FOR LEASE

The Shops at Westshore



12331 JAMES STREET, HOLLAND, MICHIGAN 49424

PROPERTY HIGHLIGHTS

- 1,800 - 4,525 SF Outlot retail suites and build-to-suit opportunities available at The Shops at Westshore, an approx. 325,000+ SF open-air lifestyle center in Holland
- Located within a new mixed-use project featuring fast-casual dining, health-focused services, family entertainment, soft goods and over 20 acres of planned residential development
- Well positioned on the busy US-31 retail corridor, between Felch St. and James St.
- Shadow anchored by Hobby Lobby and Kohl's
- Co-tenanted by Burlington, GNC, Dunham's Sports, X-Golf Holland, Urban Air Adventure Park, GRCC Lakeshore Campus, Sherwin Williams and Michigan Works!
- Outparcel tenants include FedEx Office, Potbelly Sandwich Shop, Orangetheory Fitness, Chipotle Mexican Grill, SVS Vision, Noodles, Crumbl Cookies, Sleep Number and many others
- Neighboring big-box retailers include Menards, Walmart, Lowe's, Meijer, Best Buy, Target and Dick's Sporting Goods
- Zoned C-2, Community Commercial District in Holland Charter Township (https://bit.ly/3IT0W35)
- 43,464 average daily traffic counts on US-31
- Pylon signage available
- **FOR LEASE: See Pages 5 - 12**

For more information, contact:

Robert Lotzar
616.304.6124 mobile
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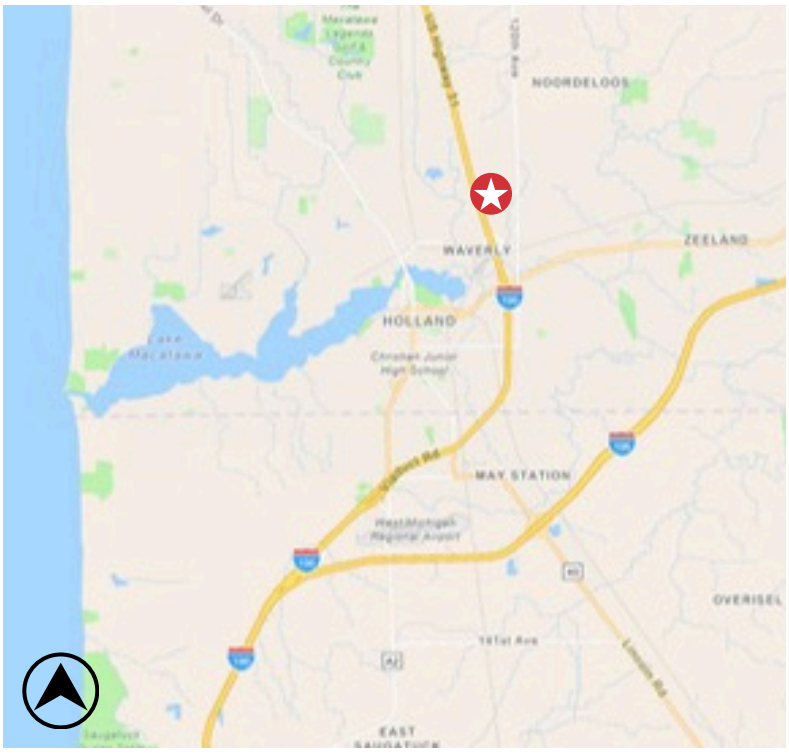
NAI Wisinski of West Michigan

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

LOCATION

THE SHOPS AT WESTSHORE
HOLLAND, MI





Straddling both Ottawa and Allegan counties, Holland is considered part of the Grand Rapids-Wyoming-Muskegon metropolitan statistical area, with a population of over 1 million people, and is the largest city in Ottawa County. Holland was founded by Dutch Americans and is in an area with a large percentage of citizens of Dutch American heritage. It is also home to Hope College and the Western Theological Seminary, as well as many large employers, including Herman Miller, Miller Knoll, Johnson Controls and Tiara Yachts.

Well located along the Lake Michigan shoreline and just 45 minutes north of I-94, midway between Chicago and Detroit, Holland is a popular vacation destination. It is largely known for its world-renowned Tulip Time Festival and home to the Windmill Island Gardens, featuring “De Zwann,” an 18th-century Dutch windmill transported from the Netherlands. Its location along Lake Macatawa, the channel that connects to Lake Michigan, also makes Holland a popular outdoor destination where visitors flock to nearby beaches and state parks, as well as hike, bike and explore over 1,800 acres of park and recreational areas.

