4311 Plainfield Ave NE
Grand Rapids, MI 49525

ADVANTAGE
COMMERCIAL REAL ESTATE



10,066 SF
Available for Lease

$12.00
Lease Rate/SF

NNN
Lease Type

RETAIL SUITE FOR LEASE

Former Timmers Discount Store, this versatile suite sits within a Lowe's anchored retail center with prominent frontage on Plainfield Ave NE, which carries approximately 24,548 vehicles per day. The space features high ceilings, expansive front windows, a kitchenette, in-suite restrooms, and a convenient overhead door, creating a flexible layout. Immediate co-tenancy includes Dollar Tree to the southwest and Family Farm & Home to the north, with Dunham's Sports, Lowe's, and Devon Self Storage. The surrounding corridor is supported by everyday draws such as McDonald's, Meijer, Freddy's, Subway, Planet Fitness, and the Kent District Library. Strong visibility, practical amenities, and established neighbors make this an efficient, ready-to-adapt retail option along a heavily-traveled commercial artery.

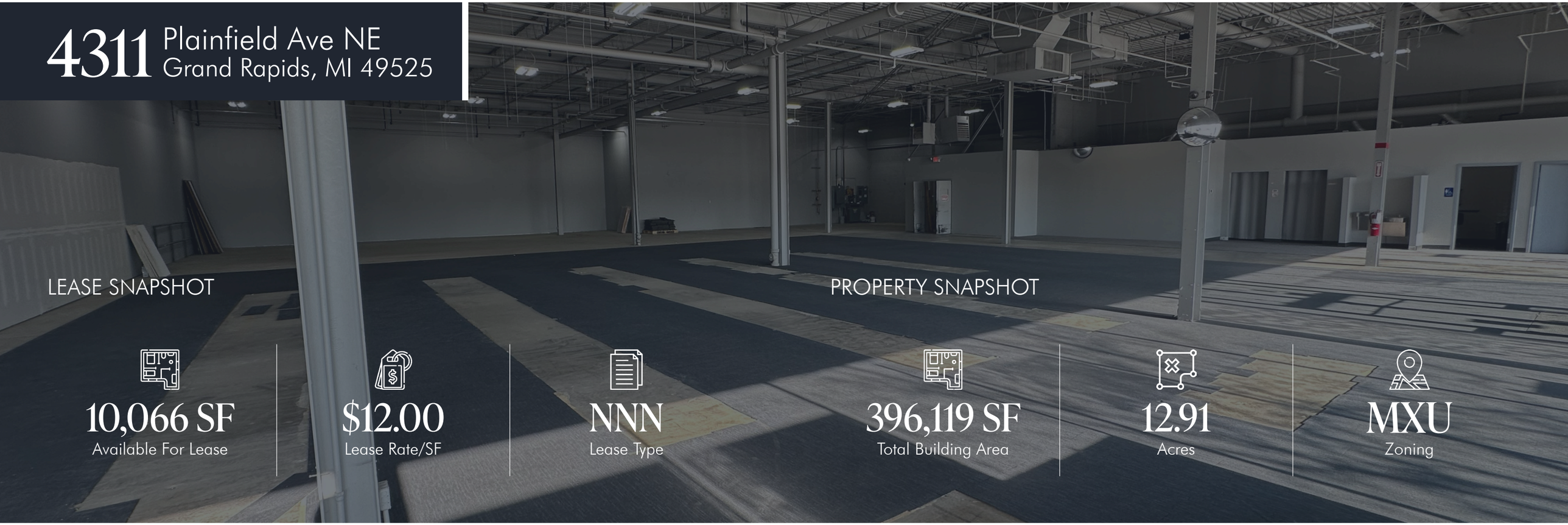
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www.AdvantageCRE.com | 616 327 2800

