



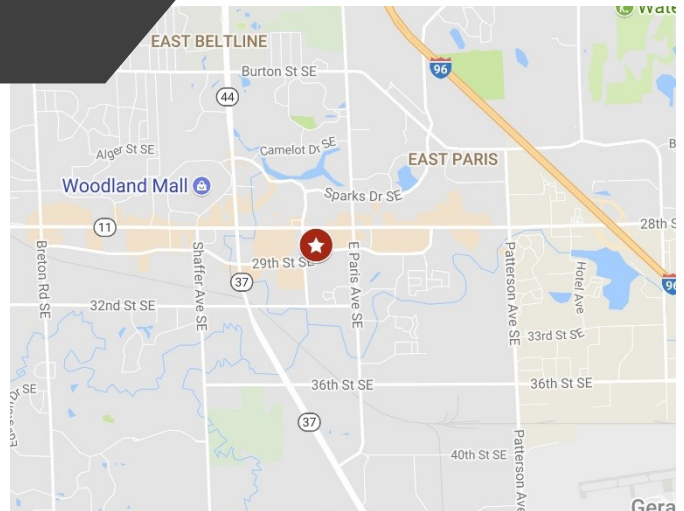
3800 28TH ST. SE, GRAND RAPIDS, MI 49512

Property Overview

Join national retailers Marshalls, Burlington Coat Factory, ABC Warehouse, Bob's Discount Furniture, Panera Bread, Texas Roadhouse, and Pizza Ranch in the newly renovated Kentwood Plaza. Chick Fil A, Buddy's Pizza and City BBQ have all recently opened nearby.

Property Features

- Excellent co-tenancy
- Great 28th St Visibility
- In-line and end cap suites available
- New façade and parking lot (new façade planned for out lot building)
- On 28th St with close proximity to Center Pointe Mall



For more information, contact:

Bob Lotzar

616 575 7041 direct • bobl@naiwwm.com

Ken Stern

216 363 6475 direct • ken.stern@cbre.com

Asset Overview

3800-40 28th St SE
Grand Rapids, MI

Offering

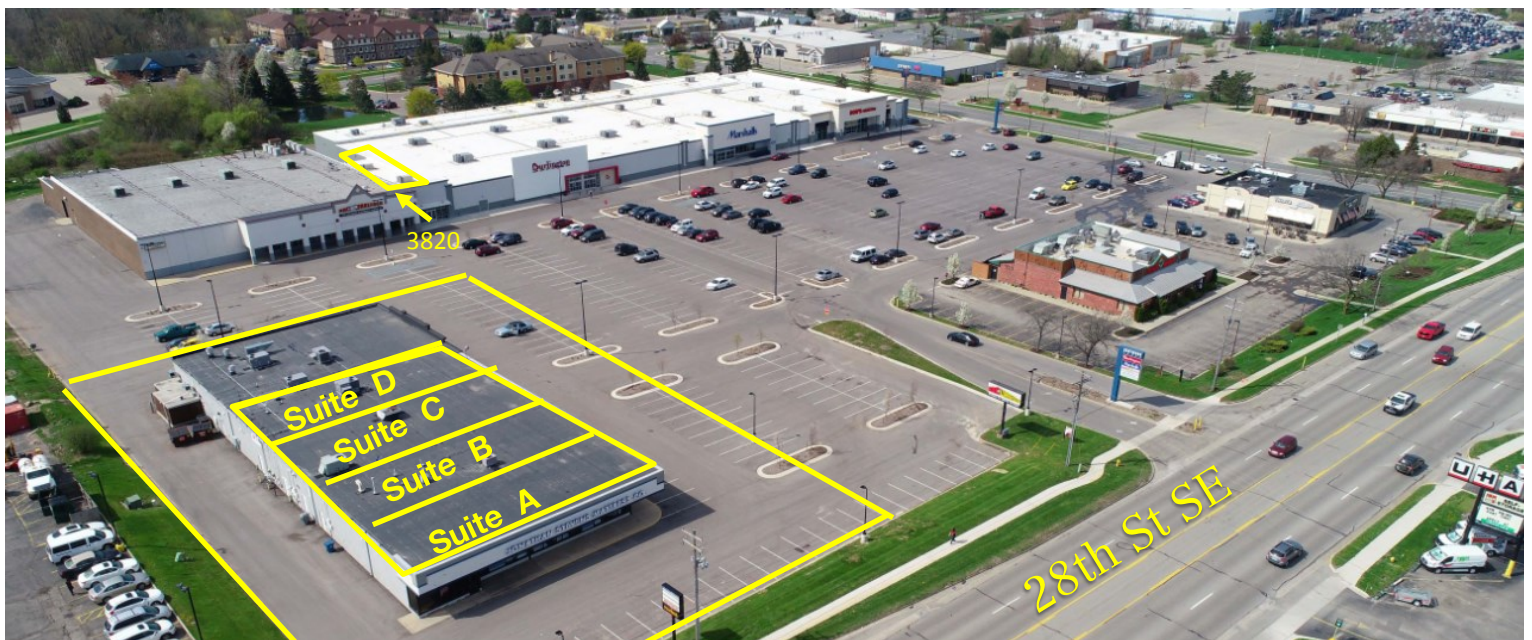
Lease Type	NNN
SF Available	2,149-11,313
Terms	36-120 Months

