

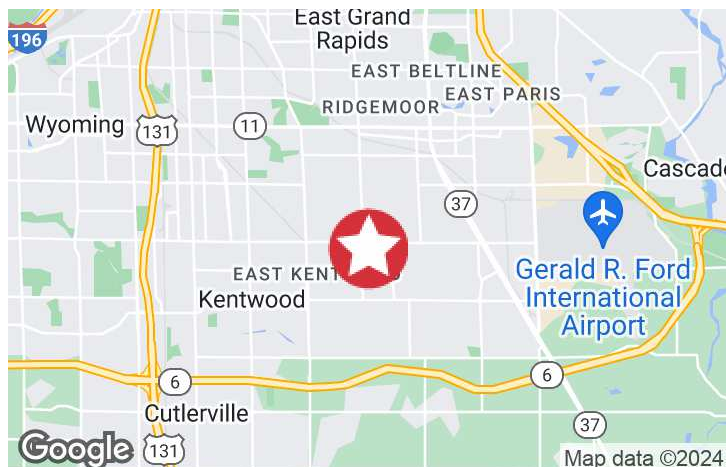
AVAILABILITIES AT BRETWOOD CENTER



4450-4540 BRETON RD SE
Kentwood, Michigan 49508

Property Highlights

- Variety of square footage availability for unique tenant use configurations.
- Outstanding retail area with great presence.
- Under new ownership and professional management.
- New LED canopy lighting and parking lighting.
- Many improvements in 2021.
- Near local city offices and library.
- High traffic counts.
- Great building structure.



For More Information

Bill Tyson

O: 616 242 1103
billt@naiwwm.com

Paul Oosterbaan

O: 616 575 7054
paulo@naiwwm.com

Property Overview

4450-4540 BRETON RD SE
Kentwood, Michigan 49508

Property Highlights

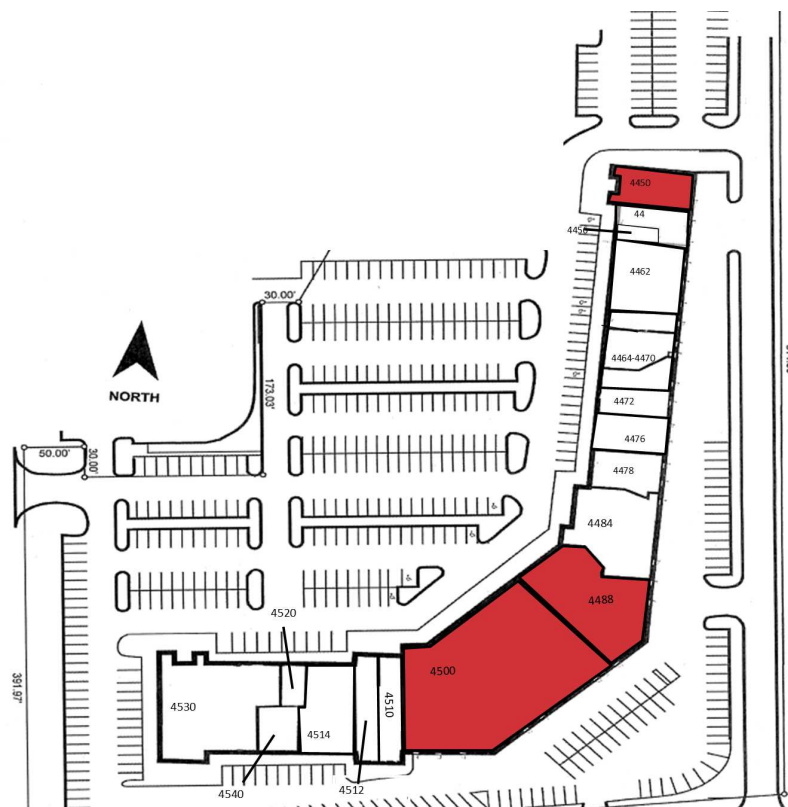
- Bretwood Center is a 69,844 sf retail facility located on Breton Road at the corner of 44th street. In the heart of Kentwood, this hearty strip center is only a short distance from the local library and city offices. The 9-acre site provides for high profile signage at both street entrances. Traffic counts in this area are between 12,000-30,000 cars per day. Population and household income in this area is predicted to increase per the statistics of the 2010 Census Bureau.