Vital to its growth, tourism makes up a significant percentage of Holland’s economy with Tulip Time alone producing $48 million in revenue within the span of nine days for Holland and Ottawa County.

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PHOTOS

THE SHOPS AT WESTSHORE
HOLLAND, MI













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OUTLOT AVAILABILITIES

THE SHOPS AT WESTSHORE
HOLLAND, MI



SUITE	RENTABLE SF	RATE/SF/YR	GROUND LEASE	SALE PRICE
SITE 1	2,000-10,000 SF	Negotiable		$650,000
SITE 2	4,525 SF	$40/SF	$65,000	PENDING
SITE 3	2 ACRES	Negotiable		$575,000
SITE 4	2,500 SF	$40/SF	$65,000	
BUILDING C - SUITE 20	2,542 SF	$28/SF		
BUILDING D - South End Cap	2,412 SF	$28/SF NNN:$9.16/sf		

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SITE 1

19 UNITS

THE SHOPS AT WESTSHORE
HOLLAND, MI





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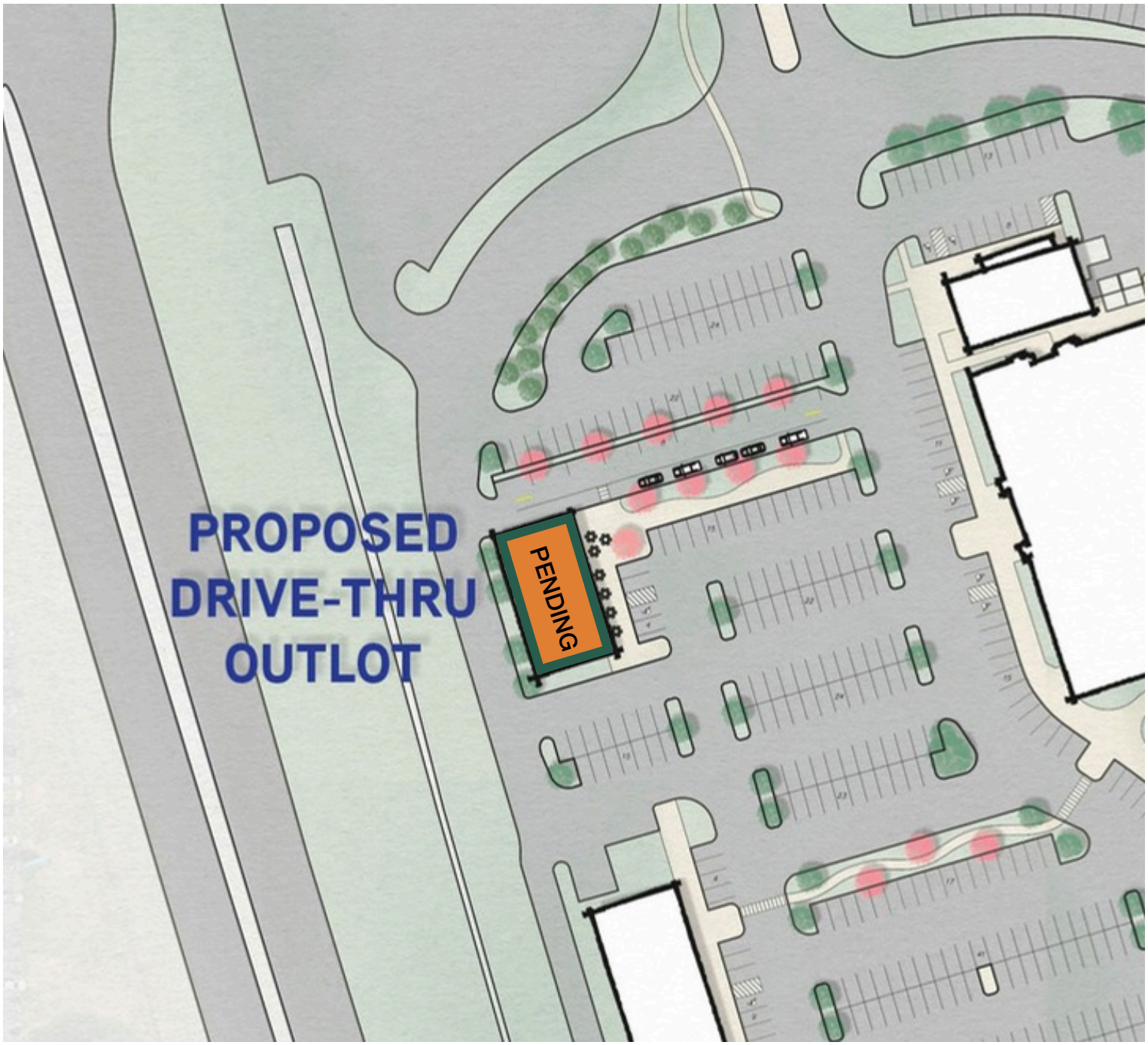
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SITE 2

