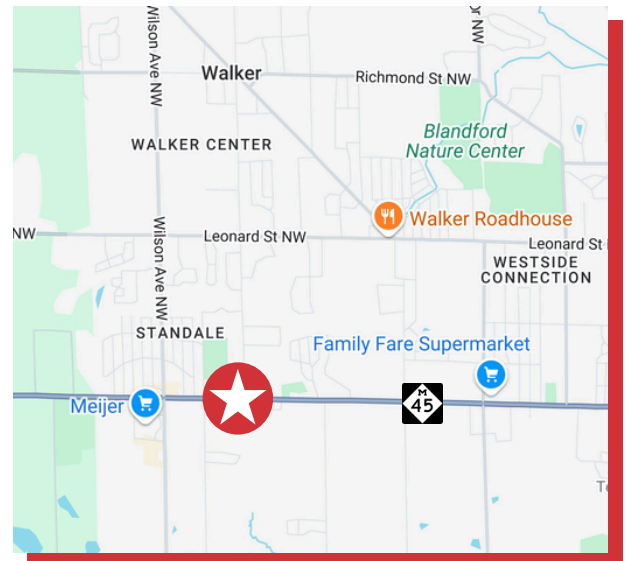




4030 LAKE MICHIGAN DR NW GRAND RAPIDS, MI 49534

- Great Visibility and location on Lake Michigan Drive in Downtown Standale with 28,800+ cars per day
- 6,562 SF available with new carpet and recently renovated interior with slatted wood ceilings, great lighting, and store display
- Multiple store front windows allowing natural light
- Ample parking



FOR MORE INFORMATION, CONTACT:

KURT KUNST, SIOR, CCIM

O: 616.242.1116 | C: 616.292.1720

kurtk@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR LEASE
RETAIL SPACE

PROPERTY INFORMATION

Total Building Size:	23,198 SF
Year Built:	1956
Acreage:	1.27 acres
Signage:	Building
Parking:	Ample
Zoning:	SDD
Building Class:	B
Municipality:	City of Walker
PPN:	41-13-30-226-061



UTILITY PROVIDERS

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE
Sanitary Sewer:	City of Walker
Storm Sewer:	City of Walker
Water:	City of Walker

LEGAL DESCRIPTION

411330226061 LOTS 13 14 15 & 16 ALSO THAT PART OF LOT 44 DESC AS COM AT NE COR OF SD LOT TH W ALONG N LINE OF SD LOT 199.80 FT TH S 85.0 FT TO S LINE OF SD LOT TH E ALONG SD S LINE 199.98 FT TO E LINE OF SD LOT TH N ALONG SD E LINE 85.0 FT TO BEG * STANDALE SPLIT/COMBINED ON 08/22/2014 FROM 41-13-30-226-054, 41-13-30-226-060;

 **4030 LAKE MICHIGAN DR NW**
GRAND RAPIDS, MI 49534

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LEASE OVERVIEW

FOR LEASE
RETAIL SPACE

LEASE INFORMATION

Lease Type:	NNN
Terms:	60 Months
Tenant Provides:	Taxes, Insurance, Gas, Electric, Phone/Internet, Janitorial, Refuse, Water/Sewer, Snow/Lawn Maintenance
Landlord Provides:	Roof & Structural
Renewal Option:	Yes
Date Available:	1/1/2025

AVAILABLE SPACE FOR LEASE

SUITE	RENTABLE SF	WAREHOUSE AREA	RETAIL AREA	RATE/SF/YR	MONTHLY BASE RENT	CAM MONTHLY (APPROX \$1.74 PSF)	TOTAL MONTHLY RENT
4030	6,562 SF	691 SF	5,871 SF	\$9.60*	\$5,249.60	\$954.00	\$6,203.60

*Step-up lease

Year 1 - \$9.60 PSF

Year 2 - \$11.50 PSF

Year 3 - \$13.25 PSF

Year 4 - \$14.25 PSF

Year 5 - \$15.10 PSF



We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **4030 LAKE MICHIGAN DR NW**
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INTERIOR

