25 68th Ave N
Coopersville, MI 49404

ADVANTAGE
COMMERCIAL REAL ESTATE



1,370 SF
Available Area

$17.95/SF
Lease Rate

NNN
Lease Type

FOR LEASE

This versatile retail suite is located within a well-positioned strip center at the most prominent corner in Coopersville, MI, offering strong visibility and ample on-site parking. The property sits within an established retail node that includes McDonald's, Taco Bell, Dunkin', AutoZone, Family Fare, Citgo, Shell, Speedway, and Arby's. Existing tenants within the center include a karate dojo, chiropractor, Great Clips, and New Beginnings breakfast restaurant, creating a diverse mix of neighborhood-serving uses. With flexible space and convenient access, the suite is well suited for retail, service, or other commercial users. Building and pylon signage available.

CONTACT

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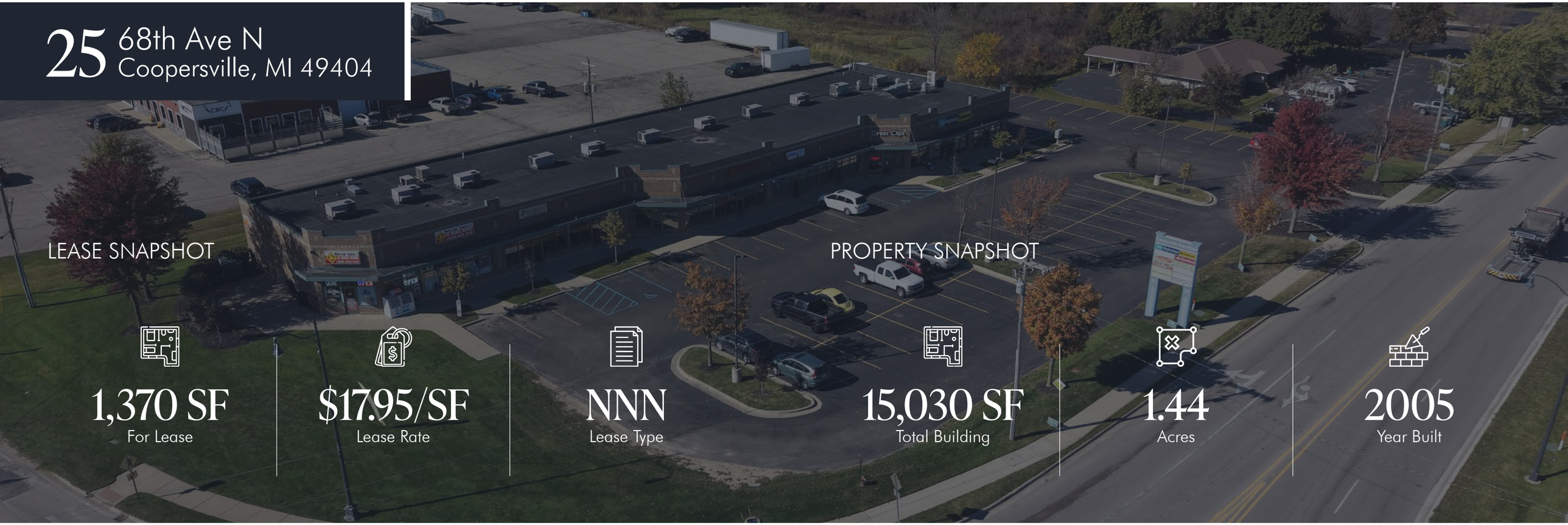

LEASE SNAPSHOT

1,370 SF
For Lease

$17.95/SF
Lease Rate

NNN
Lease Type

PROPERTY SNAPSHOT

15,030 SF
Total Building

1.44
Acres

2005
Year Built

LEASE INFORMATION

Suite	Suite E
Available Area	1,370 SF
Lease Rate/SF	$17.95
Base Monthly Rent	$2,049.29
Est. NNN Expenses/SF	$5.81
Total Rent/Month	$2,712.60
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.

