

RARE LEASE OPPORTUNITY WITH 665 SF ROOFTOP DECK



Customizable Lease Space - Downtown Rockford
Retail, General Store, Office, Restaurant

40 E Bridge St, Rockford, MI



LACUNA COMMERCIAL
Advisors

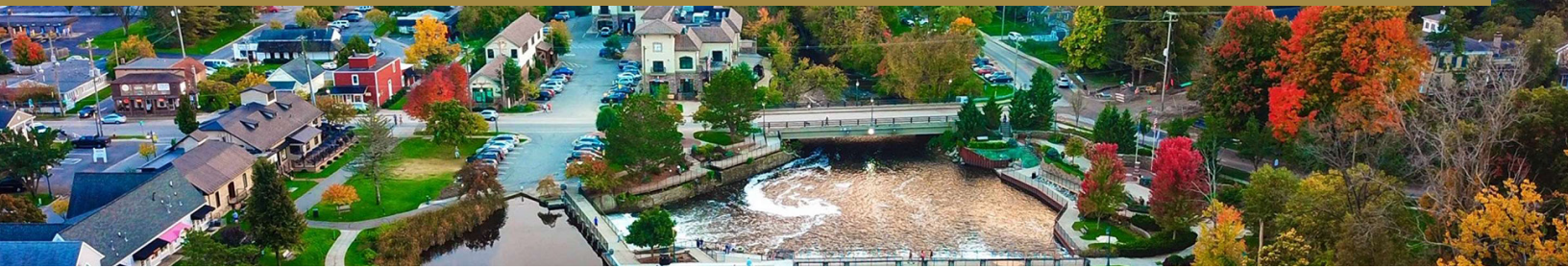
Real Estate Driven by Relationships

(616) 340-7230
Doug@lacunaCRE.com

MIX-USE SPACE FOR LEASE



LACUNA COMMERCIAL
Advisors



FOR LEASE: \$20 PSF (NNN)

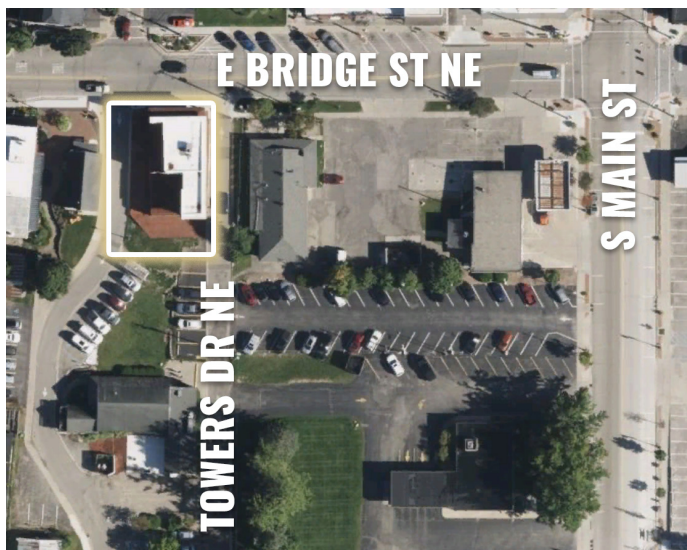
Transformable Space: Your Blank Canvas, Your Vision

Located at 40 E Bridge Street in the historic town of Rockford, this exclusive lease listing offers a rare and versatile opportunity for retail, a general store, office space, or a restaurant.

Significant new investment has transformed this building, creating a space full of potential. Originally designed for a restaurant or bar, the property includes a 665 sq. ft. secured rooftop deck, perfect for dining, private events, or outdoor use. The interior is currently in the rough-in phase, allowing tenants the flexibility to customize the space to fit their business vision.

Adding to its appeal, the property is located just one block from the site of a new boutique hotel, set to begin construction this summer and open in 2025—bringing even more foot traffic to the area.