FOR LEASE
RETAIL SPACE



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INTERIOR

FOR LEASE
RETAIL SPACE



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PARCEL MAP

FOR LEASE
RETAIL SPACE

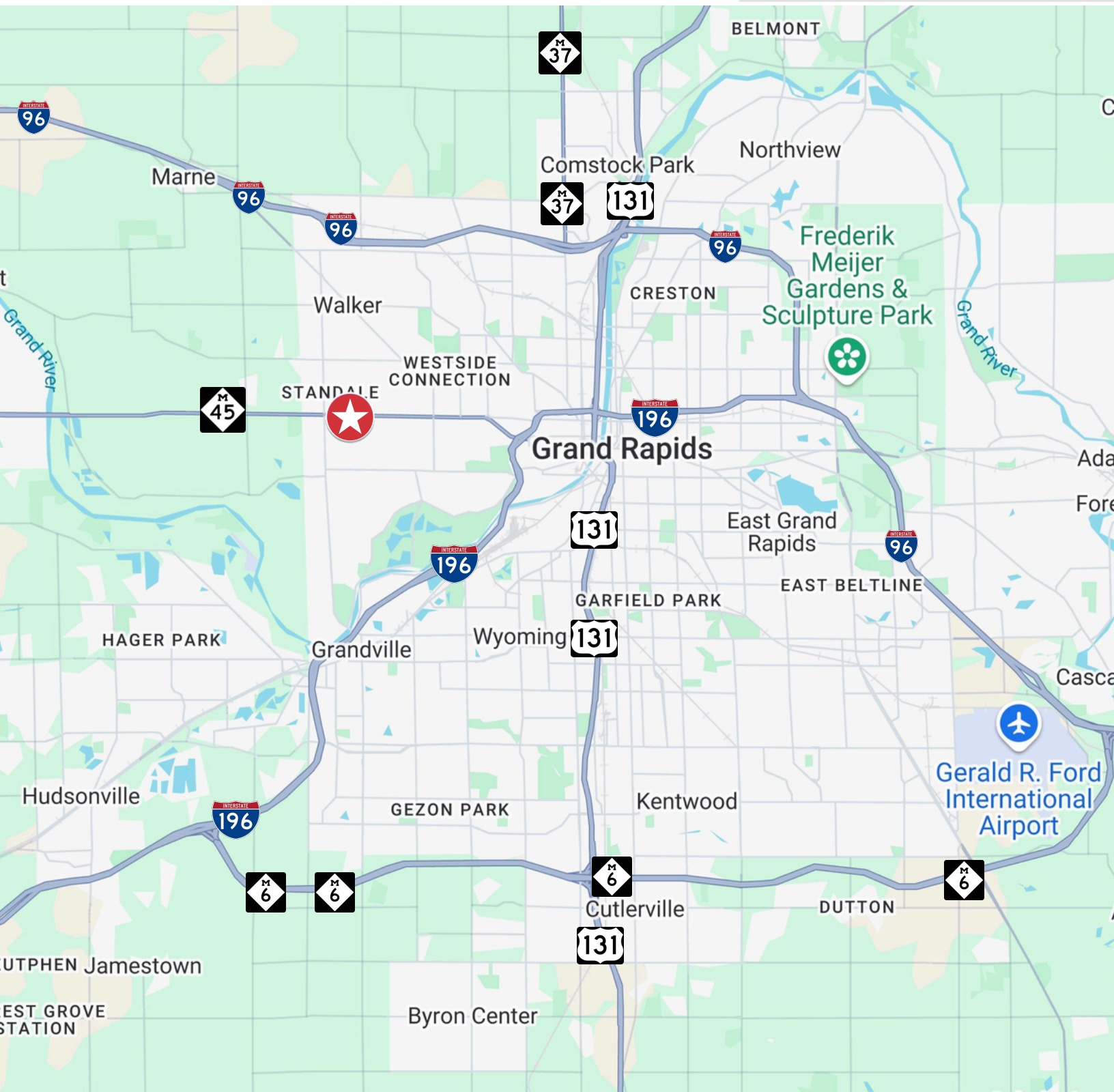


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LOCATION MAP

FOR LEASE
RETAIL SPACE



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RETAIL MAP

FOR LEASE
RETAIL SPACE



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DEMOGRAPHICS

FOR LEASE
RETAIL SPACE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,333	34,616	114,308
Median Age	33.2	39.2	36.5
HOUSEHOLDS			
Total Households	3,743	14,365	45,605
# of Persons per Household	2.23	2.39	2.48
HOUSEHOLD INCOME			
Median Household Income	\$71,683	\$83,940	\$73,949
Median House Valuation	\$289,770	\$299,493	\$259,513