PROPOSED DRIVE-THRU OUTLOT

THE SHOPS AT WESTSHORE
HOLLAND, MI

PENDING



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SITE 3

THE SHOPS AT WESTSHORE
HOLLAND, MI



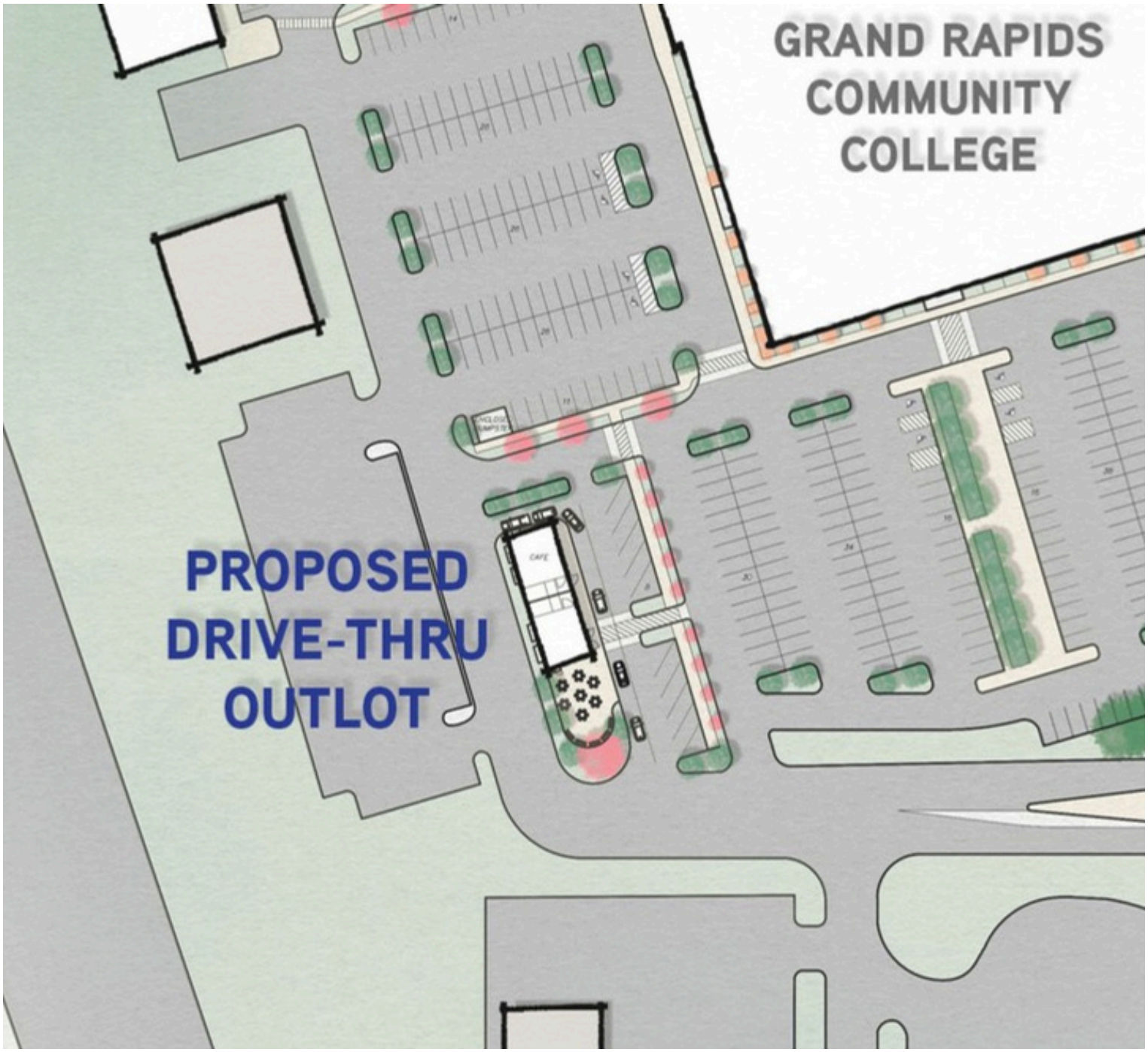
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SITE 4