PROPERTY INFORMATION

Property Type	Retail, Strip-center
Total Building Area	15,030 SF
Land Area	1.44 Acres
Parcel Number	70-05-22-300-026
Year Built	2005
Signage	Pylon & Building
Parking	Ample on-site
Government Unit	City of Coopersville
Zoning	C-1: Business District

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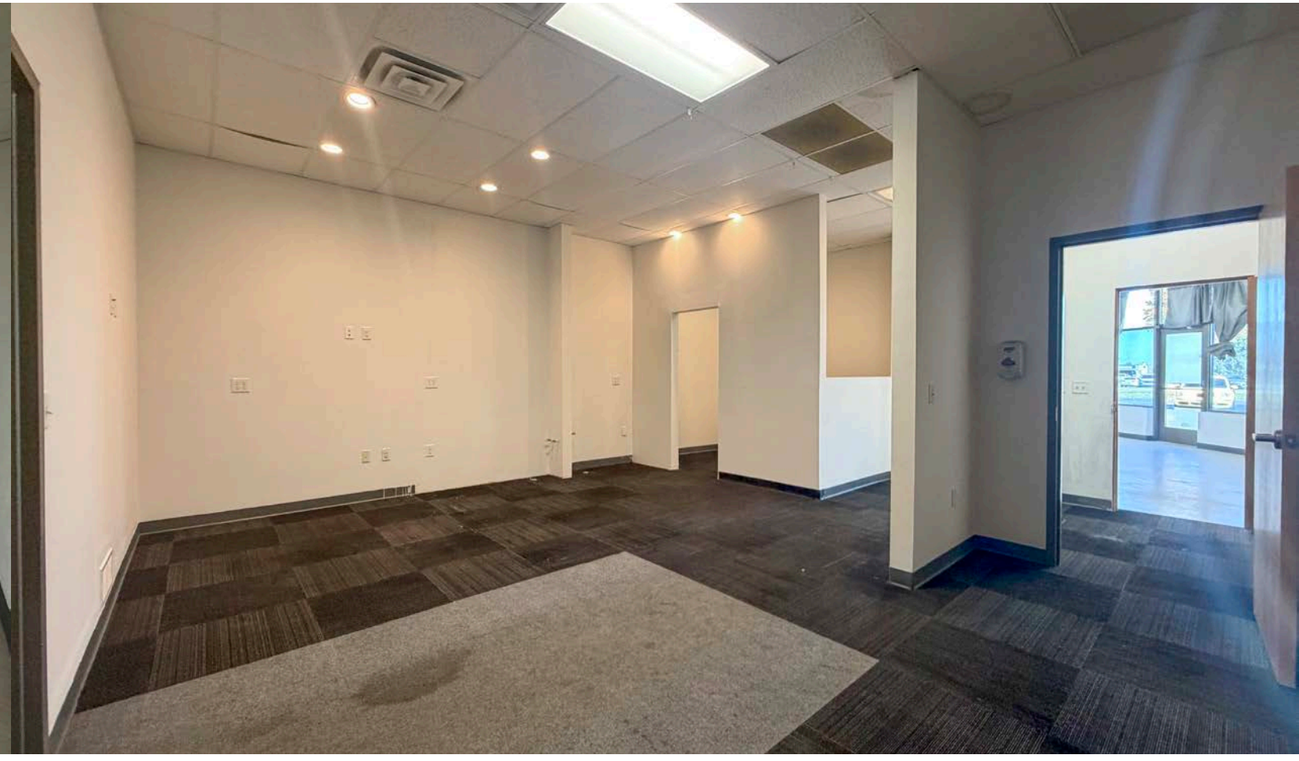







