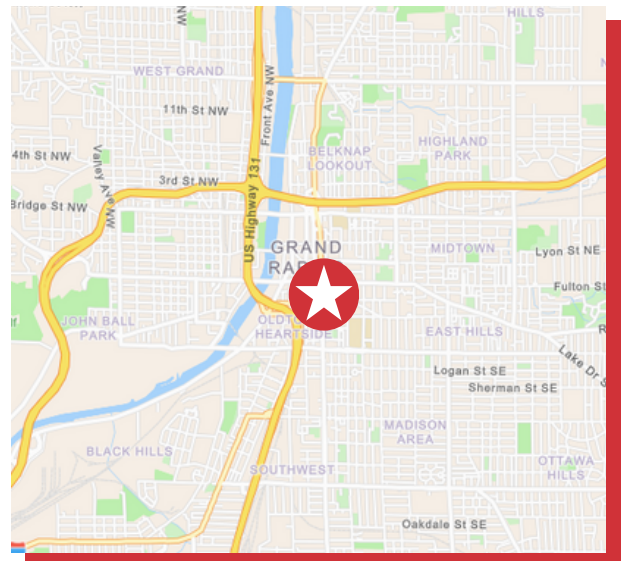




38 COMMERCE AVE SW GRAND RAPIDS, MI 49503

- Retail space located on street level
- 911 SF Available
- Attached 375 car parking garage and on street parking
- Located at corner of Commerce and Weston



FOR MORE INFORMATION, CONTACT:

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PROPERTY OVERVIEW

FOR LEASE
RETAIL SPACE

High profile Class “A” mixed use building at the corner of Commerce and Weston. Located just two blocks from Van Andel Arena and Studio Park project in a growing entertainment area. LEED certified building with attached parking garage.

PROPERTY INFORMATION

Total Building Size:	145,000 SF
Construction:	Glass and Metal
HVAC:	Gas/Forced Air
Air Conditioning:	100%
Sprinklers:	Yes
Signage:	Yes
Parking:	On-Site, Off-Site, and On Street
Zoning:	TN-CC
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.



 **38 COMMERCE AVE SW**
GRAND RAPIDS, MI 49503

NAI Wisinski of
West Michigan

LEASE OVERVIEW

FOR LEASE
RETAIL SPACE

LEASE INFORMATION

Lease Type:	Modified Gross
Terms:	60-120 Months
Tenant Provides:	Electric, Gas/Heat, Janitorial, Phone, Insurance
Landlord Provides:	Taxes, Water/Sewer, Gas/Heat, Insurance, Snow Removal, Refuse Removal
Renewal Option:	Yes
Date Available:	Now
Municipality:	City of Grand Rapids
PPN:	41-13-25-446-001
Possession:	At Lease Execution

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	TOTAL MONTHLY RENT
100-B	911 SF	\$19.50	\$1,480.38



