

FOR SALE

5500 Division Ave SE, Kentwood, MI



High Profile Retail/Office/ Service Building

PROPERTY FEATURES

- 16,992 SF building can be utilized for retail, office or medical office
- Large open areas excellent for showroom or cubicles with several offices in the rear
- Perimeter windows and glass doors provide abundant natural light
- Wet sprinkler system, roof recently replaced and ample lighted doorstep parking
- Recent renovations with new tenant build-outs
- Resurfaced parking lot, new rooftop cooling unit and new LED lighting on the building exterior

SALE PRICE:

\$799,000

(\$47.02 PSF)

CASH OR NEW MORTGAGE

FOR MORE INFORMATION:

Blake Rosekrans

Vice President, Brokerage Services

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BUILDING SPECIFICATIONS:

DescriptionRetail/Service Building
 Building Size 16,992 SF
 Construction Brick
 Years Built..... 1985 / 2017
 Ceiling Heights 12'-14'
 SignagePylon
 Sprinkled Yes (Wet)
 Loading 1 Overhead Door
 Parking Paved
 Lot Size 1.4 Acres
 Access Via Division (shared with contiguous property)

Tax Data City of Kentwood

Parcel Number	41-18-31-103-068
2025 SEV	\$533,200
2025 Taxable Value	\$468,147
2024 Taxes	±\$31,473/Year
Zoning	FBC, Form Based Code

FLOOR PLAN:



SILVER LINE BUS MAP:





AREA INFORMATION:

3 Minutes

To 54th St/Silver Line stop

1.0 Mile

To US-131/54 St., Exit 54 interchange

7 Minutes

To M-6/Kalamazoo Ave., Exit 11 interchange

10 Minutes

To Downtown Grand Rapids

8.2 Miles

To Gerald R. Ford International Airport

Convenient

To variety of retailers on a major thoroughfare

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
2024 Est. Population	12,085	85,990	209,909
2024 Est. Average Household Income	\$71,849	\$88,879	\$96,126
2024 Est. Household	4,704	33,155	81,461

