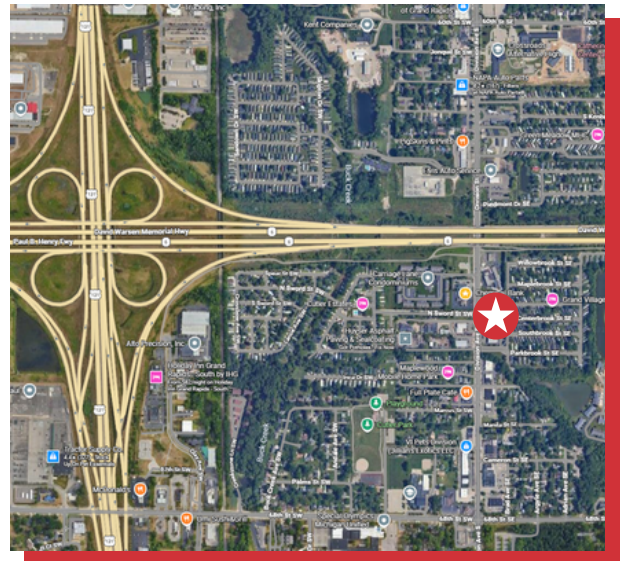




6522 S DIVISION AVE. GRAND RAPIDS, MI 49548

- Great location on Division between 60th & 68th Street
- Former DeHaan Flooring
- Building is 20,028 SF on 1.7 Acres
- Built in 2000, 2011 remodel took out mezzanine's and 4 overhead doors.
- Vacancy 11,168 SF
- 18 ft Ceiling, 100% sprinkled



FOR MORE INFORMATION, CONTACT:

TODD LEINBERGER, MBA

O: 616.242.1114

toddl@naiwwm.com



naiwwm.com | 616.776.0100

LEASE OVERVIEW

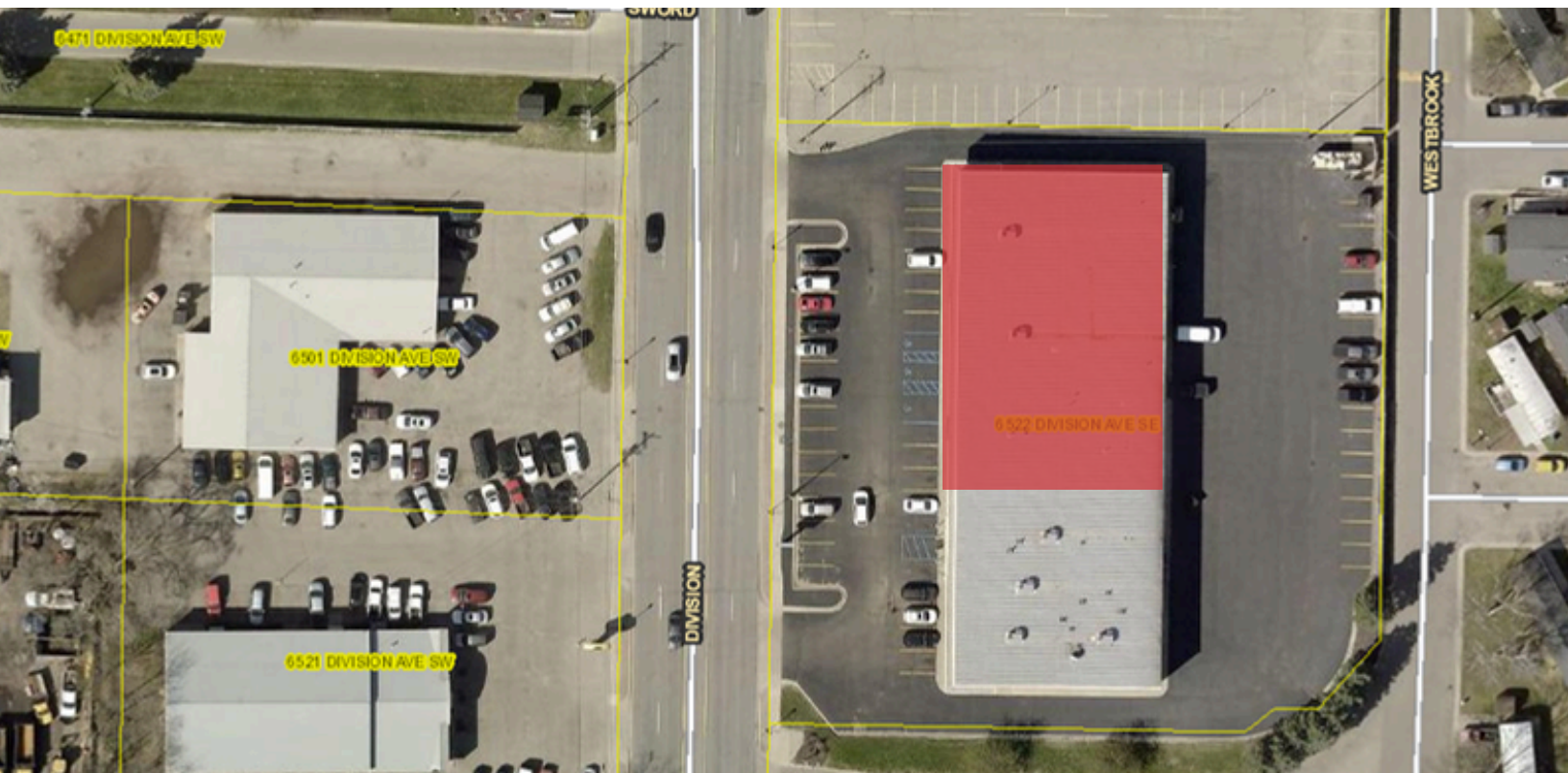
FOR LEASE
RETAIL

LEASE INFORMATION

Lease Type:	NNN
Terms:	60-120 month
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	negotiable

AVAILABILITY

SUITE	RENTABLE SF	RATE/SF/YR	MONTHLY RENT	CAM MONTHLY	TOTAL MONTHLY RENT
SUITE 1	11,137 SF	\$9.25	\$8,584.77	\$1,1828.32	\$10,413.09