 **38 COMMERCE AVE SW**
GRAND RAPIDS, MI 49503

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PROPERTY PHOTOS

FOR LEASE
RETAIL SPACE



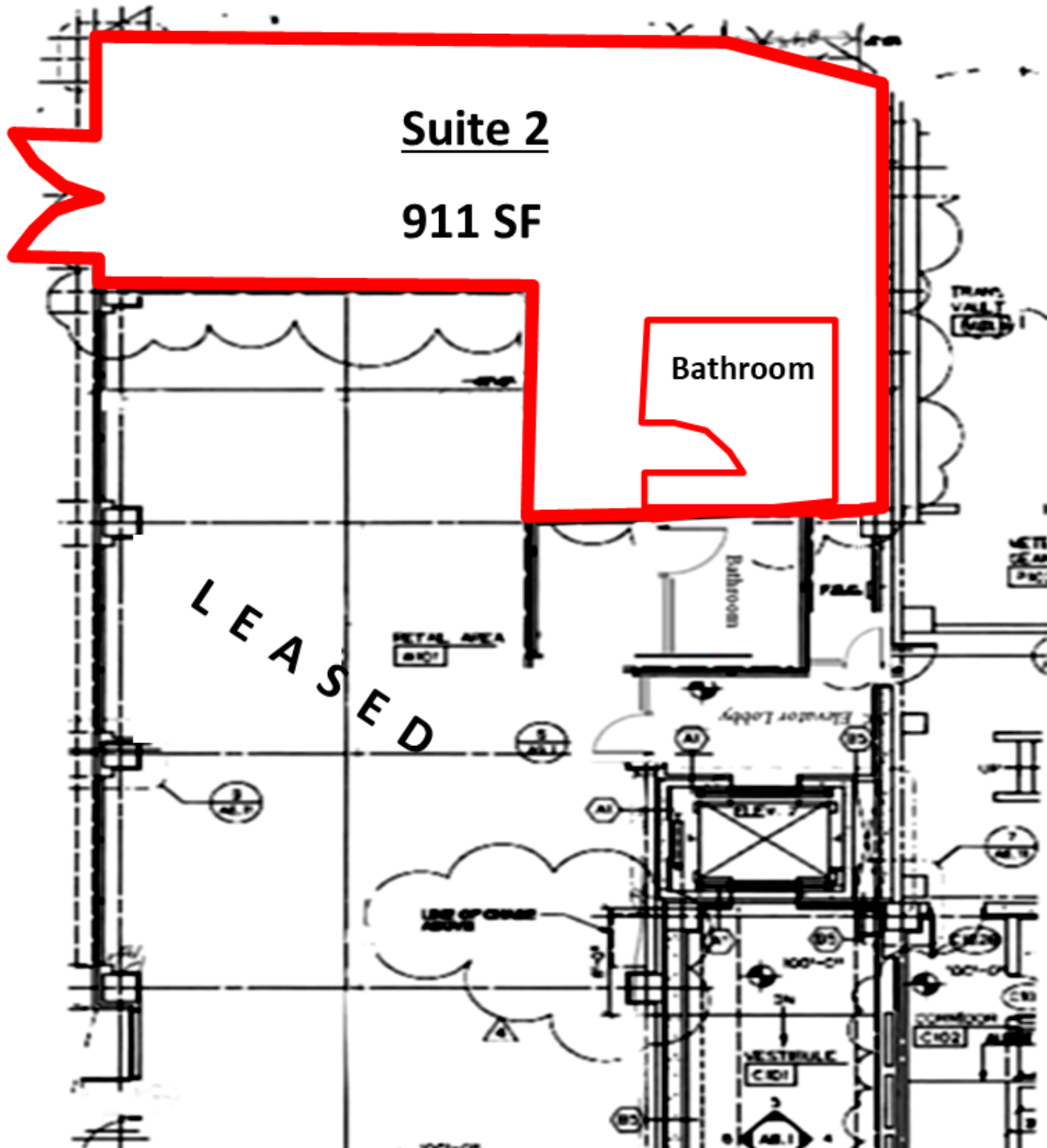
 **38 COMMERCE AVE SW**
GRAND RAPIDS, MI 49503

