properties and services are marketed by Nucon Realty in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Marketed by:

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