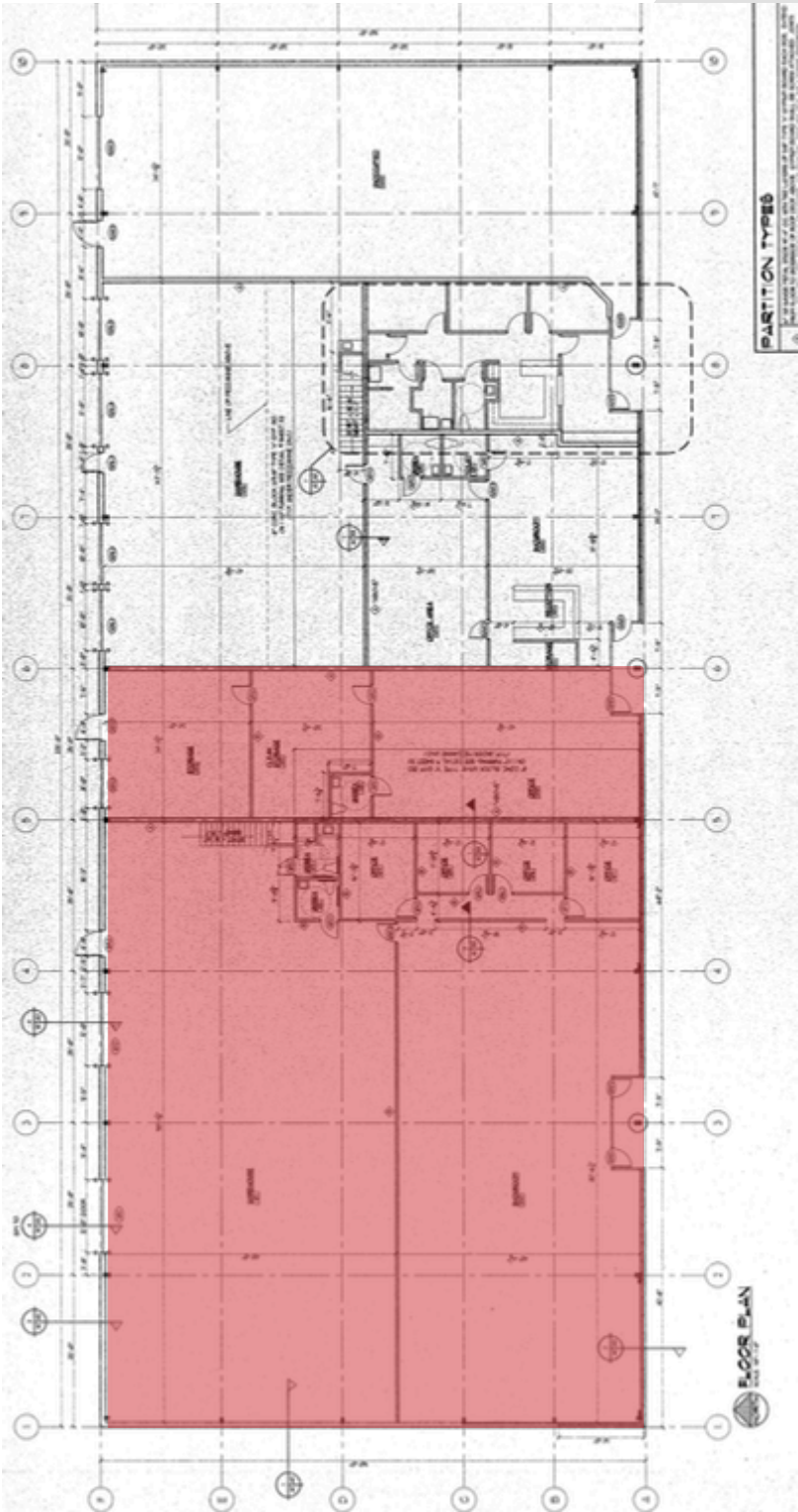
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FLOOR PLAN