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LEASE SNAPSHOT

10,066 SF
Available For Lease

$12.00
Lease Rate/SF

NNN
Lease Type

PROPERTY SNAPSHOT

396,119 SF
Total Building Area

12.91
Acres

MXU
Zoning

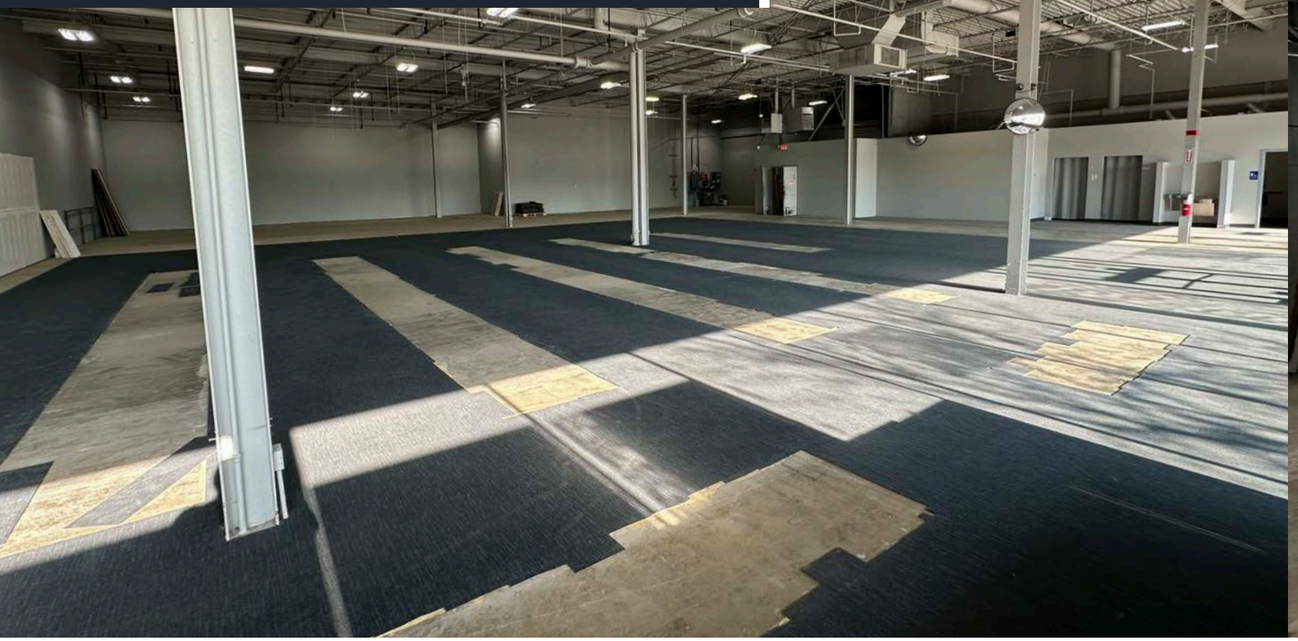
LEASE INFORMATION

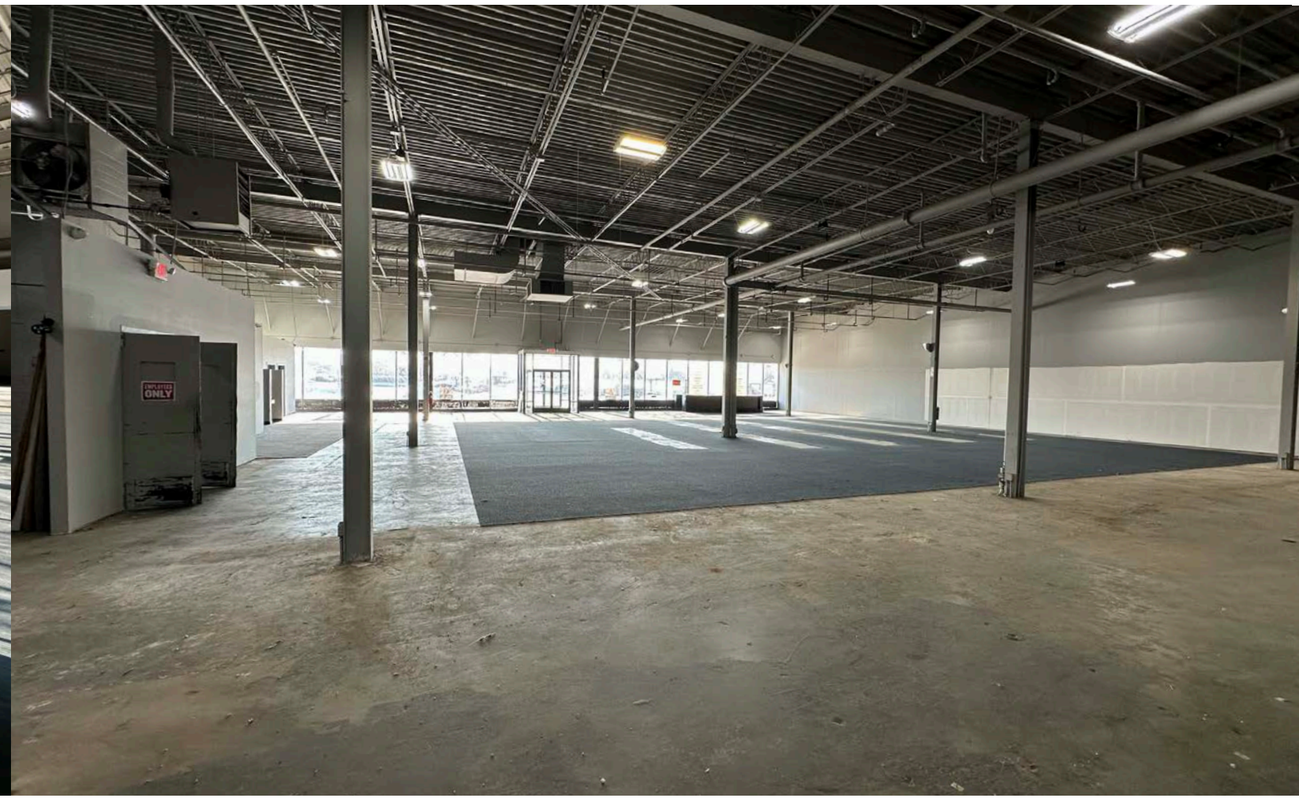
Available Area	10,066 SF
Lease Rate/SF	$12.00
Base Rent/Month	$10,066.00
Est. Total Rent/Month w/ NNN's	$12,372.79
Est. NNN Expenses/SF	$2.75
Date Available	Immediately
Lease Type	NNN
Lease Term	60 - 120 months

PROPERTY INFORMATION

Total Building Area	396,119 SF
Lot Size	12.91 Acres
Parcel Number	41-10-33-226-600
Parking	Ample on-site
Signage	Building
Government Unit	Plainfield Charter Township
Zoning	MXU, Mixed Use

