North of Rockford Commercial Space FOR LEASE

10580 Northland Drive, Rockford MI 49341

Offering Memorandum

High traffic, Easy access, Updated suite.



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NUCON Realty

THE SPACE

Location	10580 Northland Drive Rockford, MI 49341
County	Kent
Cross Street	13 Mile / Northland
Traffic Count	12,125
Size	2,400 SF
Lease Rate	$10.00 PSF (Yearly)
Lease Type	NNN

HIGHLIGHTS

- New HVAC
- Suite is being renovated
- Ceiling fans
- Cement Floor
- ADA bathroom
- Well insulated
- Ceiling height 10 foot
- Shared building business is landlord
- Commercial zoning in Courtland Township
- Suite A is space closest to the road

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,936	15,889	36,498

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$120,292	$119,808	$118,261

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
719	5,679	12,949

PROPERTY FEATURES

CURRENT OCCUPANCY	50.00%
TOTAL TENANTS	2
BUILDING SF	4,800
GLA (SF)	2,400
LAND ACRES	1.68
YEAR BUILT	1983
YEAR RENOVATED	2023
ZONING TYPE	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	12+
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Rockford Floor Covering, Inc
SOUTH	WWC Armory
EAST	Karla-Von Ceramics, Inc
WEST	Store Yours Self Storage

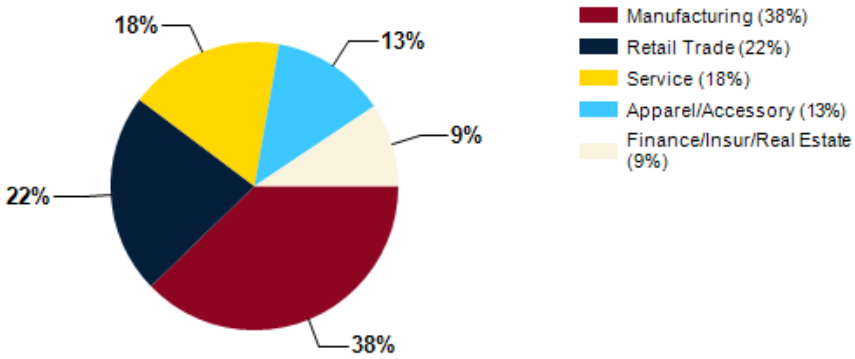
MECHANICAL

HVAC	New
FIRE SPRINKLERS	No
ELECTRICAL / POWER	150 Amp
LIGHTING	Soft

TENANT INFORMATION

SAME BUILDING	Karla-Von Ceramics, Inc
2ND BUILDING ON PROPERTY	Xpress Clips
LEASE TYPE	Non-disclosure

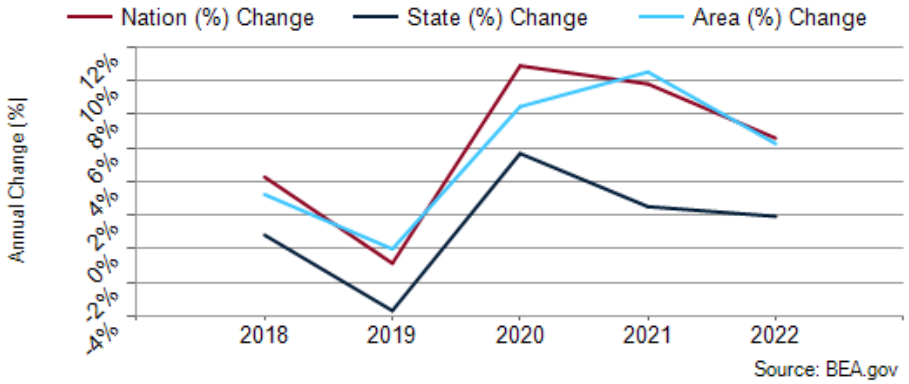
Major Industries by Employee Count



Largest Employers

Meijer, Inc.	68,946
Corewell Health	60,000
Trinity Health Grand Rapids	8,500
Meritage Hospitality Group Inc	7,000
Gordon Food Service Inc	5,000
Gentex Corporation	4,500
Perrigo Company	3,500
Wolverine World Wide	3,127

