

LEASE

RETAIL



# STOCKBRIDGE RETAIL



## PROPERTY OVERVIEW

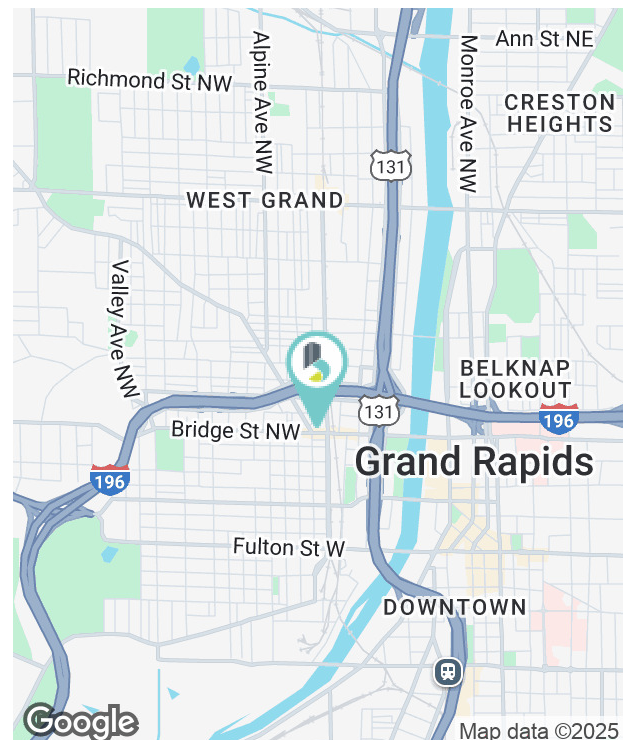
First Generation retail space located just off the hip, trendy Bridge Street corridor and located adjacent to The Hendrik mixed-use building that includes The Bridge Street Market (downtown Meijer) as its anchor tenant. Potential users could include a dentist office, insurance agency, cellular phone retail store or other neighborhood amenity. This space could be very beneficial to the neighborhood and existing tenants (commercial and residential) within the adjacent buildings.

## PROPERTY HIGHLIGHTS

- New construction
- Adjacent parking ramp available
- Next to Bridge St. Market / Downtown Meijer
- Huge storefront windows
- \$9.09/SF CAM fees

**LEASE RATE** **\$14.00 - 15.00 SF/YR (NNN)**

Available SF: 1,157 - 7,755 SF



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420 STOCKING AVE. NW, GRAND RAPIDS, MI 49504

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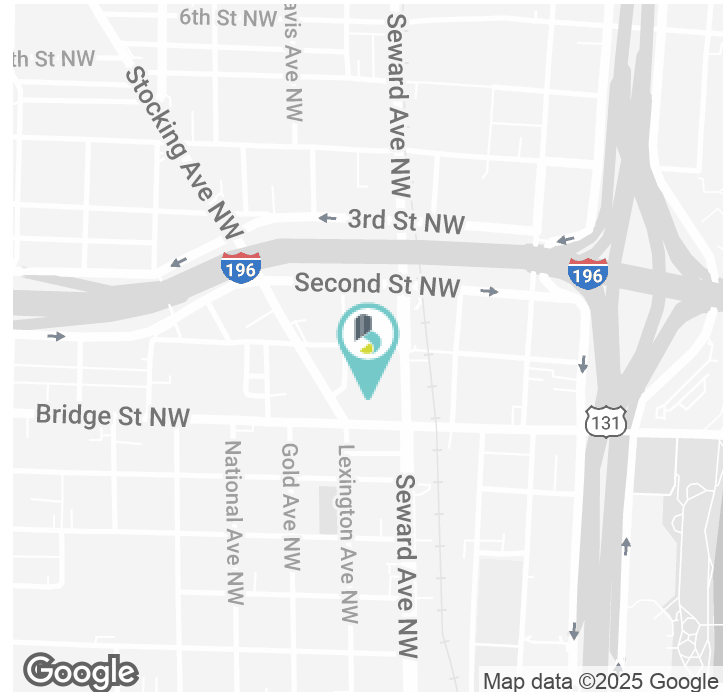
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## PROPERTY DESCRIPTION

Bridge Street, located just across the Grand River from downtown GR's Medical Mile, is the gateway to the city's West Side neighborhood. An influx of investment in the past decade or so has transformed once abandoned and neglected buildings into some of the city's trendiest restaurants and nightspots- and given rise to the Bridge Street Entertainment District. Yet residents also value their history, and some of the businesses have been operating for generations.

Bridge Street is a 10-minute walk from downtown's Devos Place Convention Center and it's stop on the city's FREE Downtown Area Shuttle (DASH) route. Street parking is limited but there are four city parking lots and a number of private lots just steps away.