Property Overview

NNN, 60 Month lease terms with renewal options, Tenant provides taxes, insurance, water, sewer, electric, a/c, gas/heat, snow removal, janitorial, refuse removal and phone/data. Landlord provides roof & structural. Possession at Lease commencement.

Property Information

Location:	ON BRETON JUST SOUTH OF 44TH ST.
Total Building Size:	69,844 SF
Acreage:	8.91 Acres
Signage:	Yes
Parking:	Surface 450+
Zoning:	CPUD
Construction:	Brick & Glass
Sprinklered:	Yes



Lease Overview

4450-4540 BRETON RD SE
Kentwood, Michigan 49508

Lease Information

Lease Type:

NNN

Terms:

36-60 Month terms with renewals negotiable

PPN:

41-13-27-101-015

Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT	CAM CHARGE MONTHLY	TOTAL MONTHLY RENT
4450	3,000 SF	\$13.00	\$3,250.00	\$1,222.50	\$4,472.50
4488	6,646 SF	\$8.50	\$4,707.58	\$2,708.25	\$7,415.83
4500	18,999 SF	\$8.50	\$13,457.63	\$7,742.09	\$21,199.72
4488 - 4500	25,645 SF	\$8.50	\$18,165.21	\$10,450.34	\$28,612.55
4500 - A	10,000 SF	\$8.95	\$7,458.33	\$4,075.00	\$11,533.33
4500 - B	8,999 SF	\$8.95	\$6,711.75	\$3,667.09	\$10,378.84