Kent County GDP Trend

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Front of building from road



Interior 1



Interior 2



Interior 3



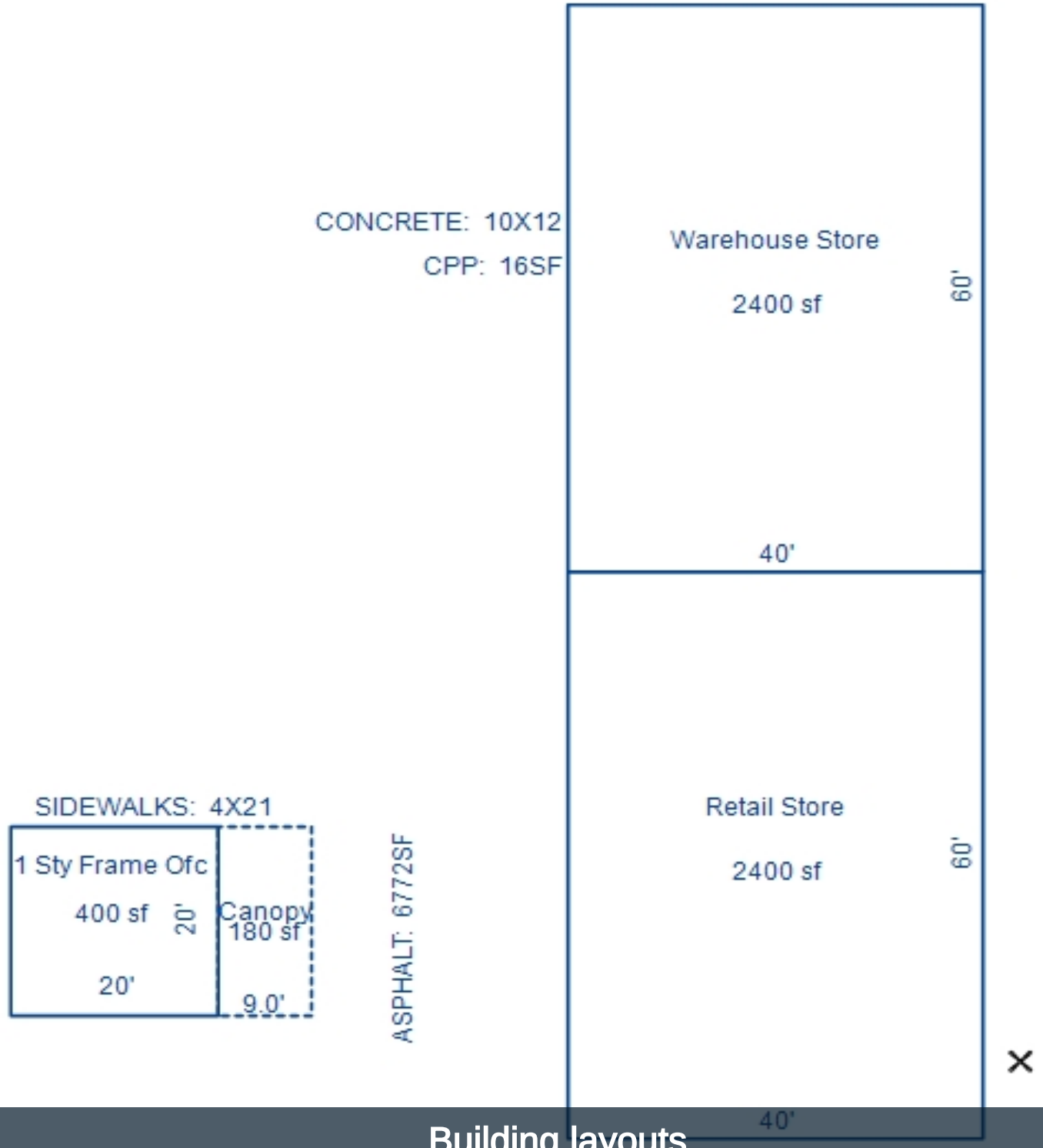
Interior 4



ON DEMAND Water Heater



Bathroom



Building layouts

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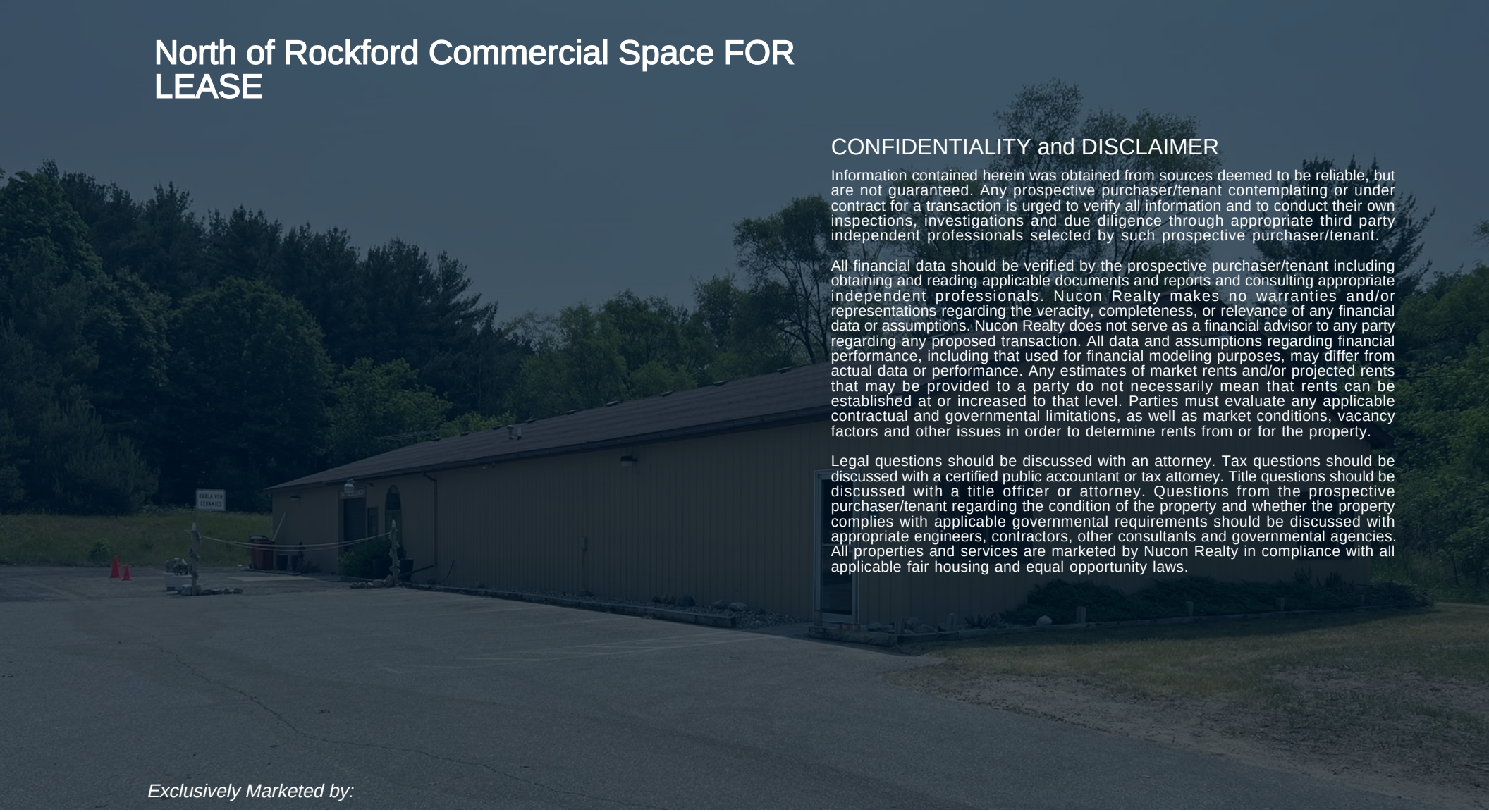

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Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions from the prospective purchaser/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, contractors, other consultants and governmental agencies. All properties and services are marketed by Nucon Realty in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Marketed by:

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