Bring your vision! Whether for a restaurant, retail shop, general store, or office space, this property is ready for its next chapter.



Property Features

BUILDING SIZE	5,087 SF
COST PER SF	\$20 PSF (NNN)
PARCEL SIZE	6,750 SF
PARCEL NO.	41-06-36-380-008
ZONING	C-2 COMMERCIAL
MUNICIPALITY	VILLAGE OF ROCKFORD
COUNTY	KENT
INTERNET	MULTIPLE HIGH SPEED PROVIDERS

Doug Todd

(616) 340-7230

Doug@LacunaCRE.com

Lacuna Commercial Advisors

(844) 222-9405

LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

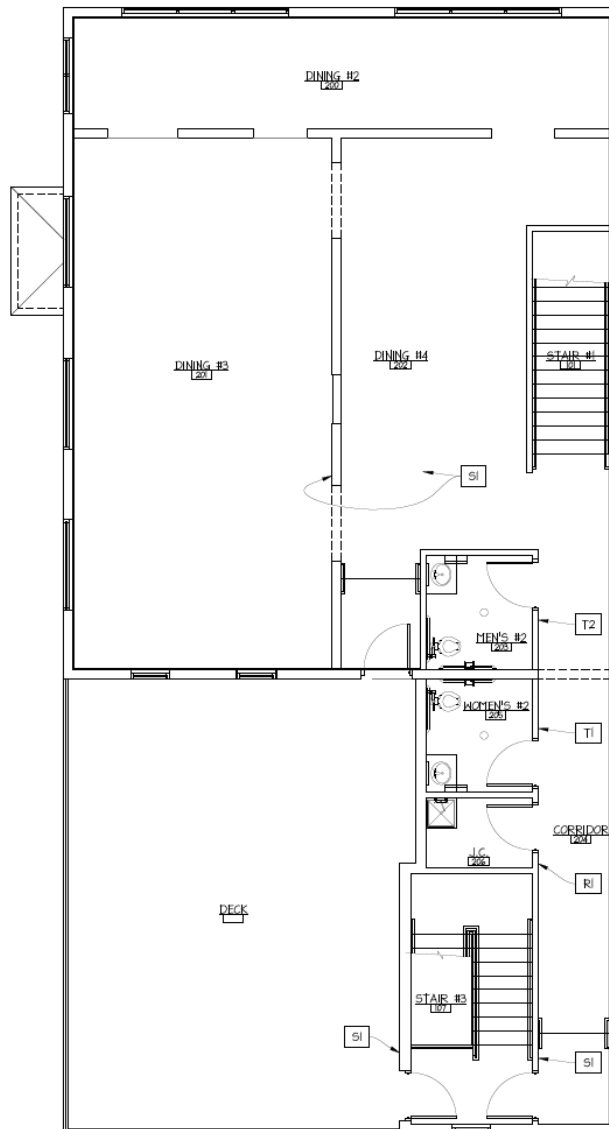


DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL COMPLETE THEIR INDEPENDENT DUE DILIGENCE

MIX-USE SPACE FOR LEASE



LACUNA COMMERCIAL
Advisors



FLOOR PLAN SECOND LEVEL



Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

Lacuna Commercial Advisors

(844) 222-9405

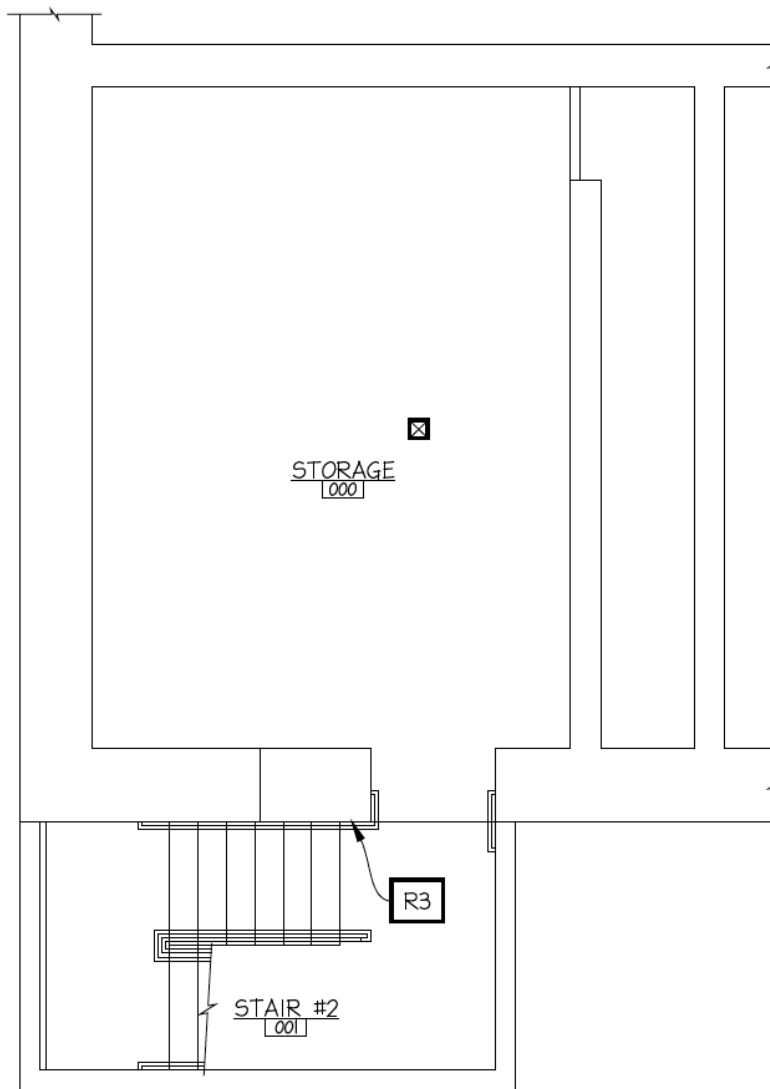
LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