SUITE

FOR LEASE
RETAIL



 = Available Space

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PROPERTY PHOTOS

FOR LEASE
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PROPERTY PHOTOS

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RETAIL

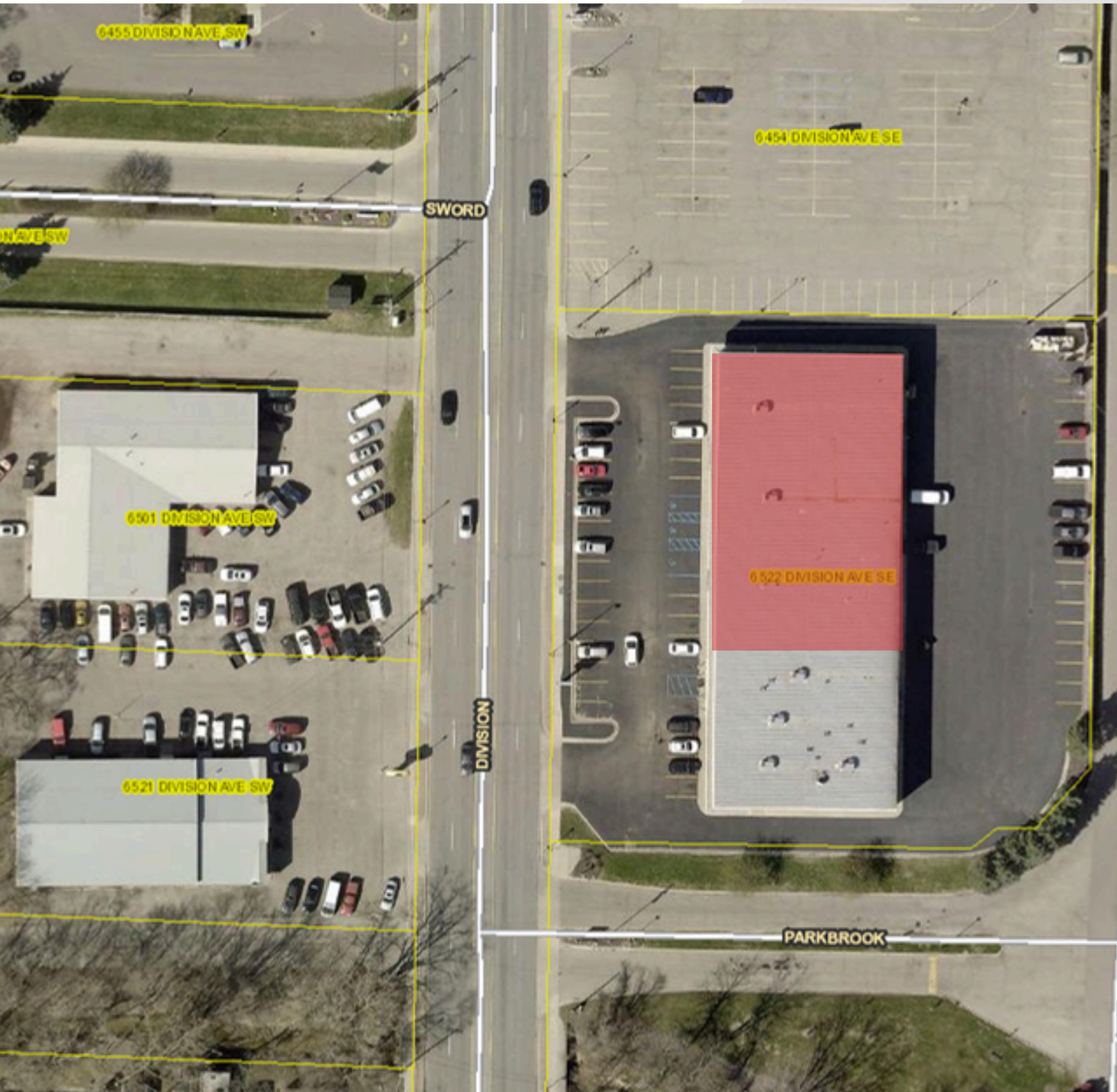


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PARCEL MAP

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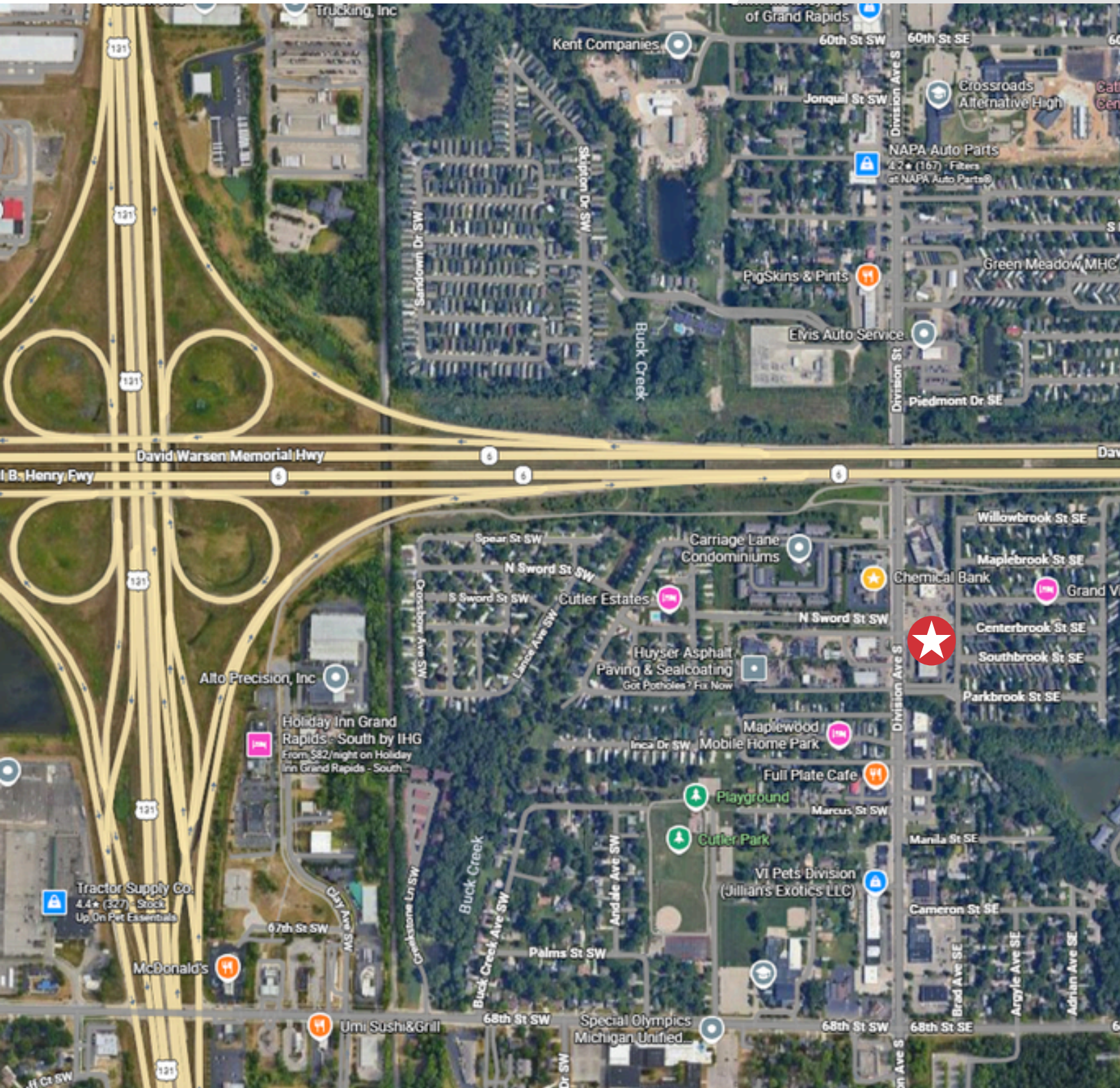


