6797 Cascade Rd SE
Grand Rapids, MI 49546

ADVANTAGE
COMMERCIAL REAL ESTATE



Up to
45,000
Square Feet

As low as
$10.95
Lease Rate/SF

NNN
Lease Type

FOR LEASE

Located in the heart of Cascade, this 45,000 SF stand alone retail building offers a prime opportunity for tenants seeking big box space in one of the area's most established retail corridors. The property features clear heights approaching 18 feet, two loading docks and one overhead door, wide column spacing, building and pylon signage, ample on-site parking, and multiple points of ingress and egress, providing excellent accessibility and visibility. The surrounding area is home to strong national and regional retailers including Starbucks, Chow Hound, United Bank, Dollar Tree, Walgreens, Ace Hardware, Fifth Third Bank, and D&W Fresh Market, generating consistent customer traffic and strong retail synergy.

Ideal users include grocery operators, fitness concepts, and traditional retail users seeking a well-located, highly visible space in Cascade's primary retail trade area.

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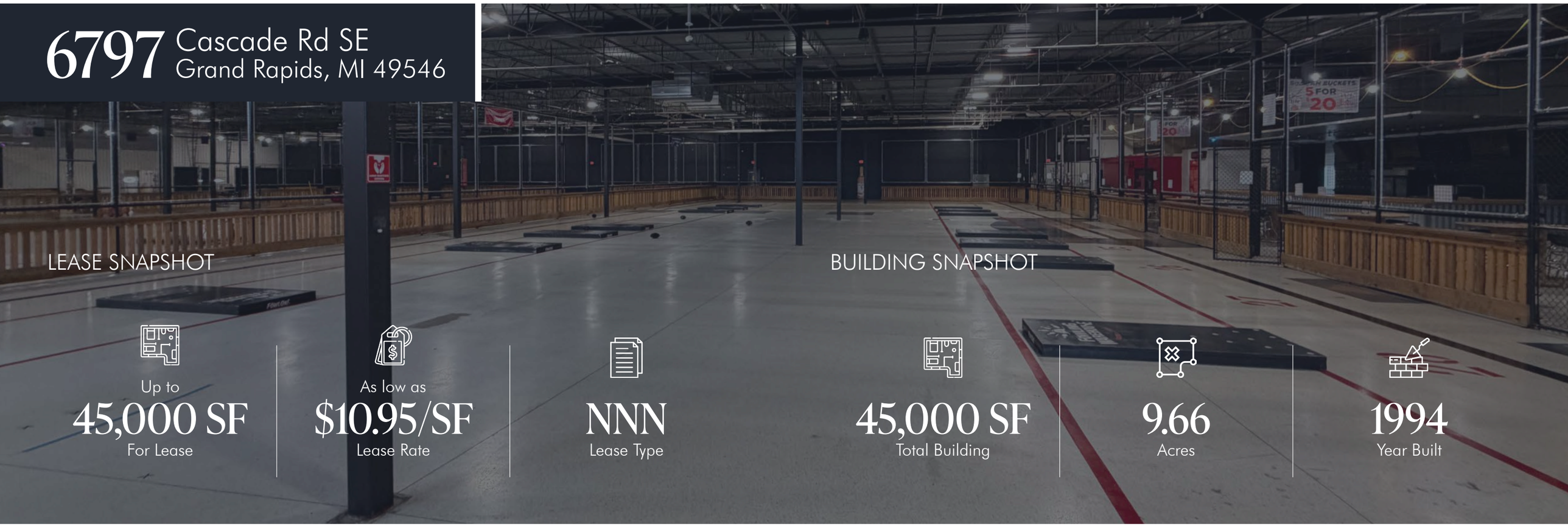

LEASE SNAPSHOT

Up to
45,000 SF
For Lease

As low as
$10.95/SF
Lease Rate

NNN
Lease Type

BUILDING SNAPSHOT

45,000 SF
Total Building

9.66
Acres

1994
Year Built

LEASE INFORMATION

Available Space	1	2	1 + 2
Available Area	22,500 SF	22,500 SF	45,000 SF
Lease Rate	$13.95/SF	$13.95/SF	$10.95/SF
Base Rent/Month	$26,156.25	$26,156.25	$41,062.50
Est. NNN Expenses	$4.32/SF	$4.32/SF	$4.32/SF
Est. Total Rent/Month	$34,256.25	$34,256.25	$57,262.50
Date Available			Immediately
Lease Type			NNN
Lease Term			60+ months
Lessor Pays			Roof and Structural
Lessee Pays			All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.