PROPOSED DRIVE-THRU OUTLOT

THE SHOPS AT WESTSHORE
HOLLAND, MI



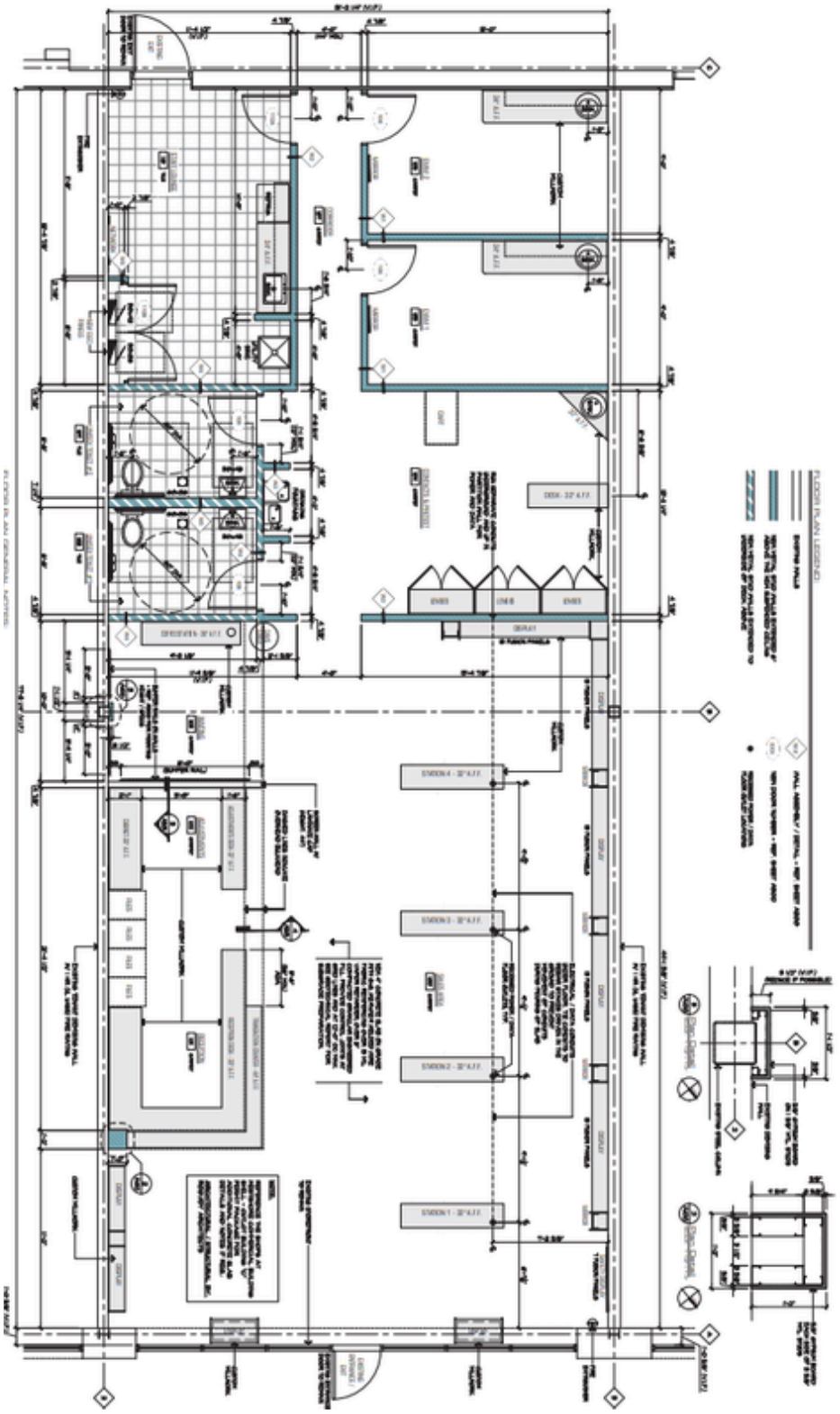
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FLOOR PLAN