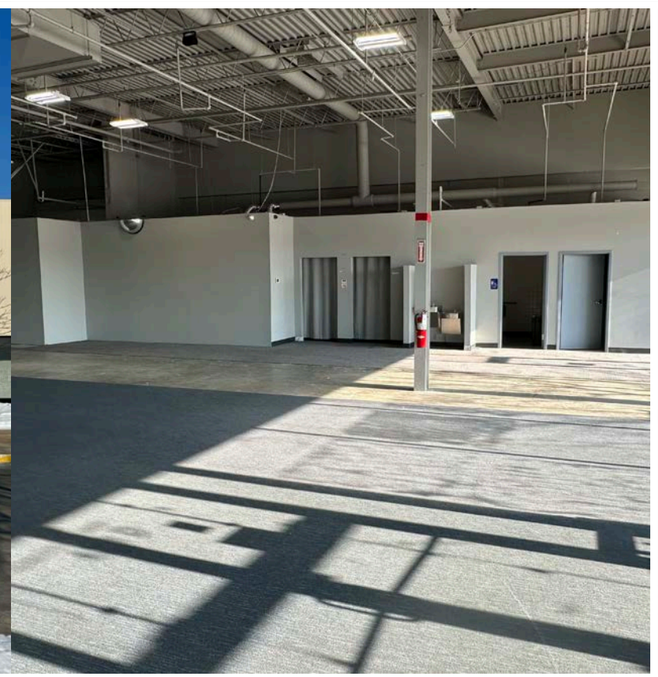
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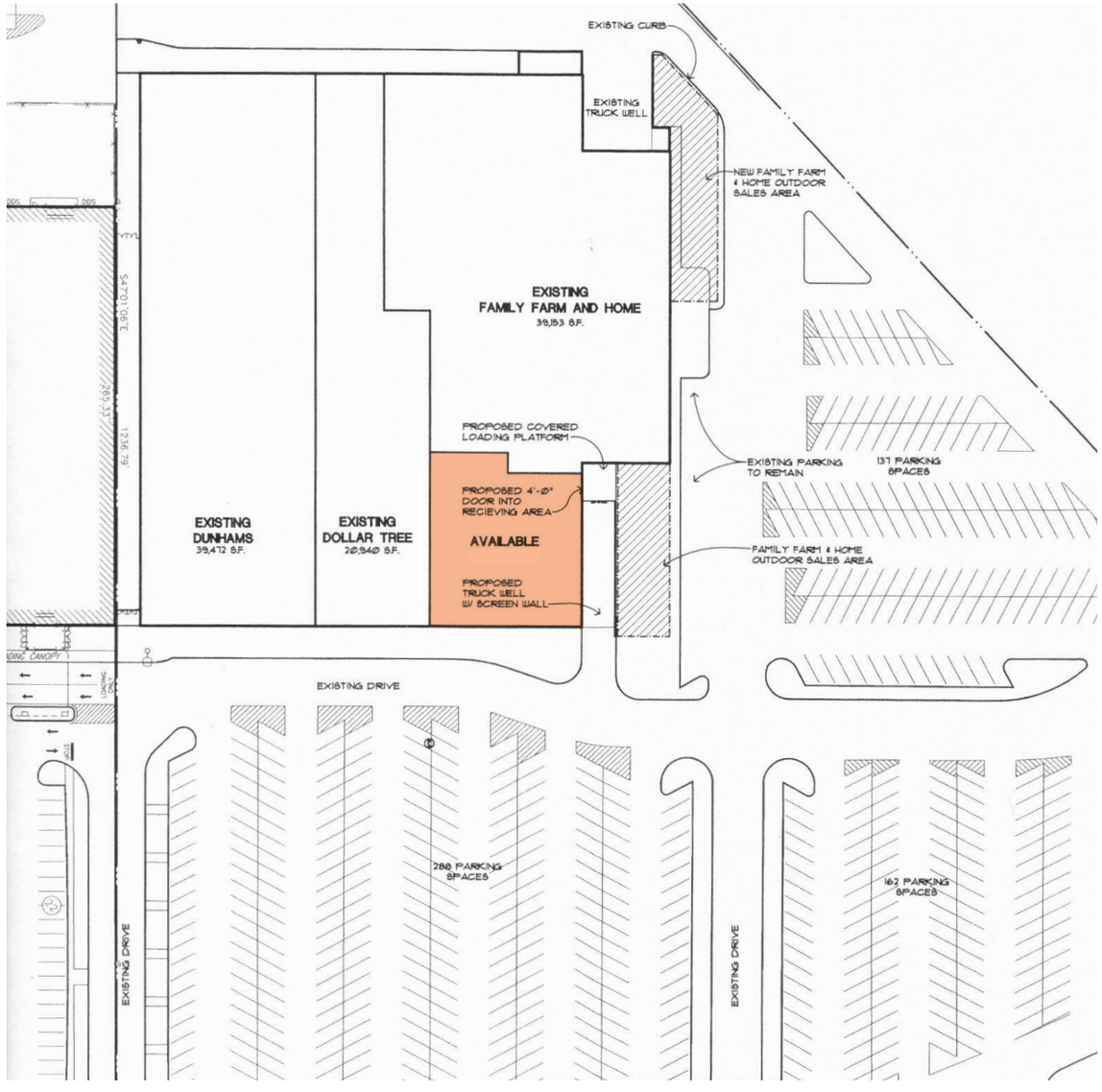