BUILDING INFORMATION

Total Building SF	45,000 SF
Lot Size	9.66 Acres
Parcel Number	41-19-09-451-052
Year Built	1994
Year Renovated	2025
Docks	2
Doors	1
Construction	Masonry
Parking	Ample, on-site
Signage	Building
Municipality	Cascade Township
Zoning	PUD-19: Planned Unit Development, Thornapple Centre
Underlying Zoning	Village District, Thornapple Centre

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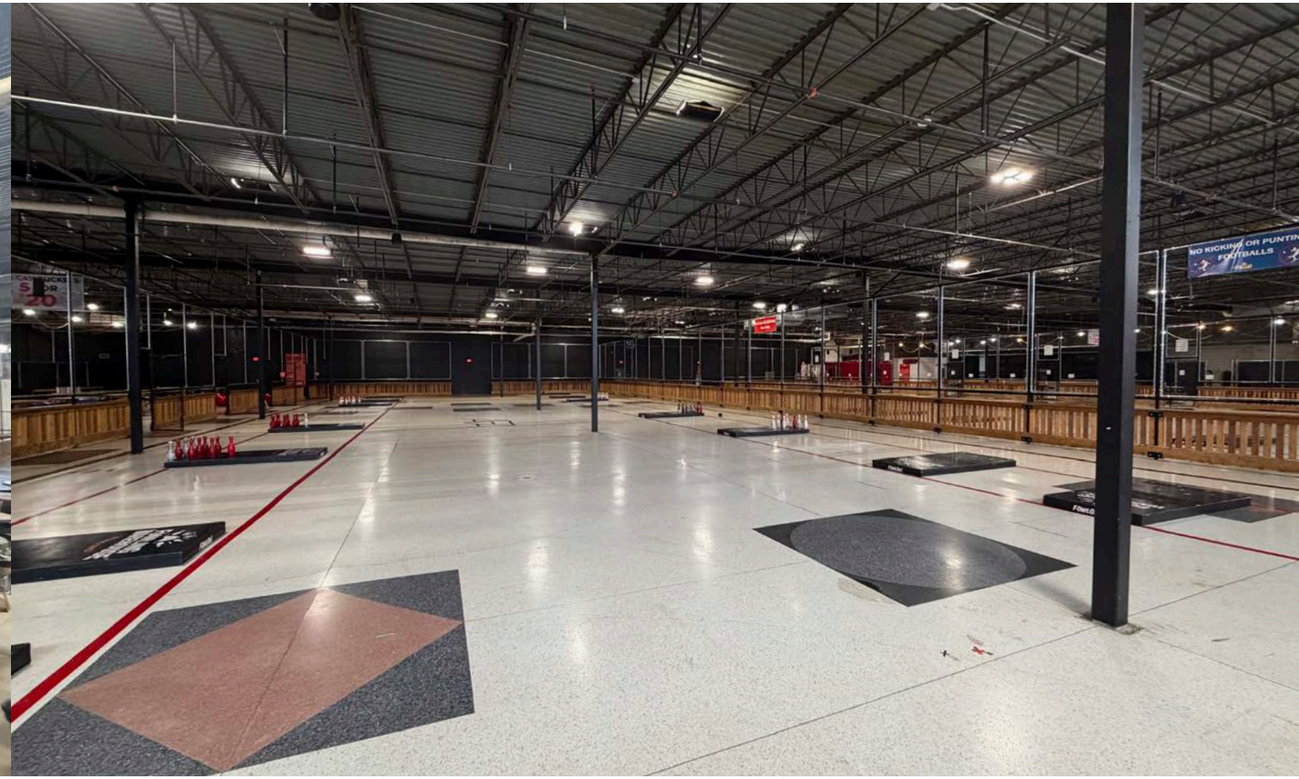