BUILDING C | SUITE 20

THE SHOPS AT WESTSHORE
HOLLAND, MI



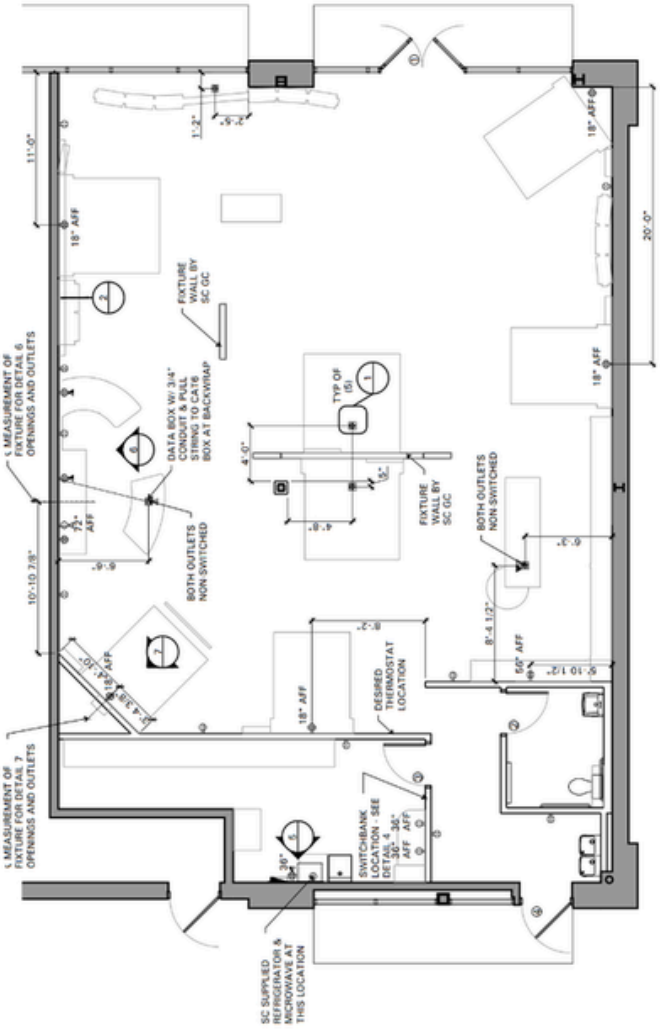
Wisinski of West Michigan

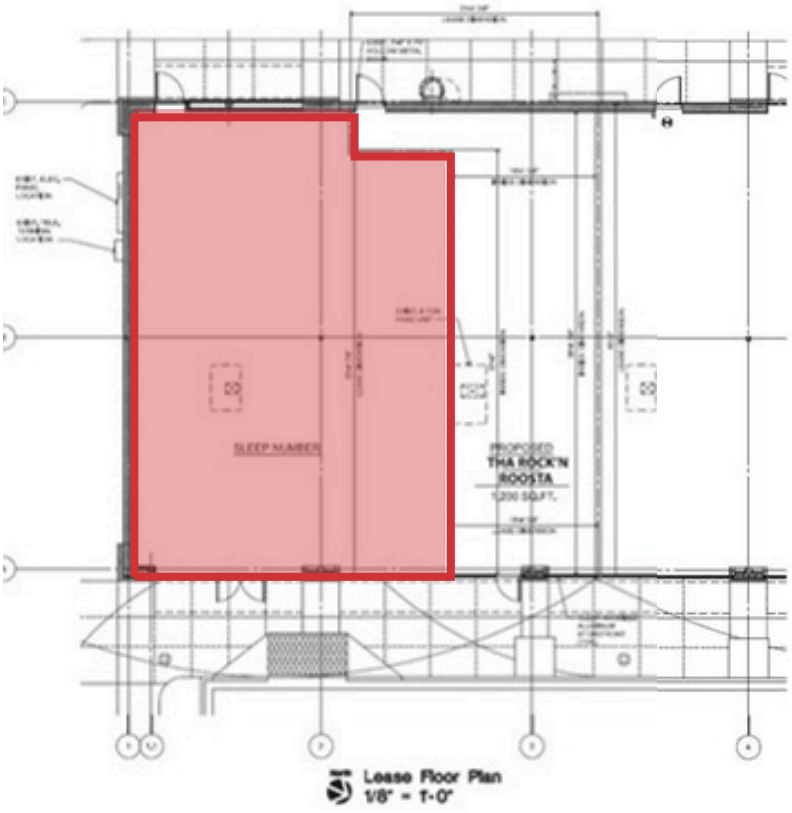
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BUILDING D