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FLOOR PLAN

SUITE 100-B

FOR LEASE
RETAIL SPACE

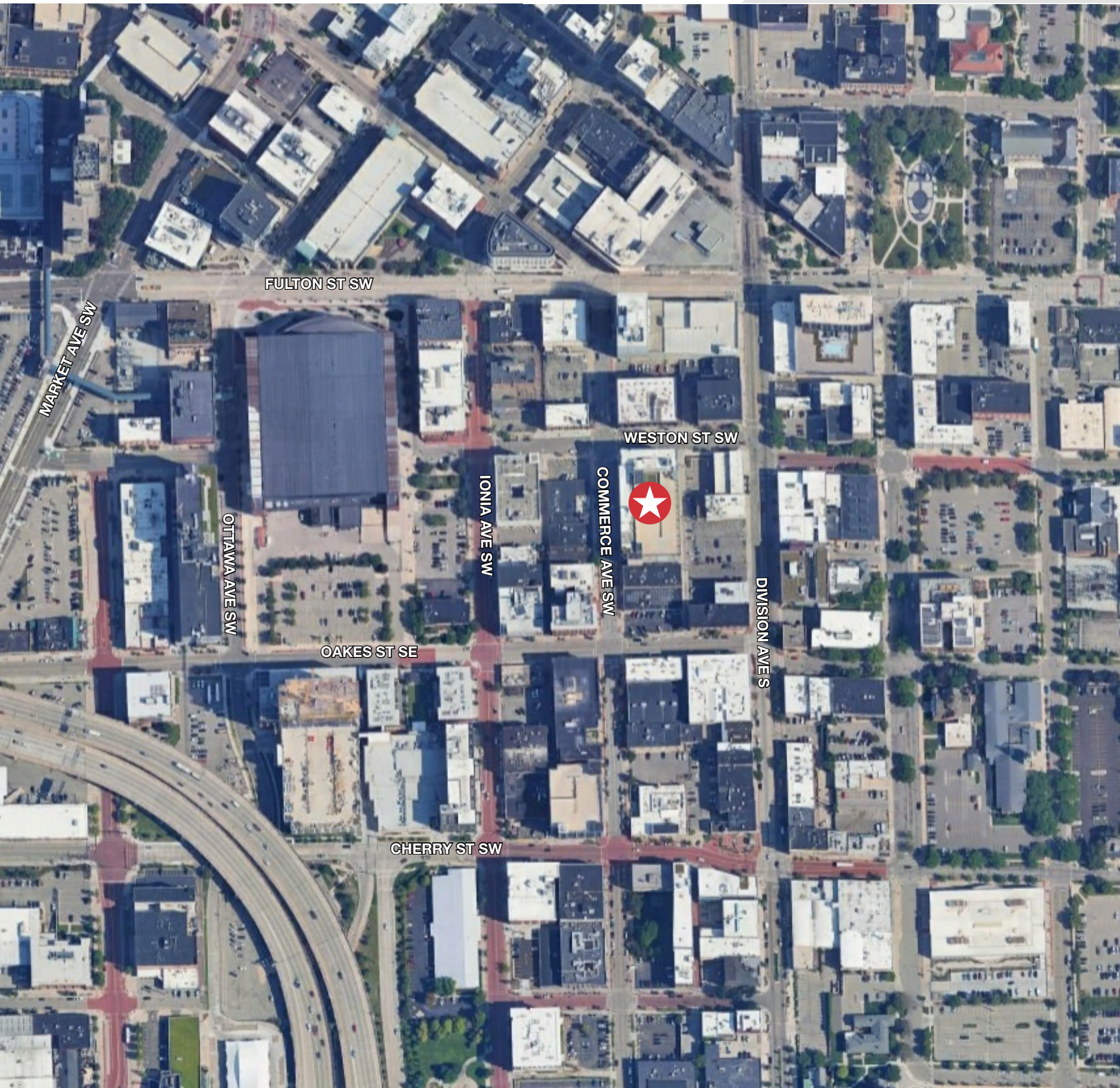


38 COMMERCE AVE SW
GRAND RAPIDS, MI 49503

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AERIAL MAP

FOR LEASE
RETAIL SPACE



 **38 COMMERCE AVE SW**
GRAND RAPIDS, MI 49503

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RETAIL MAP

FOR LEASE
RETAIL SPACE



NEARBY RESTAURANTS

THE BOB	0.28 MILES
FOUNDERS BREWING COMPANY	0.43 MILES
STELLA'S LOUNGE	0.03 MILES
HOPCAT	0.08 MILES

BUFFALO WILD WINGS	0.14 MILES
PEPPINO'S	0.20 MILES
ONE STOP CONEY	0.33 MILES

OTHER ATTRACTIONS

ROSA PARKS CIRCLE	0.26 MILES
VETERANS MEMORIAL PARK	0.18 MILES
GRAND RAPIDS ART MUSEUM	0.22 MILES
VAN ANDEL ARENA	0.11 MILES