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## ADDITIONAL PHOTOS

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## SUITE E INTERIOR PHOTOS

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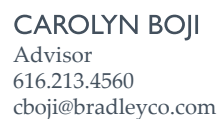
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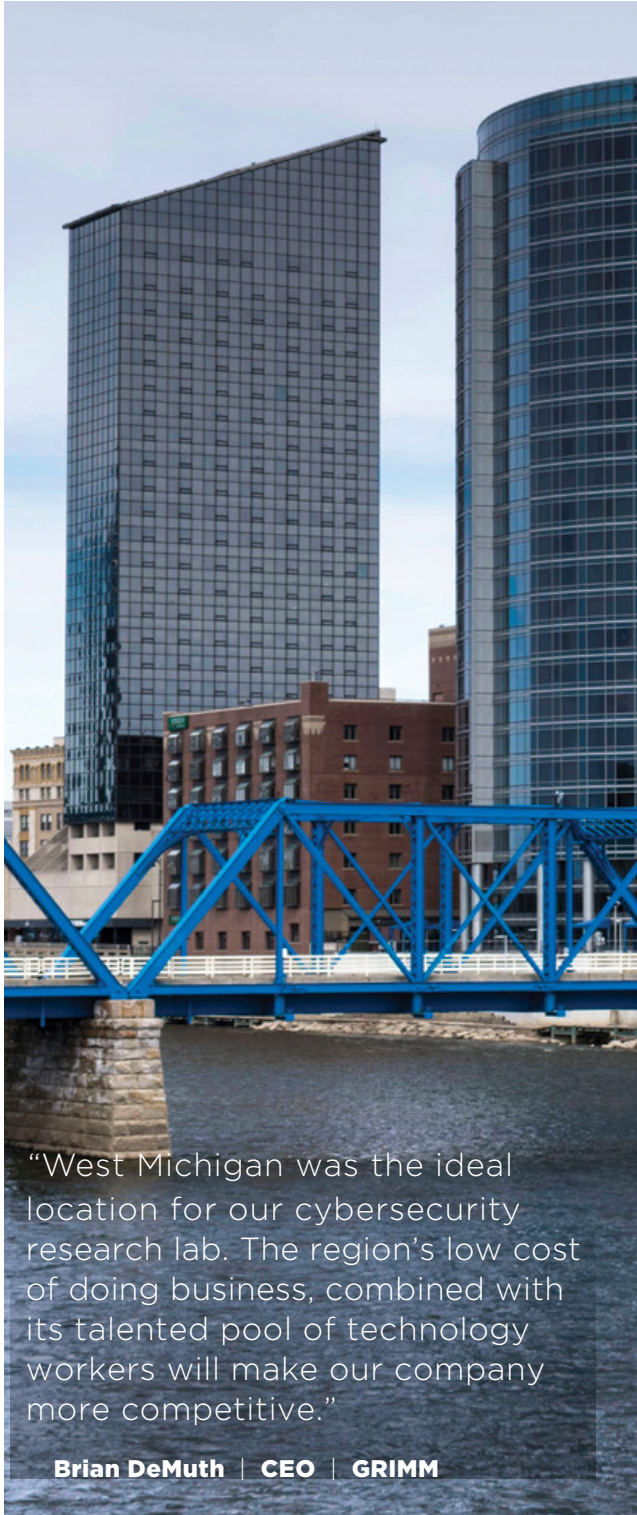




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“West Michigan was the ideal location for our cybersecurity research lab. The region’s low cost of doing business, combined with its talented pool of technology workers will make our company more competitive.”

**Brian DeMuth | CEO | GRIMM**

## WELCOME TO WEST MICHIGAN

HOME TO ONE  
OF THE FASTEST  
GROWING  
ECONOMIES  
IN THE U.S.

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it is no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for advanced manufacturing, life science and medical devices, food processing, and technology.

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# WEST MICHIGAN BY THE NUMBERS

## 13-COUNTY REGION POPULATION DATA

**1,606,562**  
POPULATION

**36.9**  
MEDIAN AGE

**584,482**  
HOUSEHOLDS

**832,429**  
LABOR FORCE

**85,483**  
COLLEGE  
ENROLLMENT

**DATA SOURCES:** Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

## COLLEGES & UNIVERSITIES

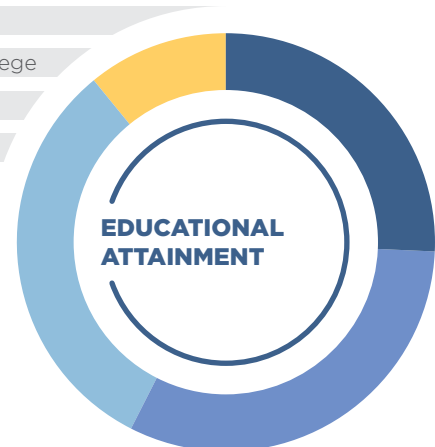
## ENROLLMENT

Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendall College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges & Universities	1,566

**Total****85,483****DATA SOURCE:** The Right Place, Inc.

## #1 Top States for Auto Manufacturing Jobs – Michigan Bureau of Labor Statistics

<b>25.7%</b>	Bachelor's or Higher
<b>31.8%</b>	Associate/Some College
<b>31.6%</b>	High School Diploma
<b>10.9%</b>	Other

**DATA SOURCE:** US Census Bureau ACS

## STEM DEGREE COMPLETIONS

## COMPLETIONS

Science (Life & Physical)	1,426
Technology	659
Engineering	1,107
Mathematics	190
Health Sciences	3,769

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**DATA SOURCE:** EMSI