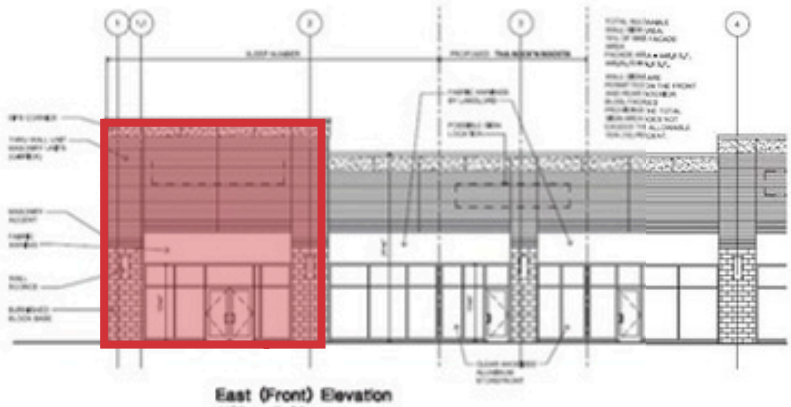
END CAP | 2,412 SF

THE SHOPS AT WESTSHORE
HOLLAND, MI





Lease Floor Plan
1/8" = 1'-0"



East (Front) Elevation
1/8" = 1'-0"

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MIXED-USE DEVELOPMENT

THE SHOPS AT WESTSHORE
HOLLAND, MI

RESIDENTIAL/COMMERCIAL USE

Included in the Master Plan for The Shops at Westshore is a blend of residential, office/service and commercial uses woven together through a system of public plazas, promenades and a variety of green spaces. All intended to provide community activity and vibrancy both on a daily and seasonal basis.

RESIDENTIAL HOUSING

Recently approved by Holland Township, the Preliminary PUD includes 186+/- housing units to be constructed over the next five to ten years. The residential gradient, moving from higher-density apartments/lofts fronting the public plaza to lower-density townhomes framing the Eco-Park, serves as a transition to the single-family homes and duplexes located adjacent to the property.

SKILLED-NURSING FACILITY

Progressive Quality Care plans to construct an 82,000 SF, short-term-stay facility offering healthcare services and many of the same amenities one would expect from a 5-star hotel. The facility will feature resident suites in two styles/sizes with private bathrooms and individual heating/cooling units, enclosed formal courtyards with gazebos, sidewalks and landscaping suited for the elderly and many amenities, including, but not limited to, a library with computer corrals, a gym, which also serves as a therapy department, and a themed café/general store. The facility will also offer accommodations for bariatric, respiratory and dialysis patients, as well as Alzheimer's residents. Construction started fall of 2023.



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MIXED-USE DEVELOPMENT

THE SHOPS AT WESTSHORE
HOLLAND, MI

GRCC LAKESHORE CAMPUS

Included in the Master Plan for The Shops at Westshore is the 50,000 SF Grand Rapids Community College consolidated campus building. This $12 million renovation project features the redevelopment of the former JCPenney building with “state-of-the-art” workforce training labs, biology and chemistry labs, computer sci- ence classrooms and general education classrooms. Enrollment numbers continue to exceed expectations with over 1,500 students enrolled. The new Grand Rapids Community College Lakeshore Campus, which opened in August 2021, is enhancing the student experience with its prominent US-31 location, public trans- portation options and easy access to retail, food and business services.