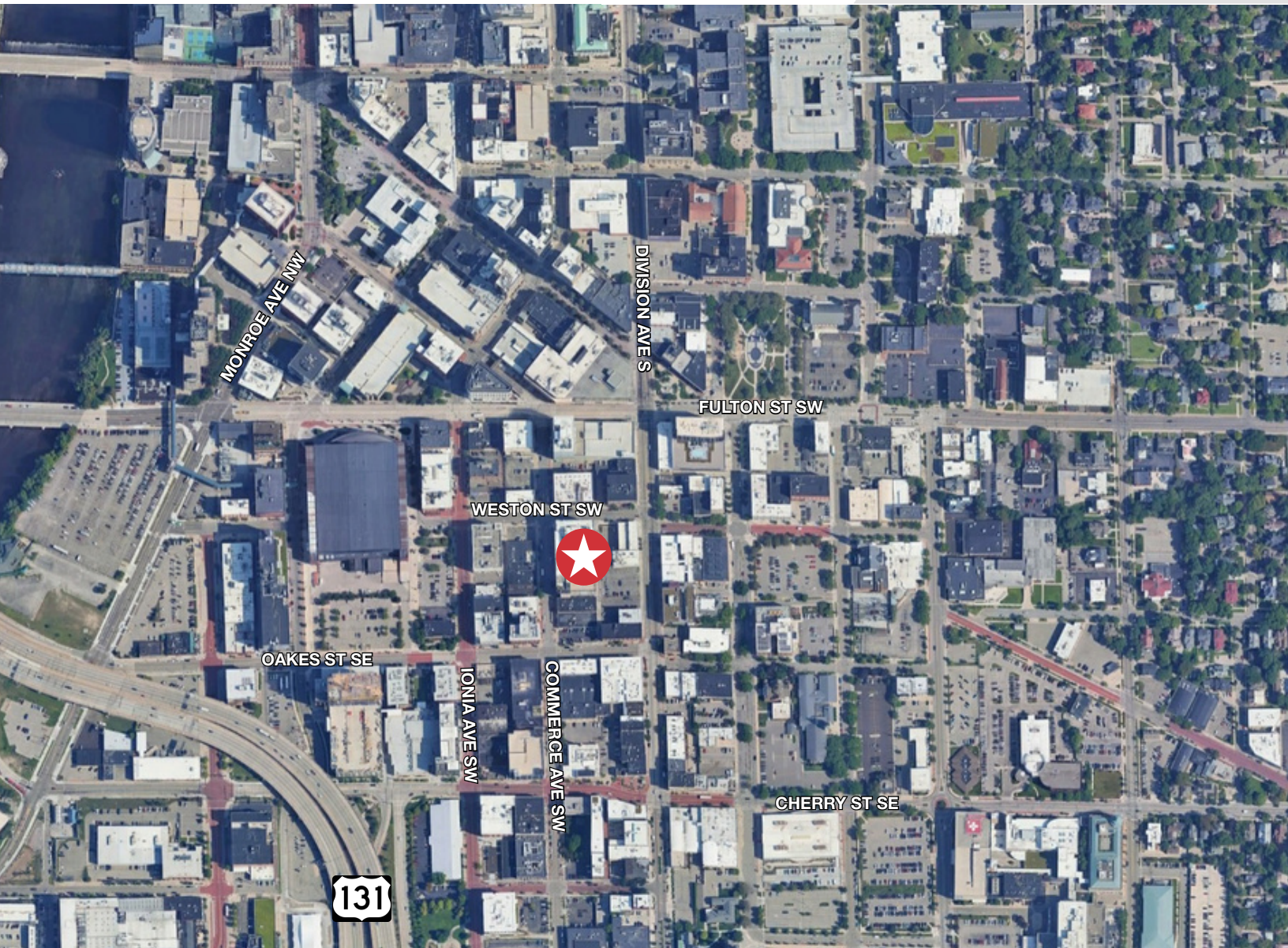
GLC LIVE AT 20 MONROE	0.23 MILES
STUDIO PARK	0.15 MILES

 **38 COMMERCE AVE SW**
GRAND RAPIDS, MI 49503

NAI Wisinski of
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LOCATION MAP

FOR LEASE
RETAIL SPACE



PROXIMITY

US 131	0.4 miles
I 96	4.0 miles
I - 196	5.3 miles
Gerald R. Ford International Airport	12.6 miles