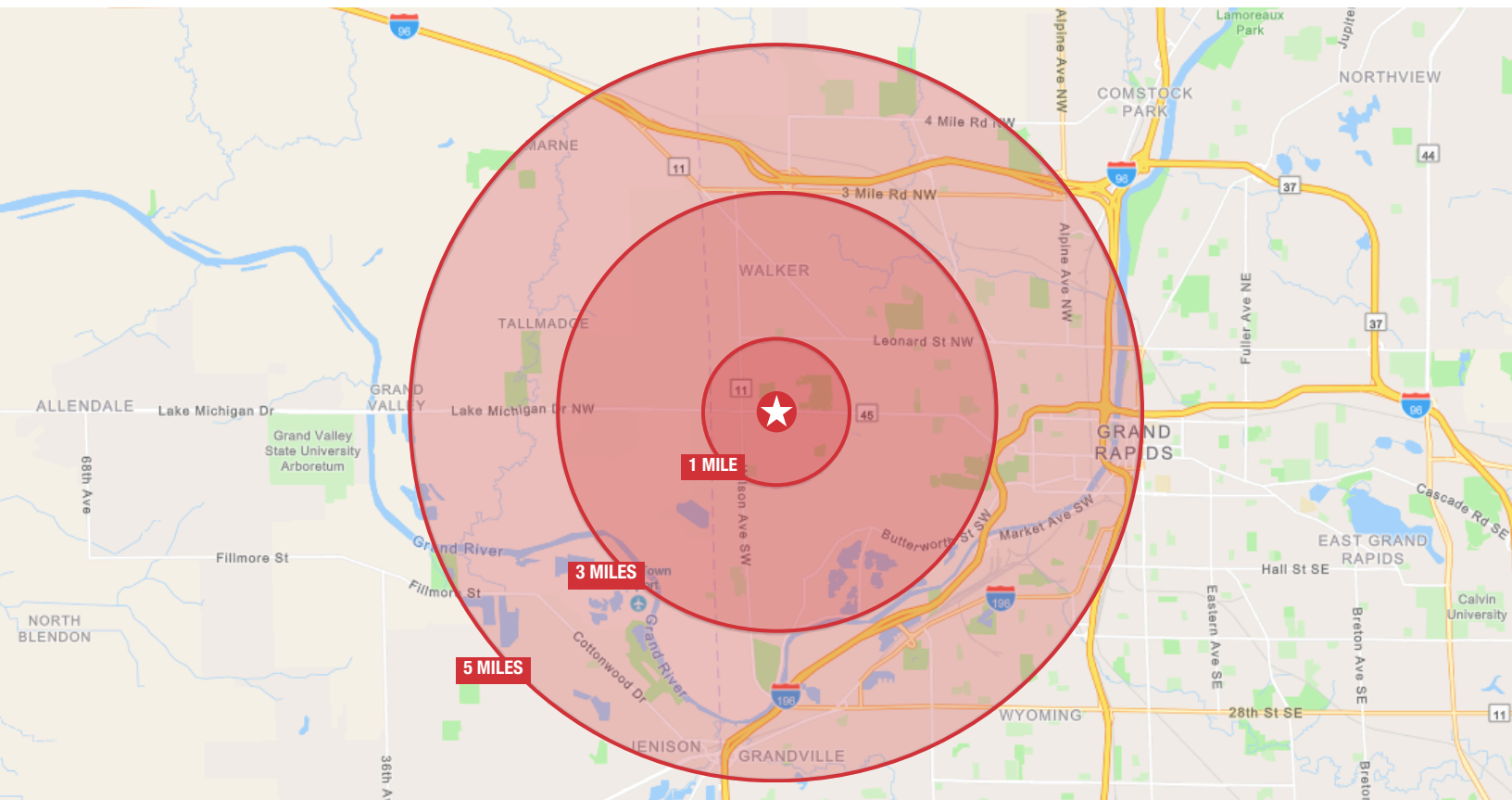
Source: Esri forecasts for 2025, U.S. Census Bureau 2020 decennial Census data

114K

POPULATION
(5 MILES)

\$83K

AVERAGE HH INCOME
(3 MILES)



4030 LAKE MICHIGAN DR NW
GRAND RAPIDS, MI 49534

NAI Wisinski of
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LOCATION OVERVIEW

GRAND RAPIDS

Grand Rapids blends urban energy with neighborhood charm and cultural richness. Known as "Beer City USA," it boasts 40+ breweries and hosts top events like ArtPrize, Festival of the Arts, and LaughFest. The city draws hundreds of thousands of visitors each year for its vibrant arts scene and dynamic downtown.

Major employers like Meijer, Spectrum Health, and Steelcase drive a strong economy across healthcare, retail, and manufacturing.

Attractions include Meijer Gardens, the Ford Museum, and the Grand Rapids Public Museum, all set within a region of over 1.5 million people.



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