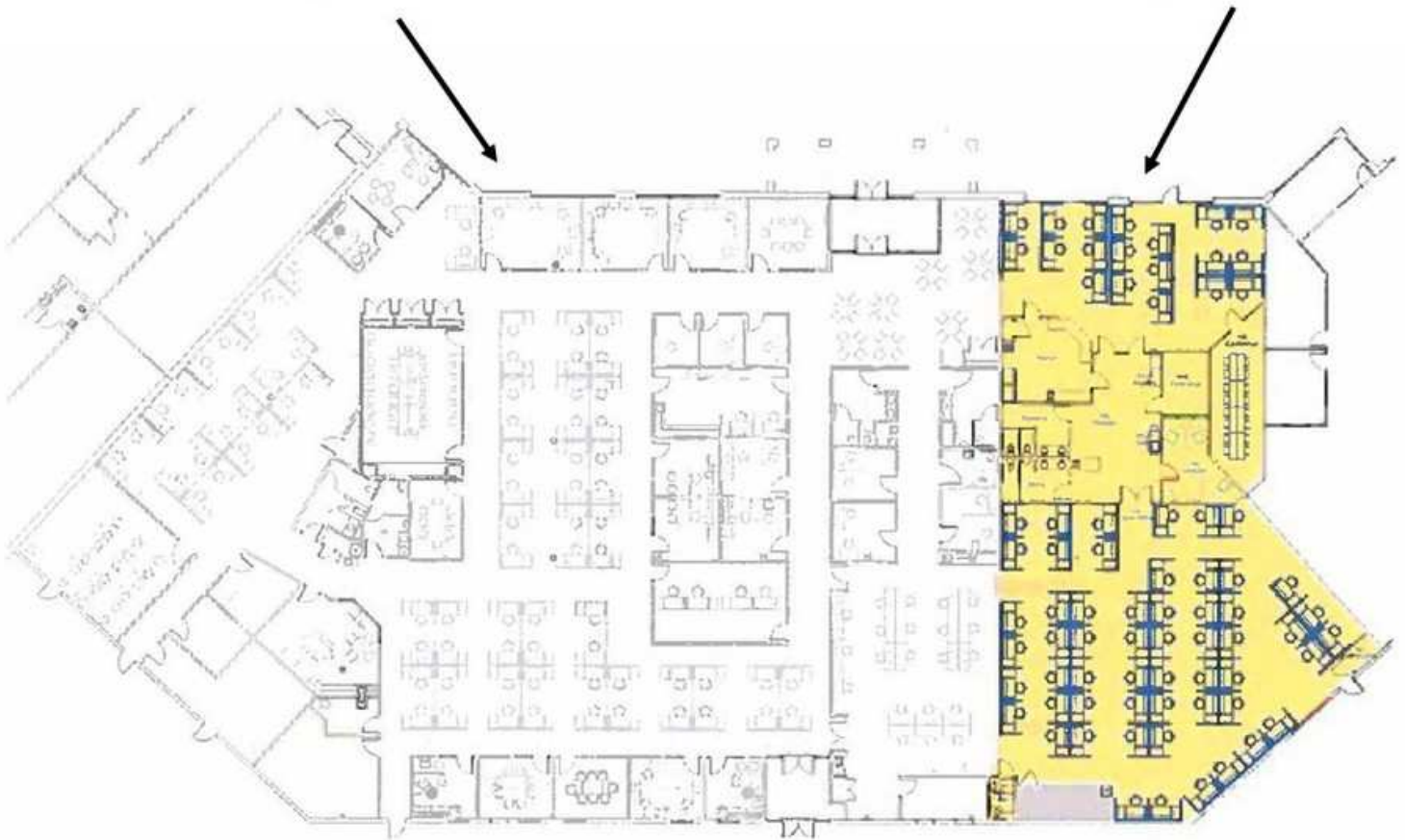


Floor Plans

4450-4540 BRETON RD SE
Kentwood, Michigan 49508

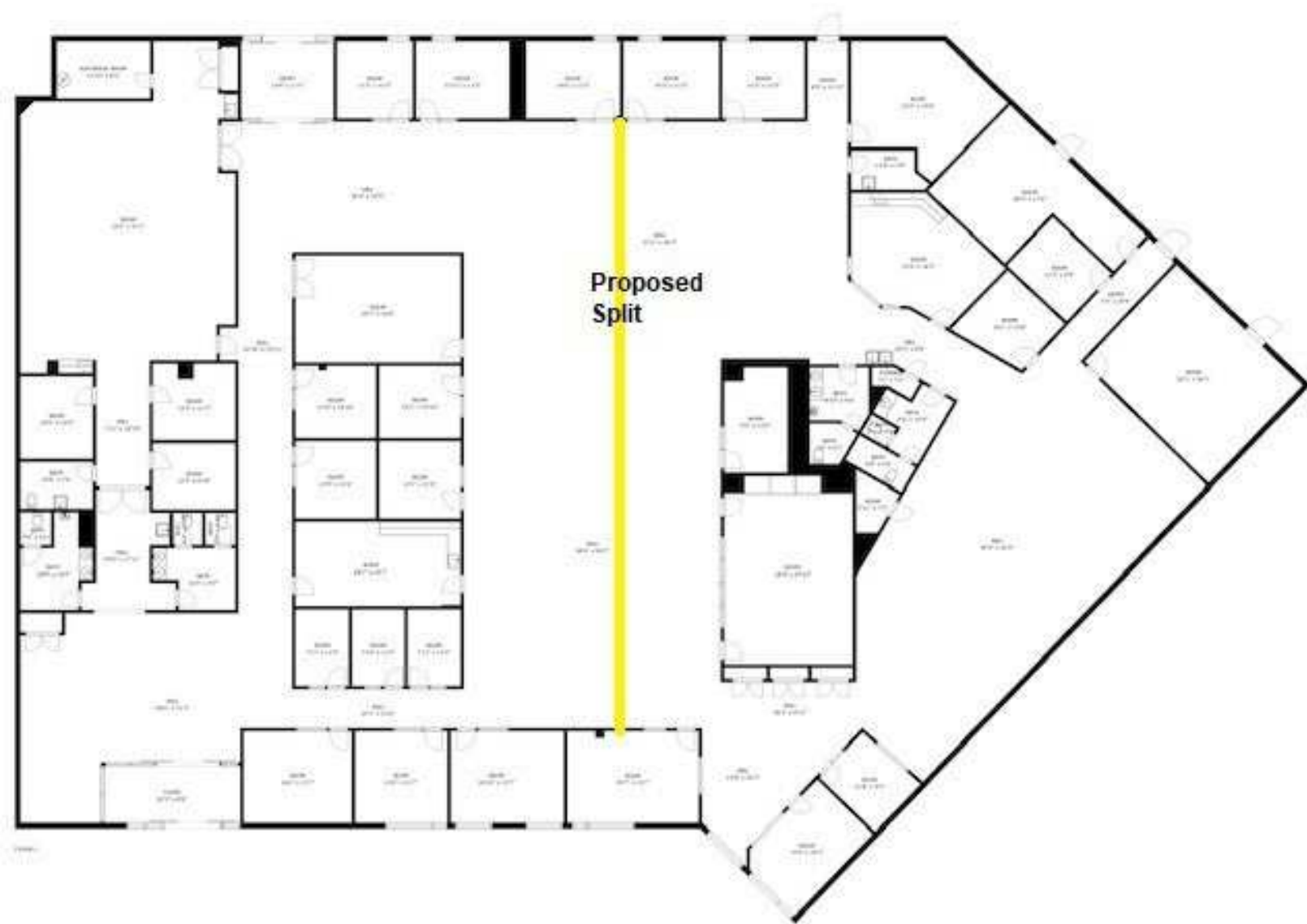
4490-4508
18,999 SF

4488
6,646 SF



Floor Plans Suite 4500

4450-4540 BRETON RD SE
Kentwood, Michigan 49508

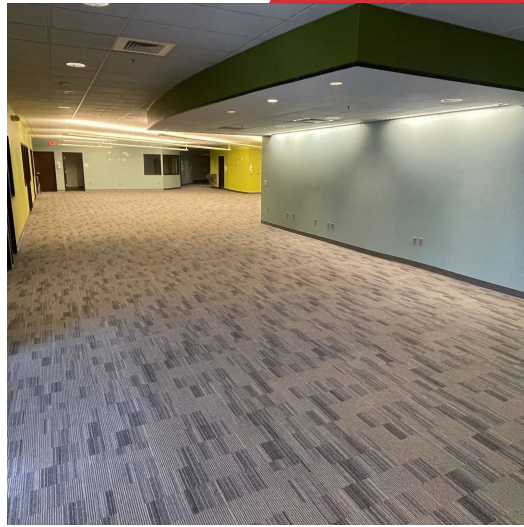


This Floor Plan was prepared to represent the floor of the property and may not accurately represent the dimensions of each room at the property. All rights reserved.
Copyright © 2021 Financial Business Systems, Inc. All rights reserved.