 **38 COMMERCE AVE SW**
GRAND RAPIDS, MI 49503

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DEMOGRAPHICS

FOR LEASE
RETAIL SPACE

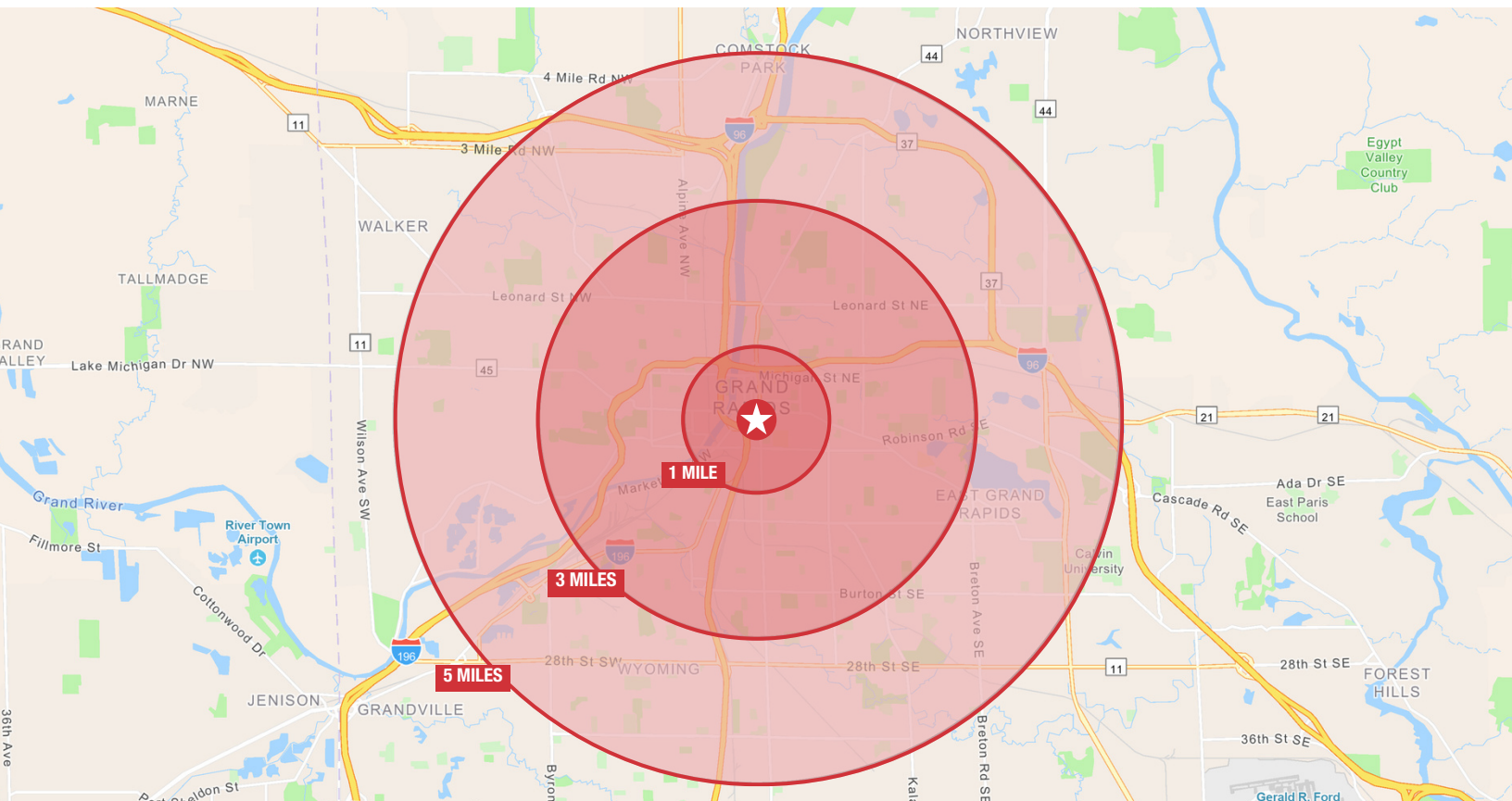
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,122	128,817	114,829
Average Age	30.6	32.3	37.1
HOUSEHOLDS			
Total Households	11,108	49,316	47,474
# of Persons per Household	1.75	2.56	2.33
HOUSEHOLD INCOME			
Average Household Income	\$83,285	\$87,541	\$104,623
Average House Valuation	\$357,114	\$244,074	\$282,861

114K

POPULATION
(5 MILES)

\$83K

AVERAGE HH INCOME
(3 MILES)



38 COMMERCE AVE SW
GRAND RAPIDS, MI 49503

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

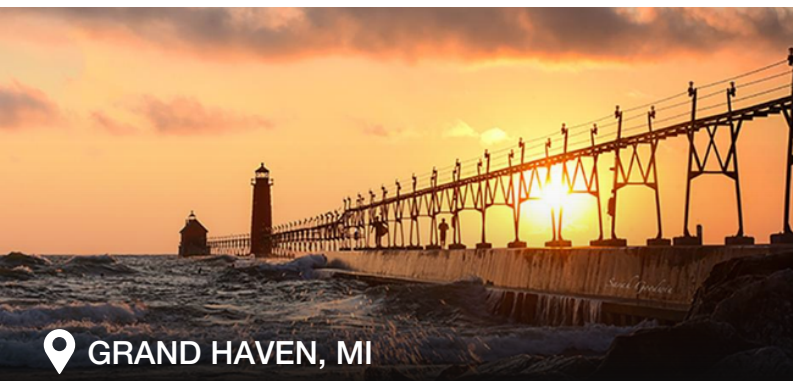
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



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

Grand Haven



 **GRAND HAVEN, MI**



 **GRAND RAPIDS, MI**



 **HOLLAND, MI**



 **MUSKEGON, MI**



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