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LOCATION MAP

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DEMOGRAPHICS

FOR LEASE
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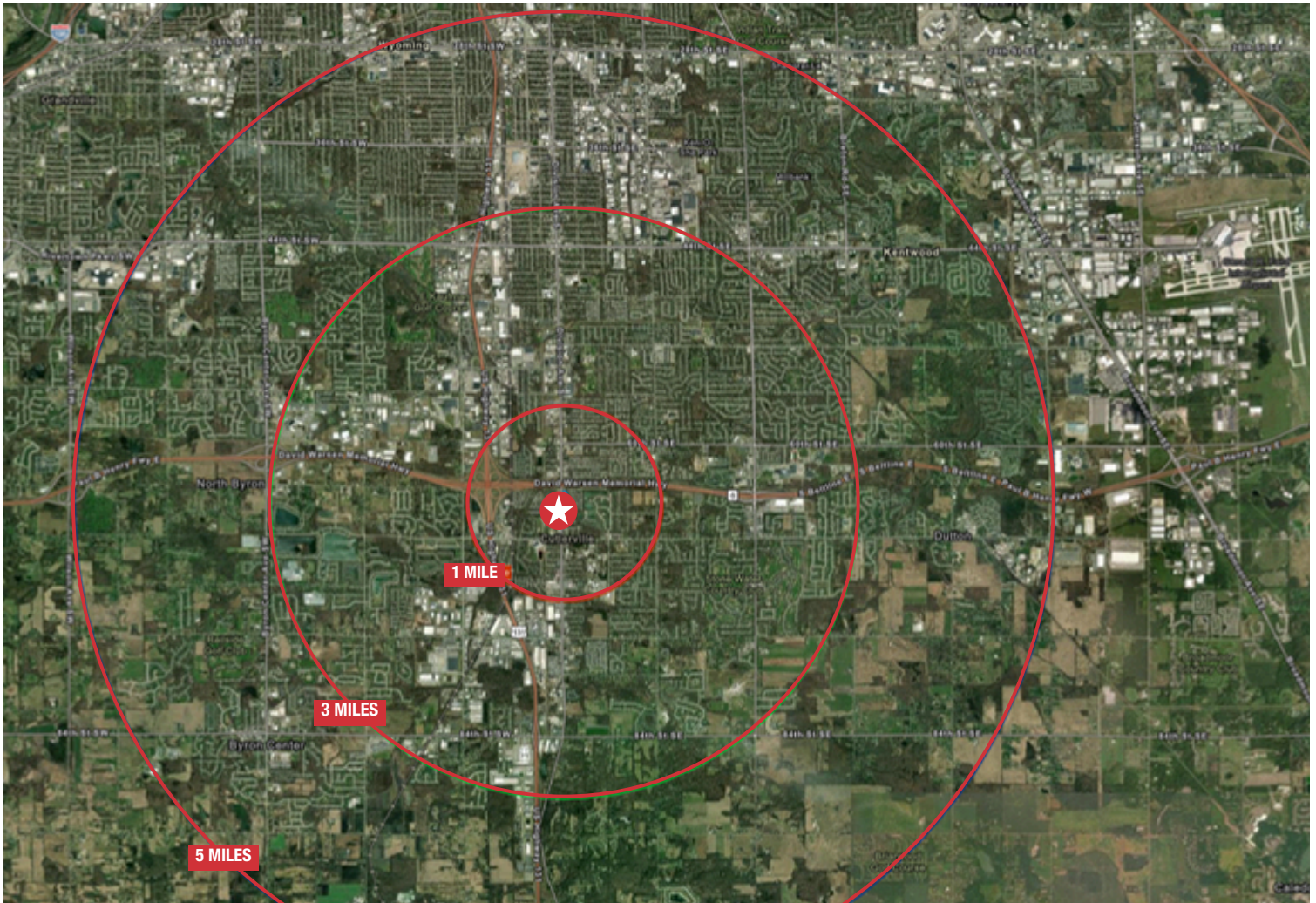
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,333	71,915	168,395
Average Age	34.1	37.0	37.1
HOUSEHOLDS			
Total Households	4,817	27,275	65,293
# of Persons per Household	2.73	2.62	2.56
HOUSEHOLD INCOME			
Average Household Income	\$78,096	\$103,397	\$105,489

168K

POPULATION
(5 MILES)

\$103K

AVERAGE HH INCOME
(3 MILES)



 **6522 DIVISION AVE. SE**
GRAND RAPIDS, MI 49548

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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

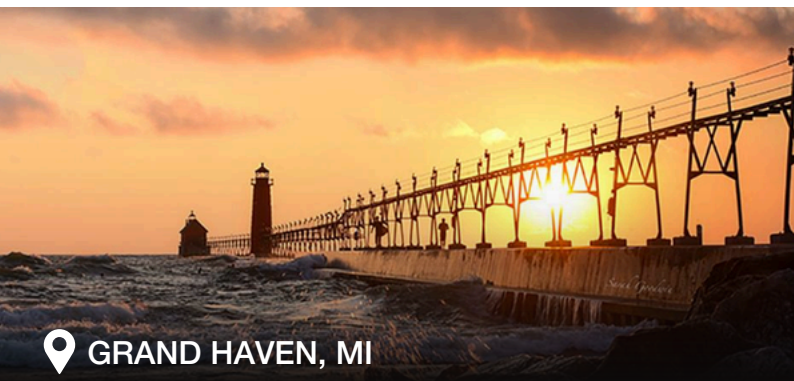
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



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

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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