FlōPlan

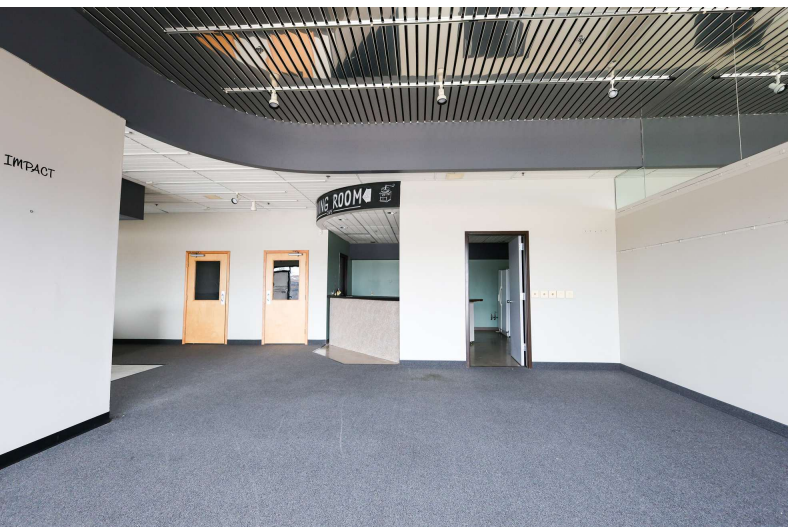
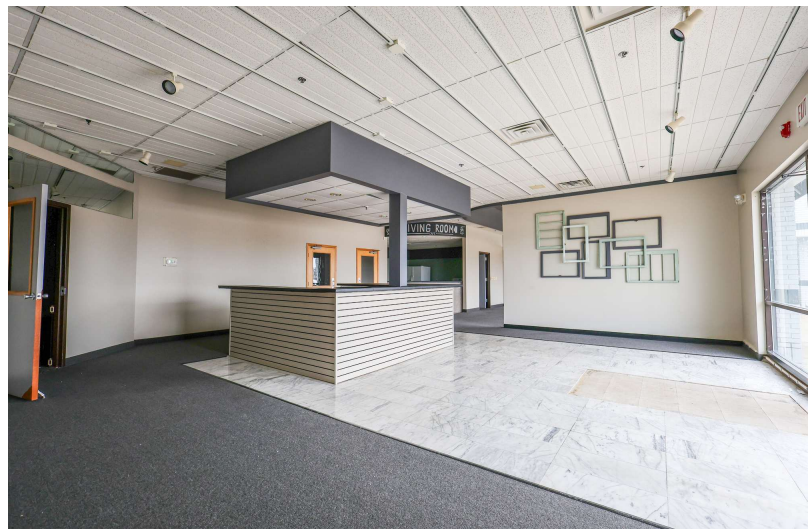
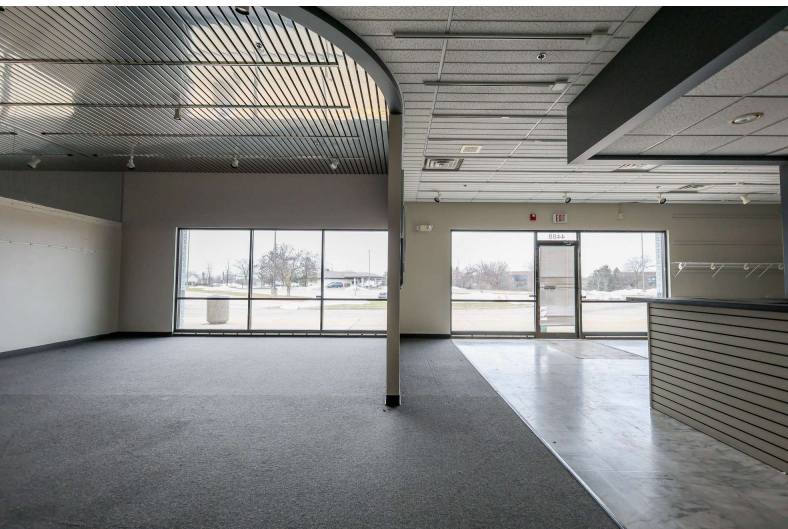
Suite 4500 A & B