MIX-USE SPACE FOR LEASE



LACUNA COMMERCIAL
Advisors



FLOOR PLAN BASEMENT

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

MIX-USE SPACE FOR LEASE



LACUNA COMMERCIAL
Advisors



NEIGHBORING BUSINESSES

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

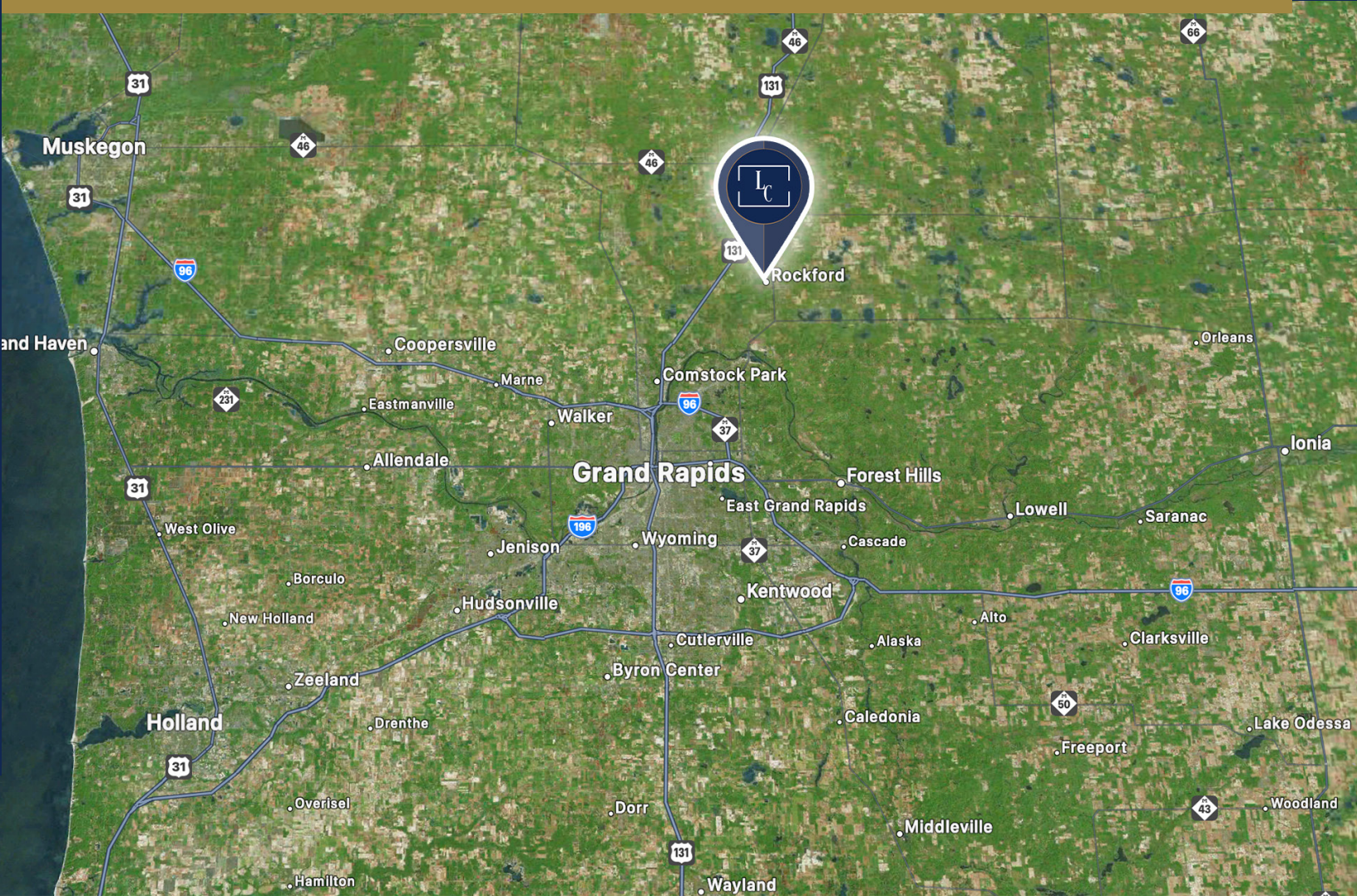
Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

MIX-USE SPACE FOR LEASE



LACUNA COMMERCIAL
Advisors



PROPERTY LOCATION

Doug Todd
(616) 340-7230
Doug@LacunaCRE.com

Lacuna Commercial Advisors
(844) 222-9405
LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

40 E Bridge St, Rockford, MI

MIX-USE SPACE FOR LEASE



LACUNA COMMERCIAL
Advisors



Doug Todd

(616) 340-7230

Doug@LacunaCRE.com

Lacuna Commercial Advisors

(844) 222-9405

LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

40 E Bridge St, Rockford, MI

MIX-USE SPACE FOR LEASE



LACUNA COMMERCIAL
Advisors



Doug Todd

(616) 340-7230

Doug@LacunaCRE.com

Lacuna Commercial Advisors

(844) 222-9405

LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.

40 E Bridge St, Rockford, MI

MIX-USE SPACE FOR LEASE



LACUNA COMMERCIAL
Advisors

AN OUTDOOR DINING EXPERIENCE



BE THE ONLY ROOFTOP PARTY IN DOWNTOWN ROCKFORD

665 SF ROOFTOP DECK!

Doug Todd

(616) 340-7230

Doug@LacunaCRE.com

Lacuna Commercial Advisors

(844) 222-9405

LacunaCRE.com

DISCLAIMER: INFORMATION IS BELIEVED TO BE ACCURATE, BUT BUYERS SHALL
COMPLETE THEIR INDEPENDENT DUE DILIGENCE.