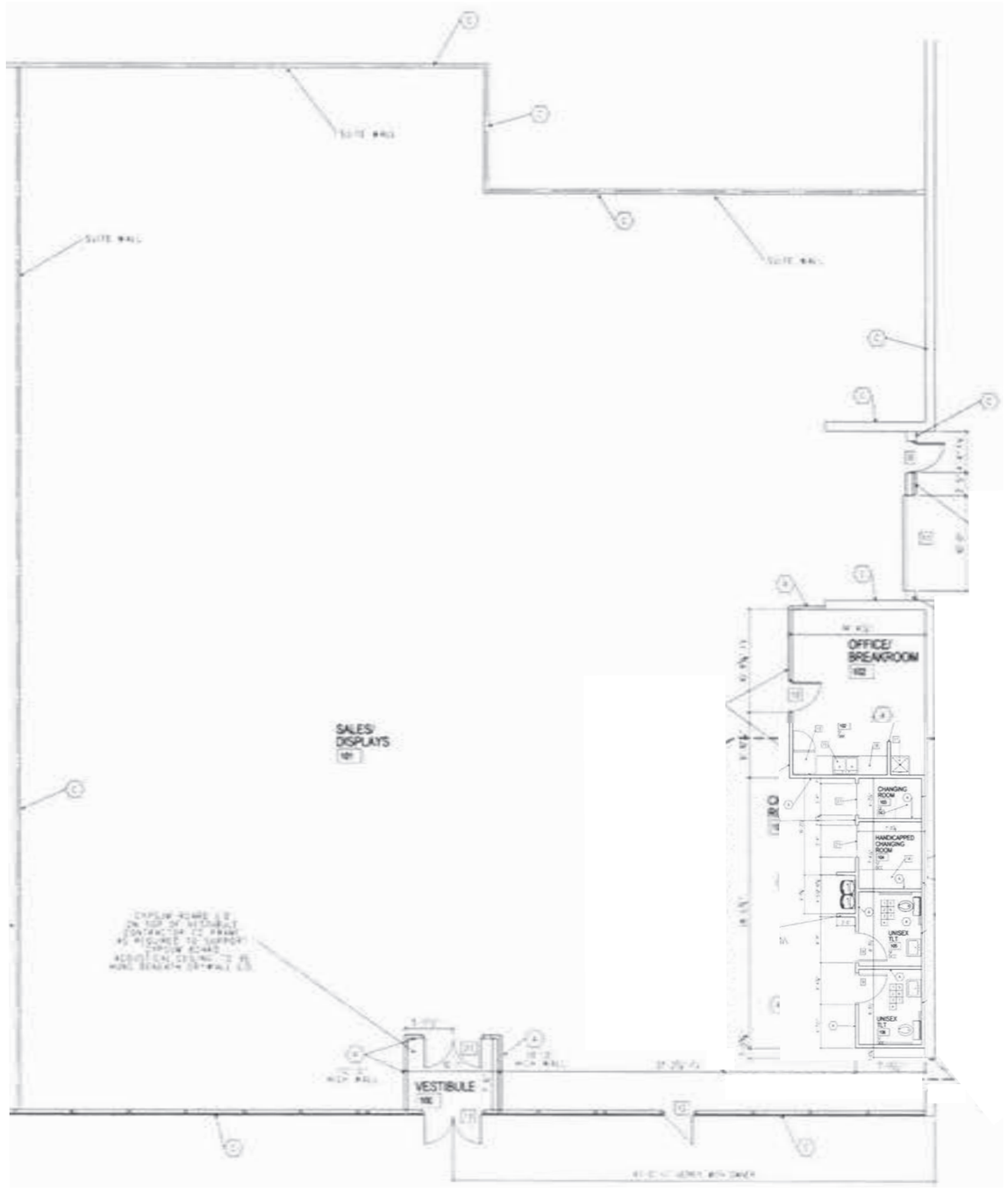


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SITE PLAN



FLOOR PLAN



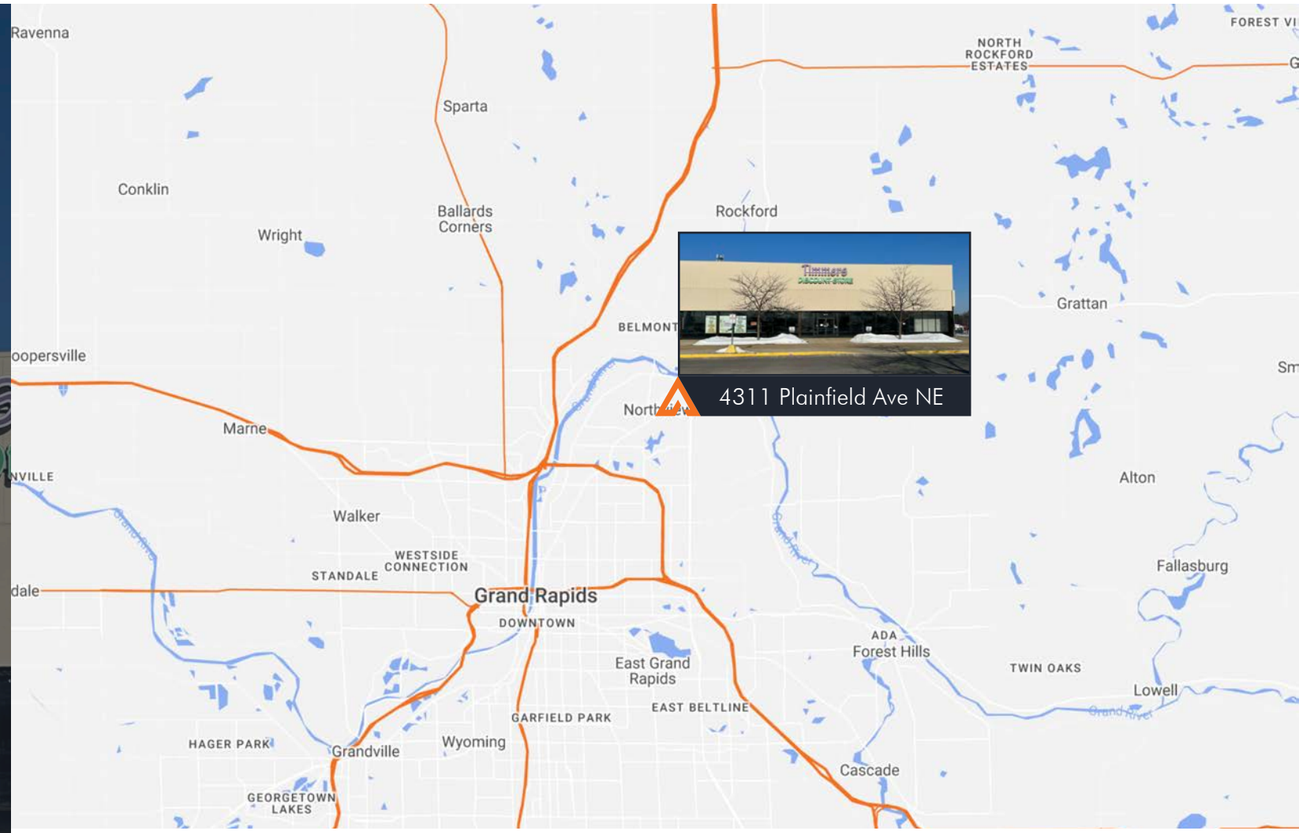
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SITE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	8,080	41,489	105,274
Median Age	39.6	40.5	37.8
Total Households	3,316	17,568	44,225
Median Income	$91,316	$89,350	$81,274





PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	9 miles
Gerald R. Ford International Airport	14 miles
Lansing	70 miles
Detroit	159 miles
Chicago	186 miles
Indianapolis	271 miles



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