4450-4540 BRETON RD SE
Kentwood, Michigan 49508



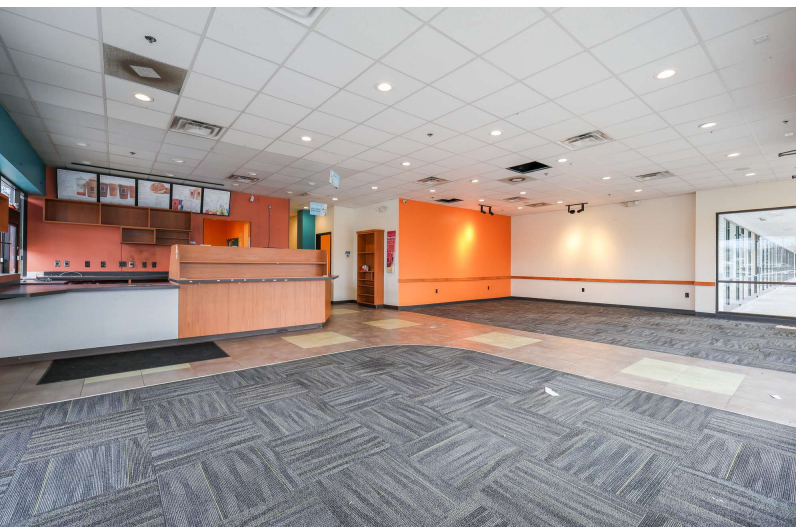
Suite 4488

4450-4540 BRETON RD SE
Kentwood, Michigan 49508



Suite 4450 Former Biggy

4450-4540 BRETON RD SE
Kentwood, Michigan 49508



Bretwood Center

4450-4540 BRETON RD SE
Kentwood, Michigan 49508



Retailer Map

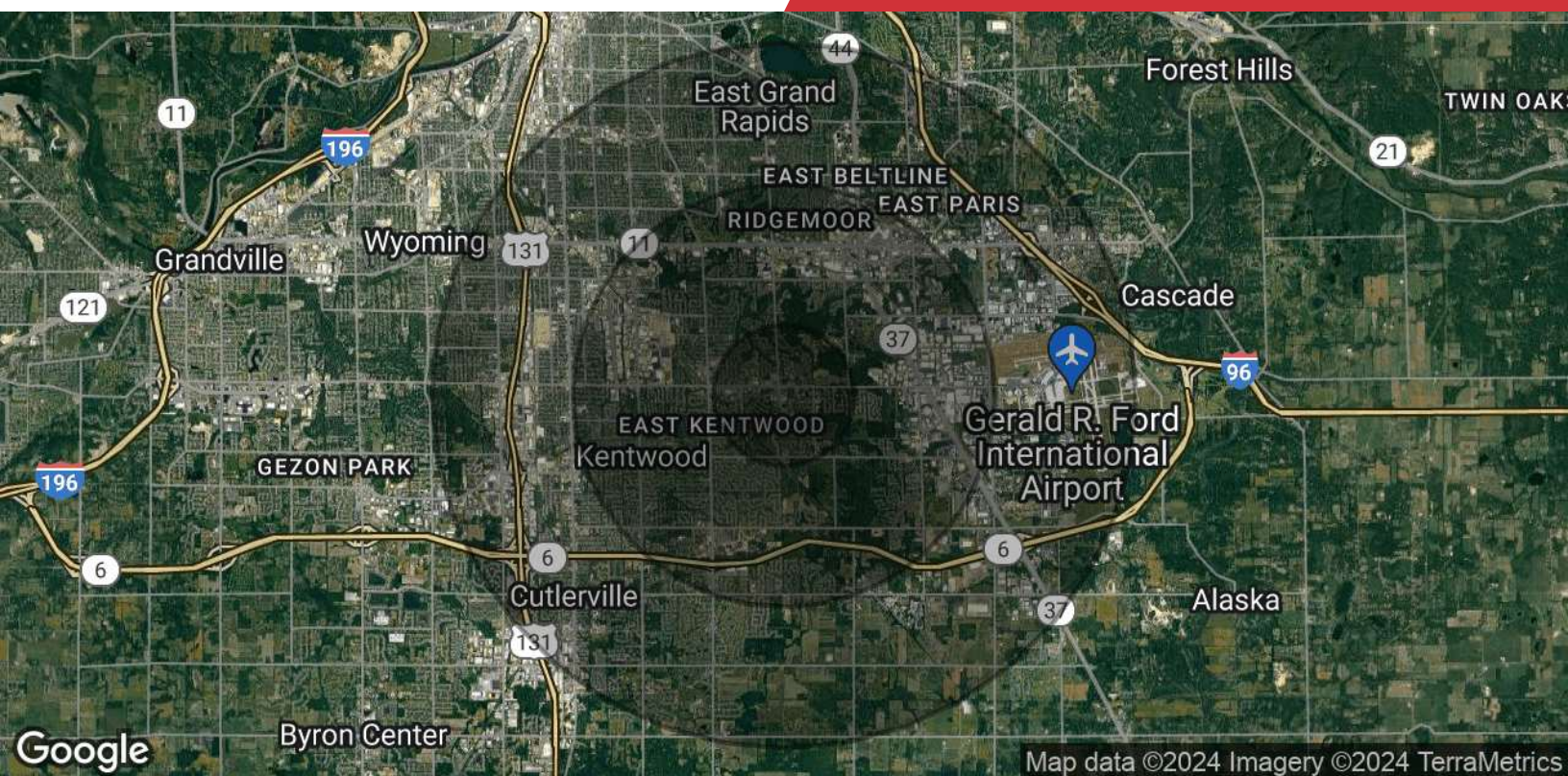
4450-4540 BRETON RD SE
Kentwood, Michigan 49508



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Kent County, Maxar Technologies, USDA/FPAC/GEO

