LAKESHORE
COMMERCIAL REAL ESTATE

FOR LEASE

1111-1145 S Washington Ave

Holland, MI 49423



RETAIL SPACE
1,410 - 8,000 SF

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LISTING OVERVIEW

Multiple new spaces added to South Washington Retail Center ranging from 1,410 - 8,000 SF.
This neighborhood shopping center is in a thriving Washington retail district adjacent to Holland's south side Family Fare on US-31 Business Route (S Washington Ave) just north of Exit 47 I-196/US-31. The area is very well established and has a great mix of regional/ national tenants as well as locally owned businesses. The heavily traveled (S Washington Avenue) makes this an ideal location for any business.

BUILDING INFORMATION

- Close to US-31 and Blue Star Highway
- Heavy traffic area
- High visibility
- Near many local and national retailers like Family Fare, McDonalds, Wendy's, Dollar Tree, Goodwill, and many more
- Signage available on street as well as building
- Ample barrier free parking
- AADT Traffic Count (2024)
  S Washington Ave - 19,364



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LEASE INFORMATION

Address	1111 S Washington	1111 S Washington	1111 S Washington	1111 S Washington
Suite	C 30	E 50	F 60	G 70
Rentable SF	1,675 SF	1,550 SF	1,500 SF	2,040 SF
Lease Rate	$15.00 + NNN	$15.00 + NNN	$15.00 + NNN	$15.00 + NNN
Lease Type	Triple Net	Triple Net	Triple Net	Triple Net
NNN Rate (Approx)	$3.17/SF	$3.17/SF	$3.17/SF	$3.17/SF
Rate per Month	$2,093.75 + NNN	$1,937.50 + NNN	$1,875 + NNN	$2,550 + NNN
Term	60 Months	60 Months	60 Months	60 Months
Taxing Authority	City of Holland	City of Holland	City of Holland	City of Holland
County	Allegan	Allegan	Allegan	Allegan
Zoning	CMU	CMU	CMU	CMU

Address	1145 S Washington	1145 S Washington	1147 S Washington	1153 S Washington
Suite	A 10	B20	B 20 WH	B 20
Rentable SF	1,920 SF	1,410 SF	8,000 SF	3,000 SF
Lease Rate	$15.00 + NNN	$15.00 + NNN	$9.00	$16.00 + NNN
Lease Type	Triple Net	Triple Net	Modified Gross	Triple Net
NNN Rate (Approx)	$3.17/SF	$3.17/SF	-	$3.17/SF
Rate per Month	$2,400 + NNN	$1,762.50 + NNN	$6,000	$4,000 + NNN
Term	60 Months	60 Months	60 Months	60 Months
Taxing Authority	City of Holland	City of Holland	City of Holland	City of Holland
County	Allegan	Allegan	Allegan	Allegan
Zoning	CMU	CMU	CMU	CMU

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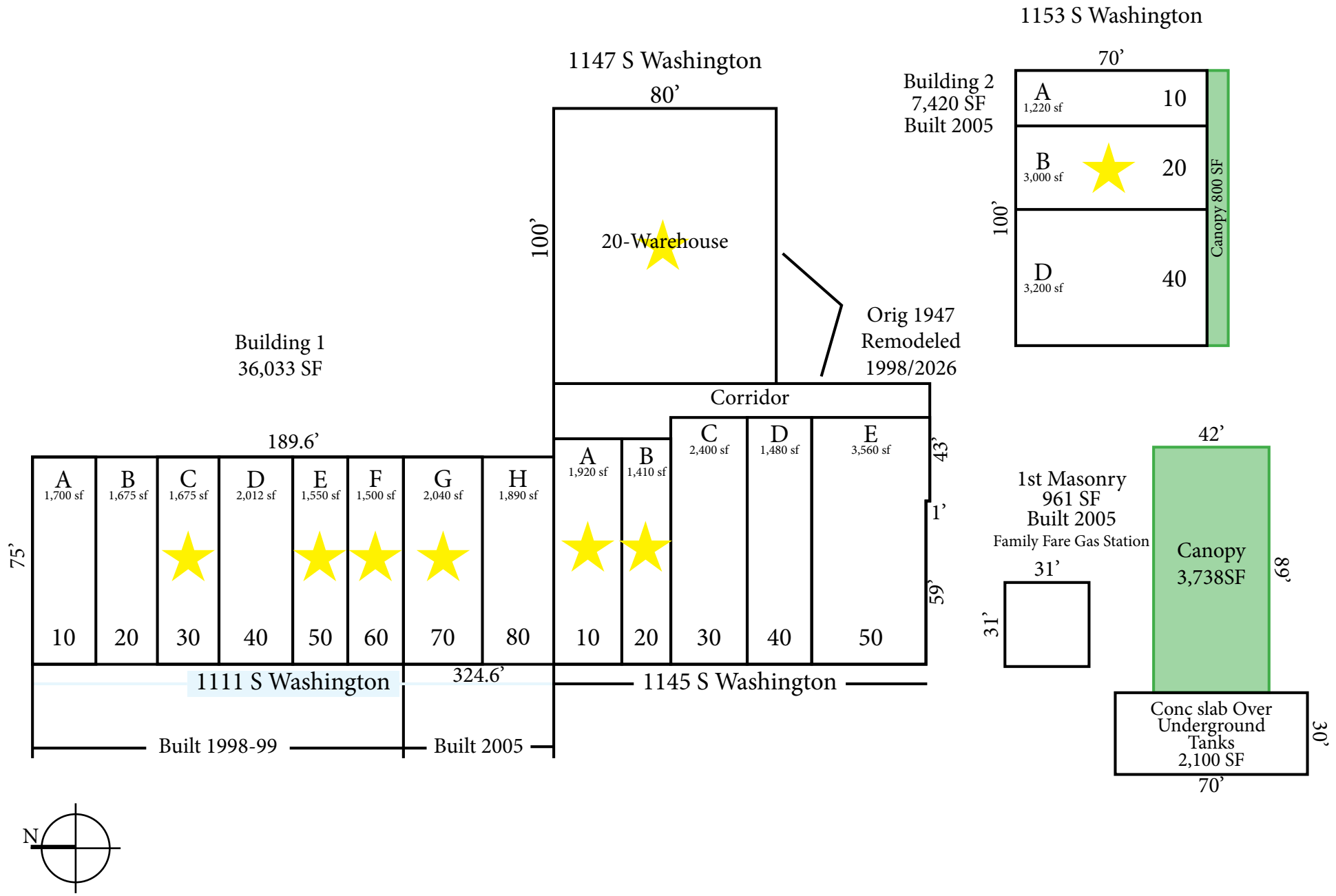
LAYOUT



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AERIAL MAP



YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.