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MIXED-USE DEVELOPMENT

COMMUNITY RECREATION CENTER
HOLLAND CHARTER TOWNSHIP

THE SHOPS AT WESTSHORE
HOLLAND, MI







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DEMOGRAPHICS

THE SHOPS AT WESTSHORE
HOLLAND, MI

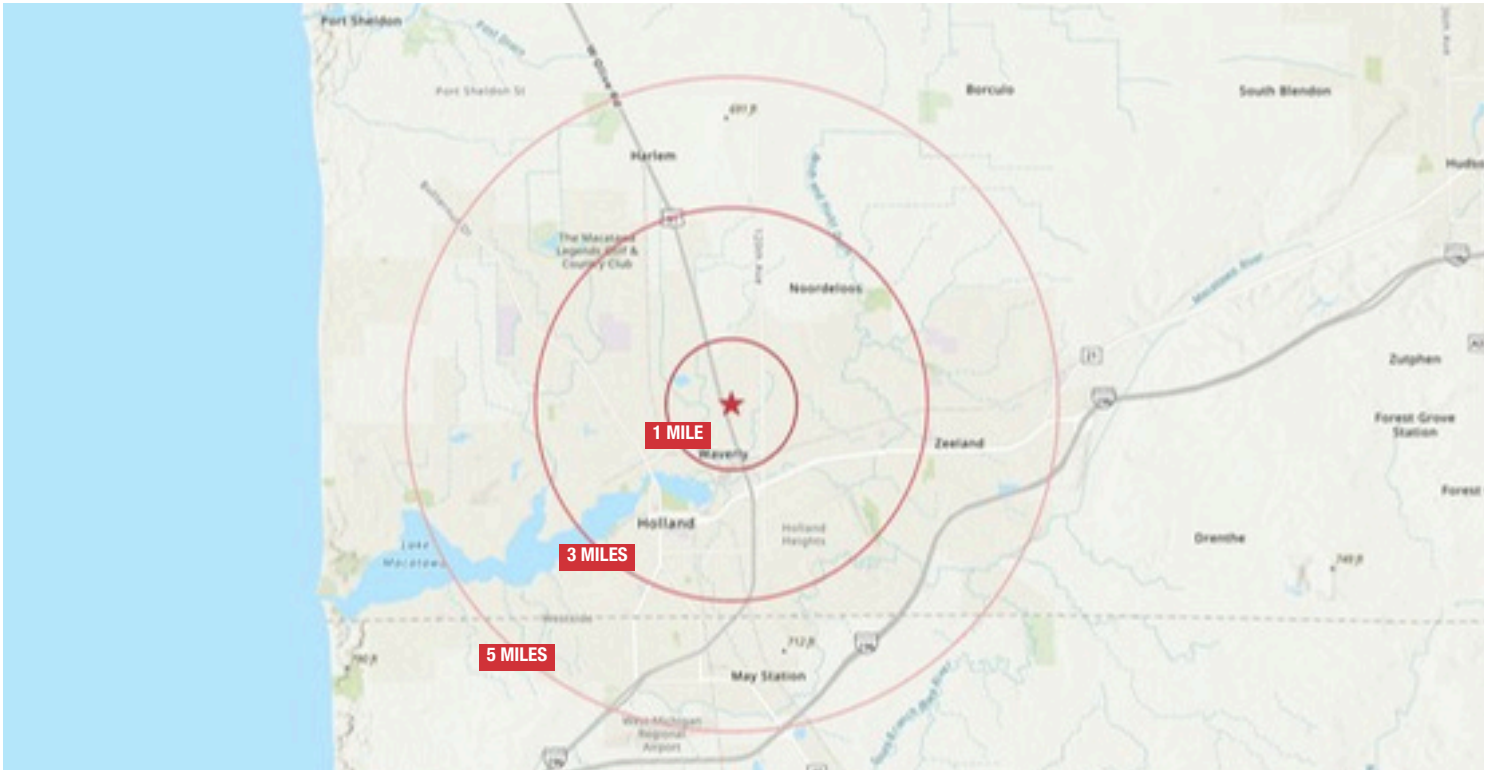
POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	6,554	55,832	100,288
2029 Population	6,838	57,824	103,290
% Change	0.85%	0.70%	0.59%
HOUSEHOLDS			
2024 Households	2,967	20,667	37,860
2029 Households	3,152	21,832	39,688
% Change	1.22%	1.10%	0.95%
HOUSEHOLD INCOME			
2024 Median Household Income	$63,707	$77,618	$79,957
2029 Median Household Income	$74,912	$85,184	$88,046

100K

POPULATION
(5 MILES)

$77K

MED HH INCOME
(3 MILES)



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Welcome to

HOLLAND



Throughout the history of Holland, the city's Dutch heritage has been preserved and celebrated. You'll have an opportunity for a true Dutch experience in the spring as millions of tulips bloom throughout the city.

michigan.org


detroitnews.com

HOLLAND ADVANTAGE

Holland, Michigan offers sandy beaches and an acclaimed downtown, merging small-town intimacy with urban conveniences. The city hosts numerous successful businesses, diverse entertainment options, 4.9 miles of Snowmelt streets, and a calendar packed with year-round events for all ages.


holland.org

THINGS TO DO

Year-round, Holland offers diverse activities. From iconic landmarks like the Big Red Lighthouse and Holland Museum to seasonal delights like the Tulip Time Festival and Fall Fest, complemented by superb dining and breweries, plus beach relaxation—there's endless fun awaiting visitors.


holland.org

SKILLED WORKFORCE

Holland's economy thrives with careers in health, education, engineering, design, hospitality, and food services, supported by honest, creative professionals. It provides networking and growth opportunities suitable for businesses of any size, from startups to large corporations.


michiganbeachtowns.com

DEMOGRAPHICS

Holland, with a population of 34,006 as of 2022, has a median household income of $69,152 and a median age of 33.1 years. This diverse demographic paints a vibrant picture of a community thriving with a blend of youthful energy and financial stability.


smartgrowth.org

ARTS & CULTURE

Holland's annual Tulip Time Festival in May showcases millions of tulips, earning awards like "Best Flower Festival" from USA Today, "America's Best Spring Flower Festivals" by Fodor's Travel, and "Tulip Festival of the Year" from the World Tulip Summit. With a strong Dutch heritage, Holland provides a variety of attractions, events, and eateries celebrating Dutch culture.