Demographics Map & Report

4450-4540 BRETON RD SE
Kentwood, Michigan 49508

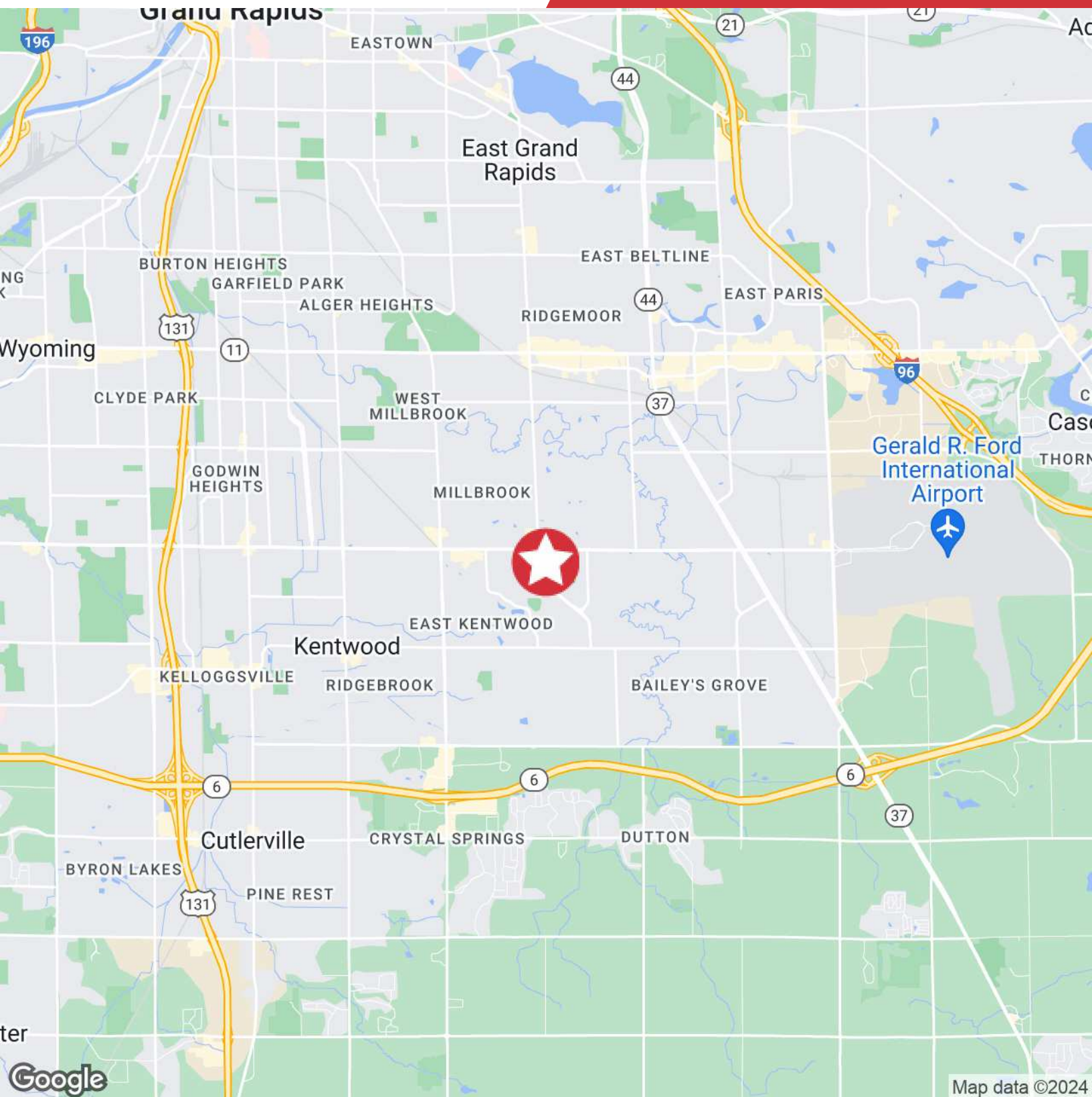


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,320	75,745	195,928
Average Age	34.0	36.4	35.2
Average Age (Male)	31.9	33.6	33.1
Average Age (Female)	37.2	38.5	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,096	30,217	74,028
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$56,133	\$69,073	\$74,291
Average House Value	\$156,310	\$158,228	\$172,588

* Demographic data derived from 2020 ACS - US Census

Location Map

4450-4540 BRETON RD SE
Kentwood, Michigan 49508



West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.