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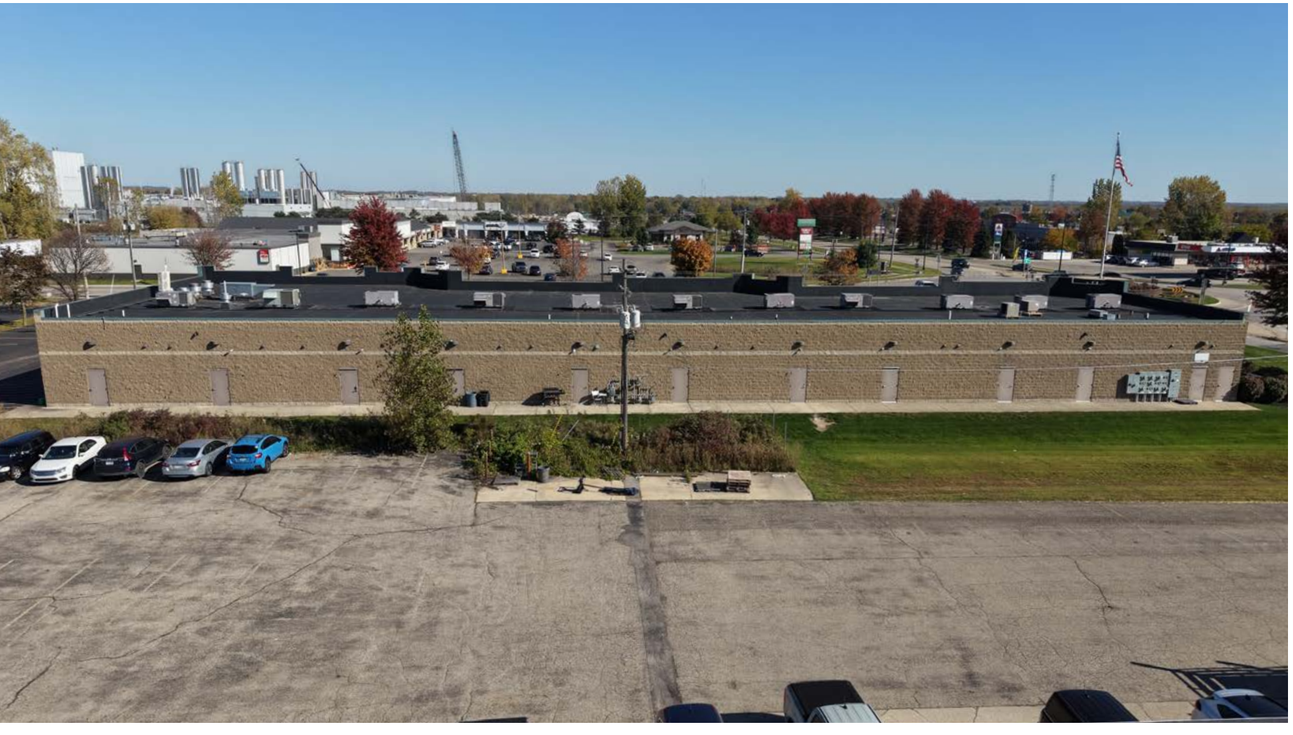
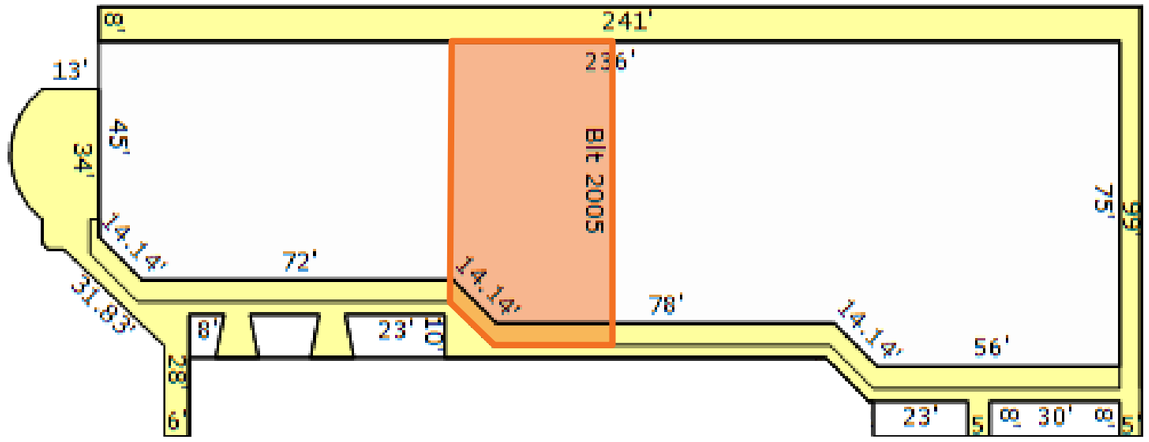