BEST OF THE MIDWEST AWARD

MidwestLiving

BEST BEACH TOWNS TO LIVE IN

WalletHub

BEST CITIES TO START A BUSINESS

WalletHub

MICHIGAN'S PRETTIEST TOWN

AD

AMERICA'S 25 CUTEST MAIN STREETS IN SMALLER TOWNS

Fodor's Travel

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BOB LOTZAR

Senior Vice President | Retail Brokerage

SCOPE OF SERVICE EXPERIENCE

For over 32 years, Bob has been directly involved in the acquisition, development, management, and leasing of over a billion dollars in real estate. In addition, his market insight and knowledge of decision analysis tools allow him to provide unparalleled investment analysis and advice. As a member of the NAI Wisinski brokerage team, Bob provides specialized service to his clients and customers, emphasizing retail development, land-lord/tenant representation, and complex land development transactions.

EDUCATION

Michigan State University, BA/BS; Marketing/Finance
Detroit College of Law at Michigan State University, JD

STRATEGIC CLIENTS

- AT&T
- Bank One
- Biggby
- Chicago Diversified Foods
- City BBQ
- Citizen's Bank
- Comerica Bank
- Cort Furniture
- Dollar General Store
- Dunkin'
- Fidelity Investments
- Fifth Third Bank
- Food Lion Stores
- Foremost Insurance
- Group 10 Management
- Home Depot
- House of Blinds
- Kimco
- K-Mart
- Jet's Pizza
- JP Morgan Chase & Co.
- Lake Trust Credit Union
- LensCrafters
- Lonestar Steakhouse
- McDonald's Corporation
- Meijer
- Midas
- NAPA Auto Parts
- National Hospitality Group
- Office Max
- Pizza Ranch
- Planet Fitness
- Princeton Enterprises
- Poppy's
- Radio Shack
- Rite Aid
- Sear's
- Sprint
- Staples
- Tim Horton's
- True North
- Union Bank
- United States Postal Service
- Washington Mutual
- Walmart
- Wells Fargo
- Wendy's
- Xfinity

PROFESSIONAL AFFILIATIONS

Commercial Board of Realtors (CBOR)
Commercial Alliance of Realtors (CAR)
Michigan Association of Realtors (MAR)
National Association of Realtors (NAR)
International Council of Shopping Centers (ICSC) - Member

COMMUNITY INVOLVEMENT

American Cancer Society Volunteer
Children's Healing Center Volunteer
Habitat for Humanity Volunteer
MSU Detroit College of Law Alumni
MSU Eli Broad Business School Alumni
Forest Hills Central Booster

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Client	Transactions Type	SF
1031 Clients	Acquisitions	Multiple Locations
Biggby Coffee	Leasing	Multiple Locations
Comerica	Dispositions	Multiple Locations
DK Boxing (Title Boxing Club)	Lease	12,000 SF
Dunkin' Donuts	Acquisitions/Leasing	Multiple Locations
First Merit Bank	Disposition	
Golden Corral	Acquisitions	Multiple Locations
GNC	Leasing	Multiple Locations
Holiday Inn/Residence Inn	Acquisitions	Multiple Locations
IHG Hotels	Acquisitions	Multiple Locations
JPM Chase	Acquisitions/Dispositions	Multiple Locations
Kimco	Landlord Representation	75,000 SF
Kmart	Acquisitions	Multiple Locations
Lake Trust Credit Union	Acquisition/Disposition	Multiple Locations
Lowes	Acquisitions	Multiple Locations
Marriott Hotels	Acquisitions	Multiple Locations
Meijer	Acquisitions	Multiple Locations
NAPA	Lease	Multiple Locations
On the Border	Acquisitions	Multiple Locations
Planet Fitness	Acquisitions/Lease	Multiple Locations
Rite Aid	Lease/Disposition	Multiple Locations
Rogers Plaza	Disposition/Lease	367,000 SF
Spiegel Properties	Landlord Representation	113,000 SF
Spring	Lease	Multiple Locations
Xfinity/Comcast	Acquisitions/Lease	Multiple Locations
United States Postal Service	Acquisitions/Lease	Multiple Locations

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STAY CONNECTED

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