

FORMER ARBY'S

4584 CHICAGO DR SW, GRANDVILLE, MI 49418



FORMER ARBY'S FOR LEASE



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OFFERING SUMMARY

FORMER ARBY'S

BUILDING SIZE: 2,811 +/- SQF
TOTAL LOT SIZE: .56 ACRE
LEASE RATE: INQUIRE WITHIN
GROUND LEASE: INQUIRE WITHIN

DEMOGRAPHICS	2 MILES	5 MILES	8 MILES
Total Households	9,554	51,699	157,641
Total Population	23,332	136,172	416,940
Average HH Income	\$89,284	\$96,830	\$90,712



PROPERTY HIGHLIGHTS

- Freestanding Former Arby's and Drive-Thru available for Lease
- ±19K VPD Traffic and Excellent Visibility and Frontage on Chicago Drive SW | I-196 Adjacent (±70K VPD)
- Affluent Demographics with 5-Mile Population of ±141,986 and Annual Household Income of ±\$100,090
- Zoned C-3, Commercial Highway District with a Variety of Commercial Uses
- Nearby National Retailers: Meijer, Target, Costco, ALDI, Walmart, Starbucks, Culver's, Chipotle, and more

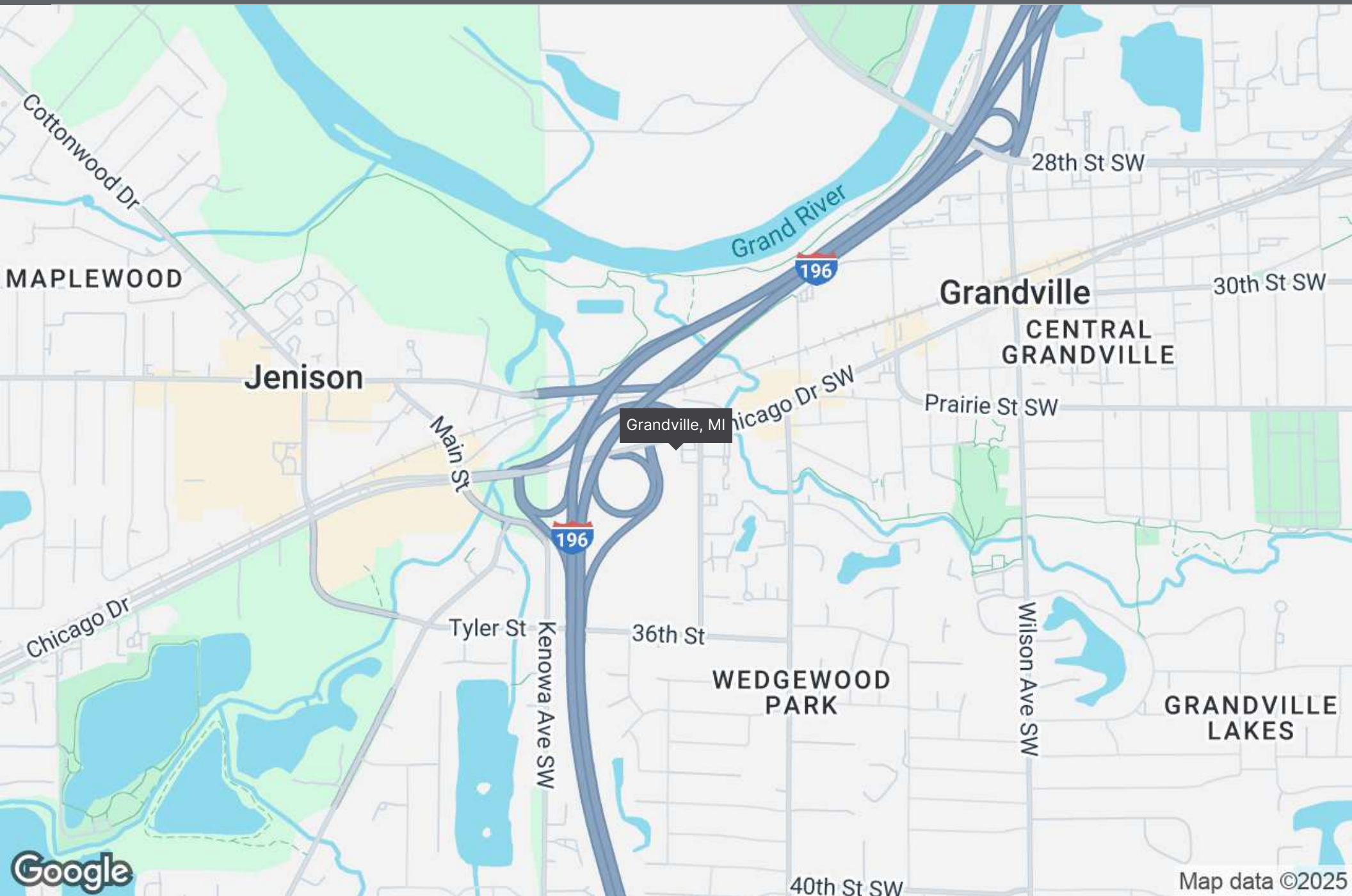




ADDITIONAL PHOTOS

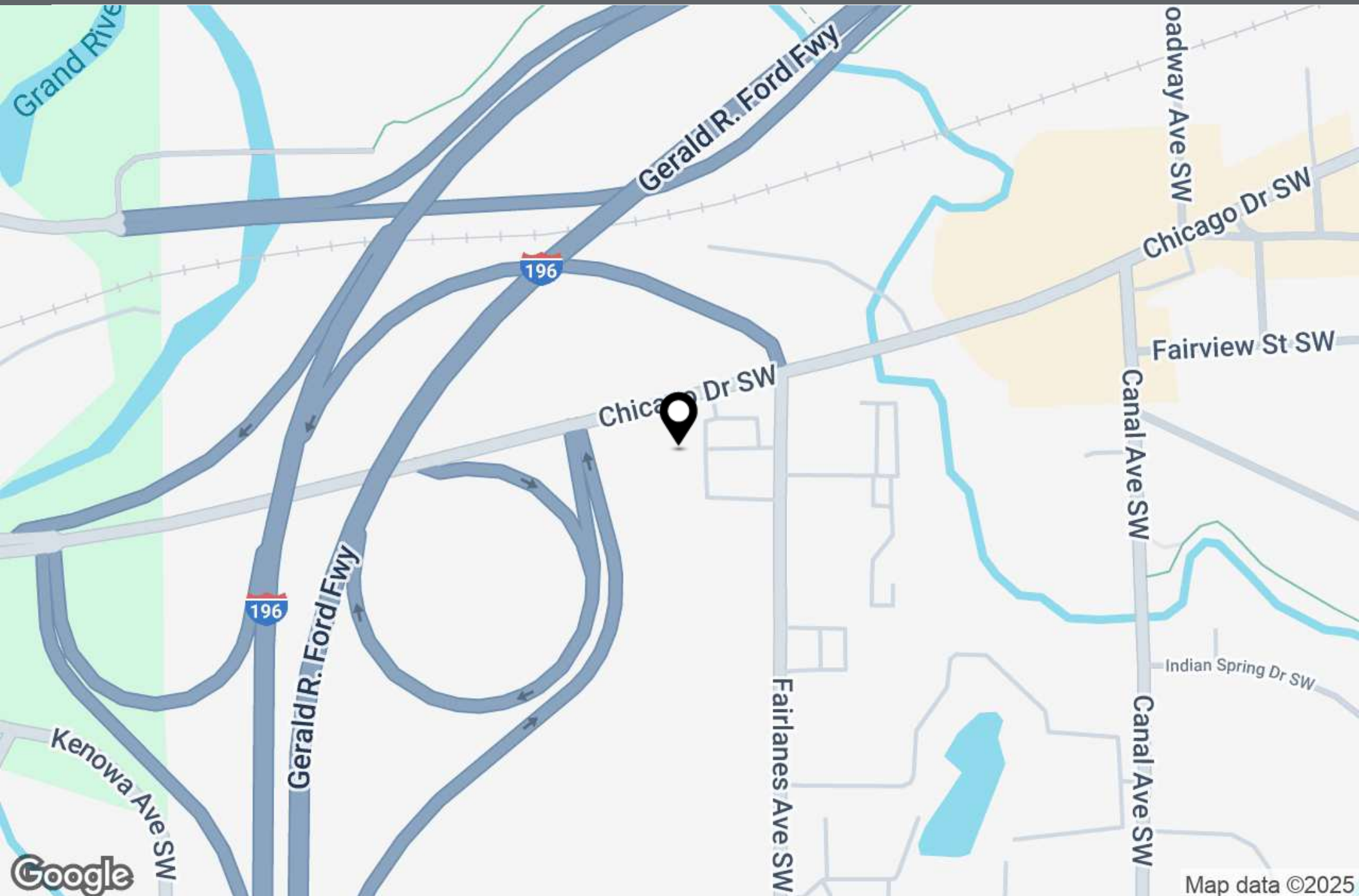
FORMER ARBY'S

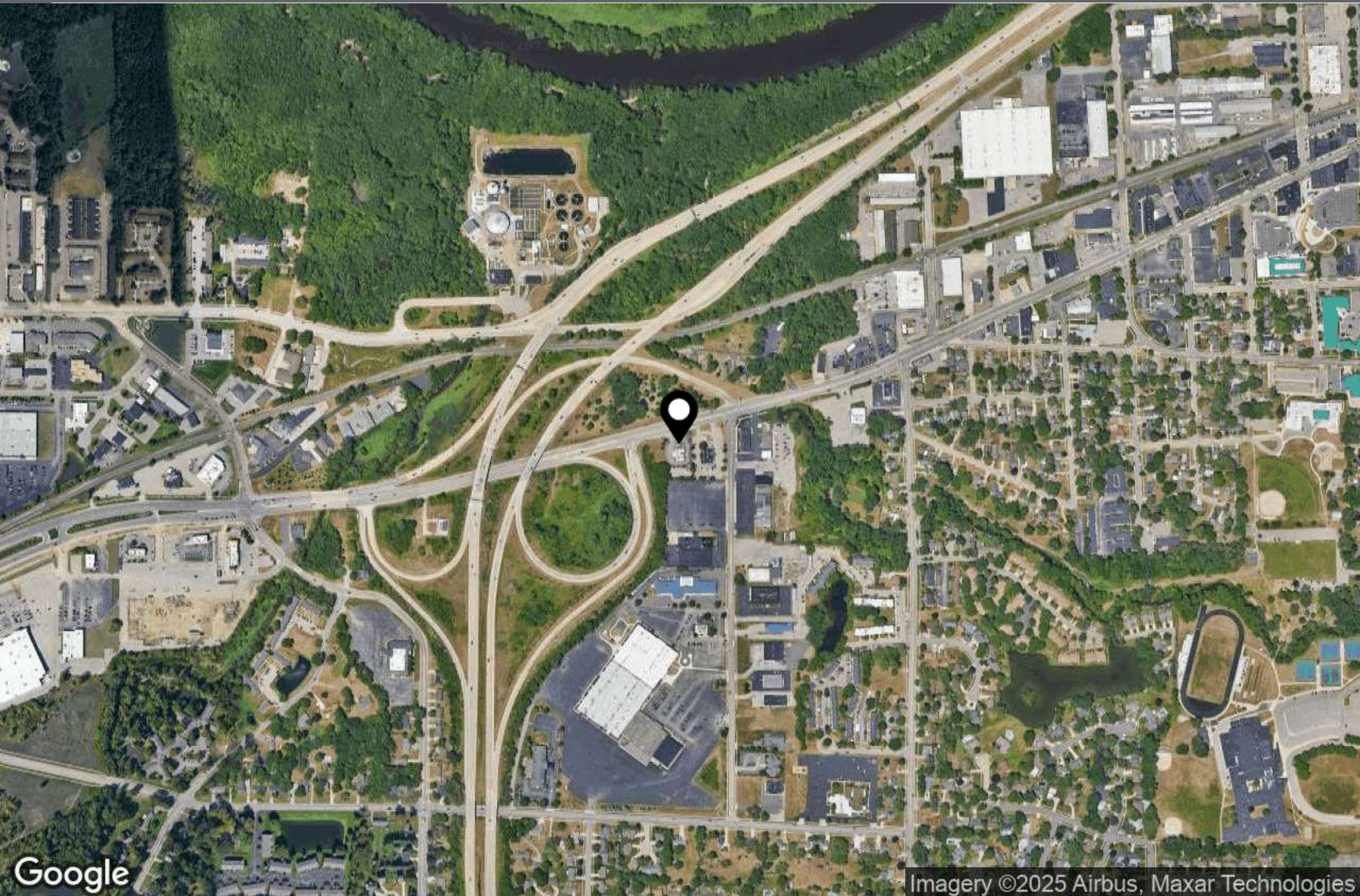




LOCATION MAP

FORMER ARBY'S





DEMOGRAPHICS MAP & REPORT

FORMER ARBY'S

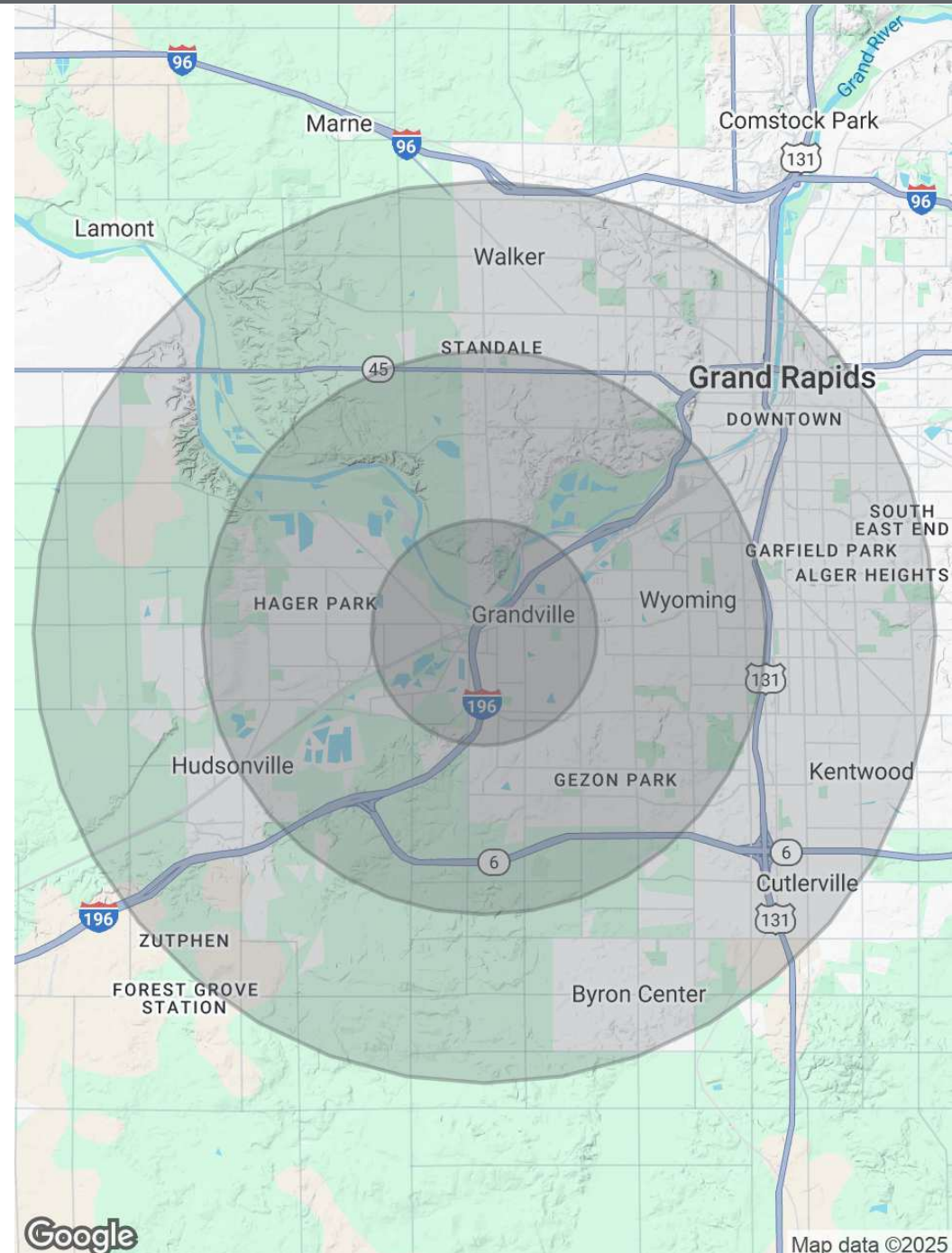
POPULATION

	2 MILES	5 MILES	8 MILES
Total Population	23,332	136,172	416,940
Average Age	41	39	37
Average Age (Male)	40	38	36
Average Age (Female)	43	40	38

HOUSEHOLDS & INCOME

	2 MILES	5 MILES	8 MILES
Total Households	9,554	51,699	157,641
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$89,284	\$96,830	\$90,712
Average House Value	\$323,398	\$295,184	\$286,859

Demographics data derived from AlphaMap





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