SITE PLAN



Tenants

New Beginnings Rest

Ireland Chiropractic

Coopersville Vision

Pro Karate

Creative Paint Studio

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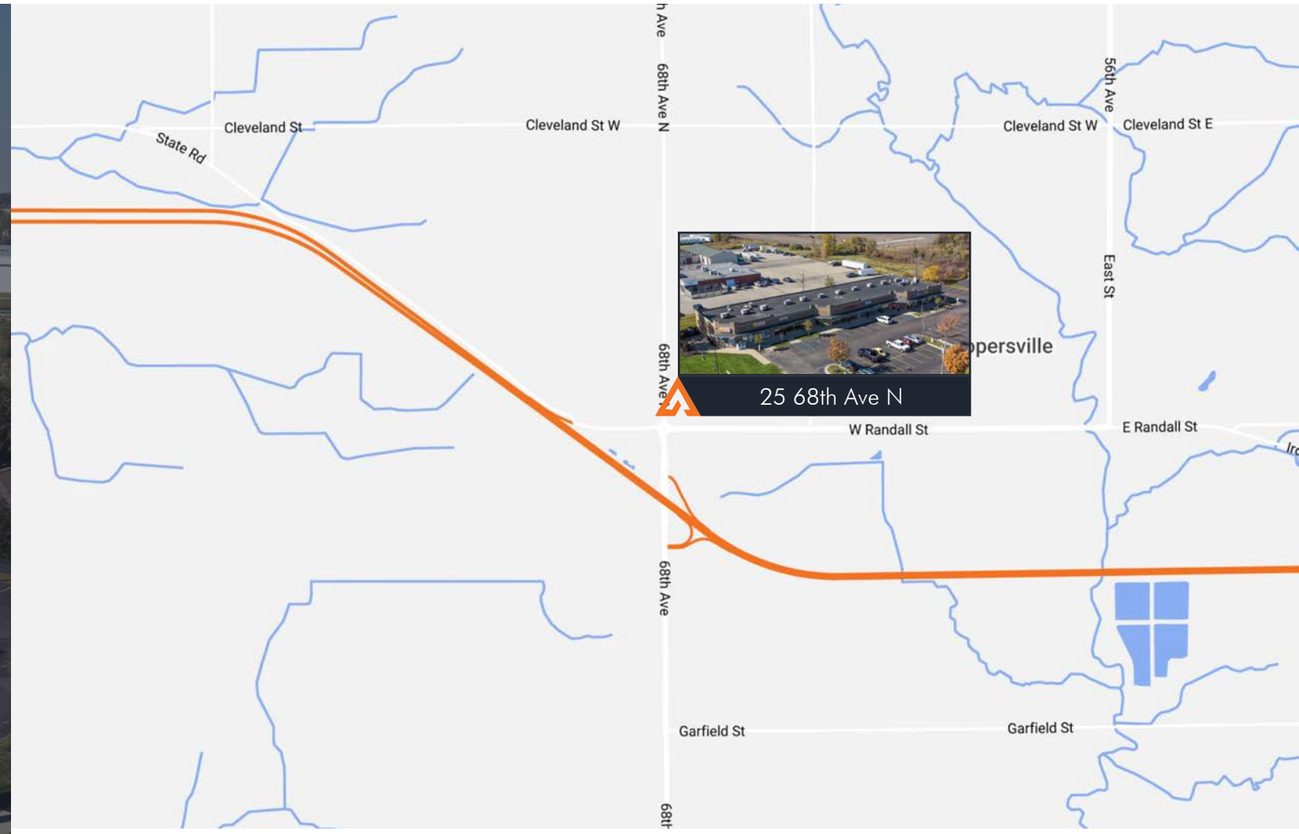
SITE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	719	5,994	11,292
Median Age	32.1	36.0	37.8
Total Households	311	2,200	4,083
Median Income	$56,921	$76,232	$88,362





PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	19 miles
Gerald R. Ford International Airport	30 miles
Lansing	86 miles
Chicago	176 miles
Detroit	176 miles
Indianapolis	262 miles



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Updated 11/2/2026