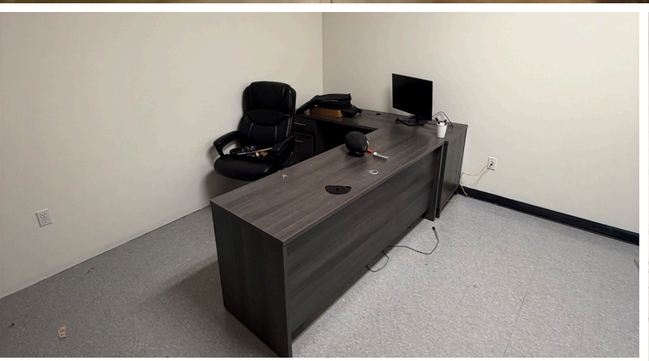



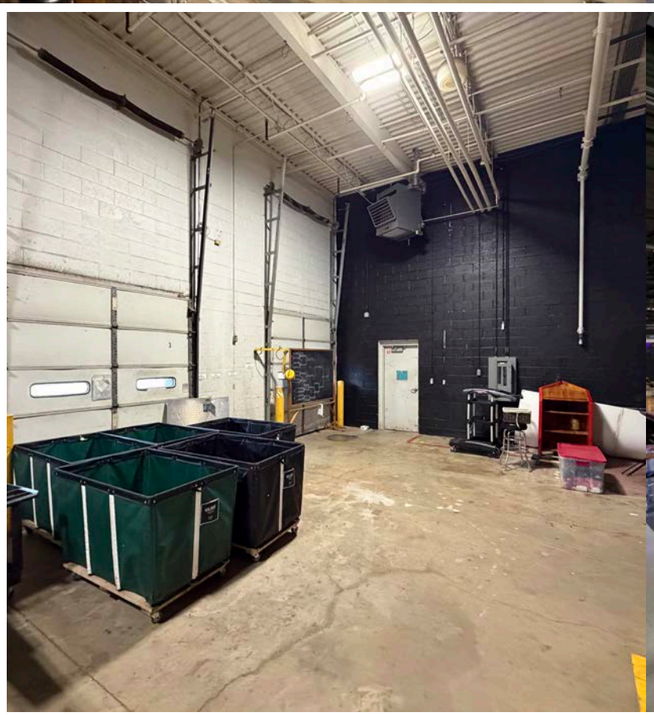

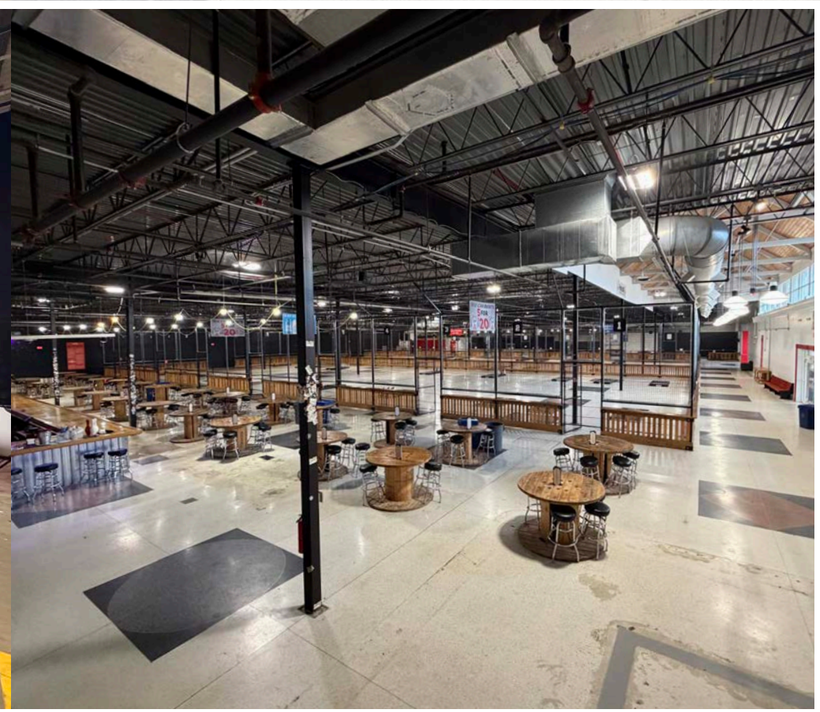

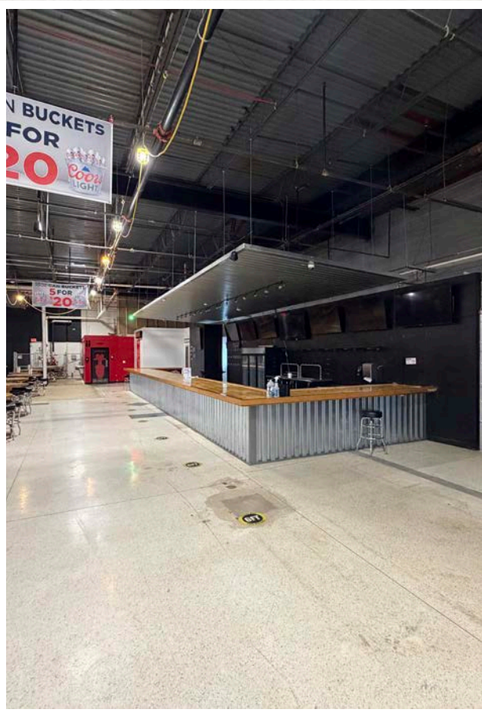

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FLOOR PLAN



SITE PLAN



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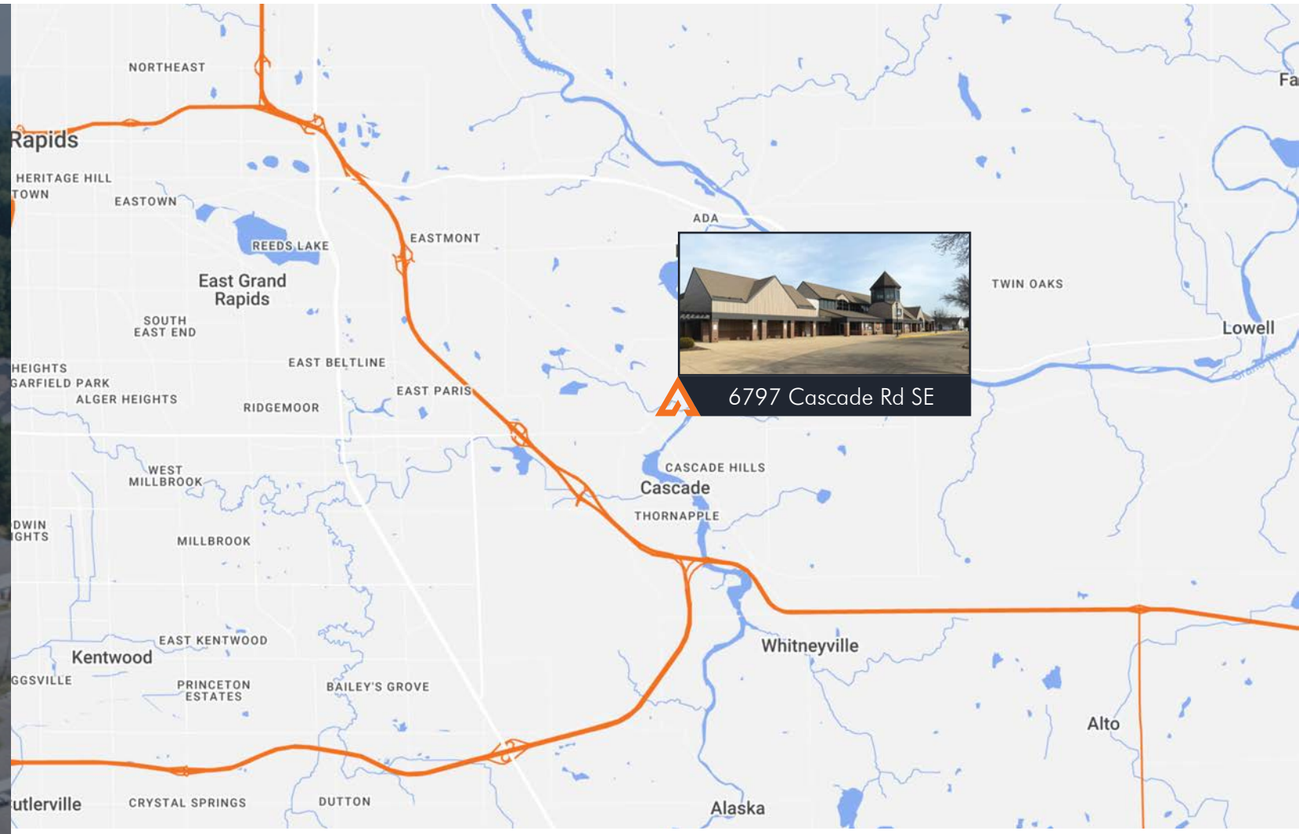
SITE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	5,337	25,124	62,766
Median Age	44.1	41.7	38.6
Total Households	2,162	9,647	23,827
Median Income	$124,786	$129,402	$108,344





PROXIMITY TO

Gerald R. Ford International Airport	5 miles
Downtown Grand Rapids	12 miles
Lansing	57 miles
Detroit	147 miles
Chicago	189 miles
Indianapolis	275 miles



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