Property Information

Municipality	City of Kentwood
Zoning	C-2

Availability

Suite	Rentable SF	Rate/SF/Yr	Month
3820	3,689	\$22.00	\$6,763.17/mo
Suite A	3,833	\$30.00	\$9,582.50/mo
Suite B	1,733	\$30.00	\$4,332.50/mo
Suite C	1,743	\$30.00	\$4,357.50/mo
Suite D	4,005	\$30.00	\$10,012.50/mo
PAD	Negotiable	Negotiable	



Nearby Retailers

3800-40 28th St SE
Grand Rapids, MI



Property Photography Renovation renderings

3800-40 28th St SE
Grand Rapids, MI



Property Photography Renovation renderings

3800-40 28th St SE
Grand Rapids, MI



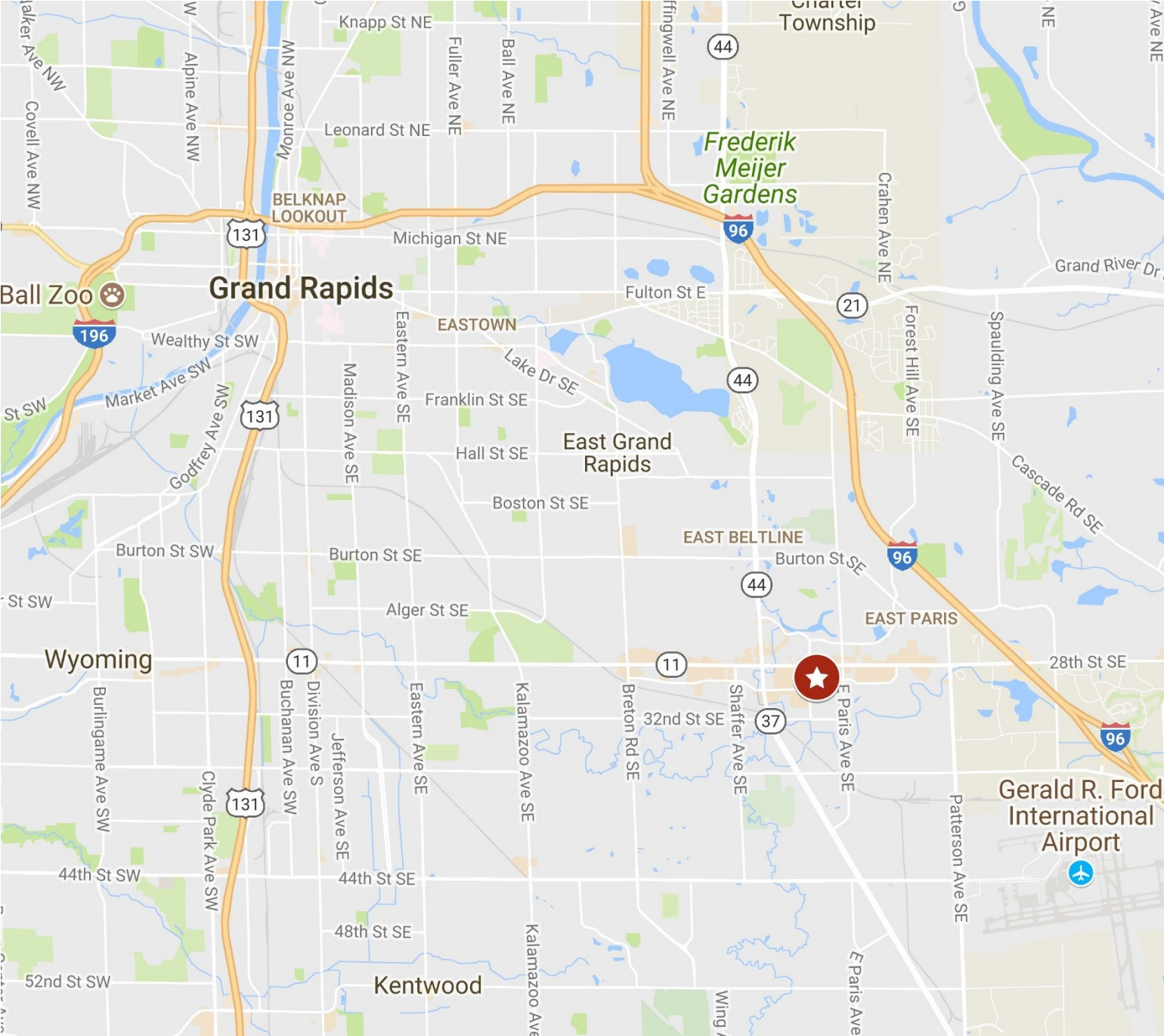
Traffic Counts

3800-40 28th St SE
Grand Rapids, MI



Location Map

3800-40 28th St SE
Grand Rapids, MI



Demographics

3800-40 28th St SE
Grand Rapids, MI



Demographic and Income Comparison Profile

3800 28th St SE, Grand Rapids, Michigan, 49512
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.91251
Longitude: -85.57383

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	7,178	55,000	167,458
Households	3,441	22,605	62,762
Families	1,617	13,389	41,090
Average Household Size	2.00	2.32	2.59
Owner Occupied Housing Units	928	12,760	41,392
Renter Occupied Housing Units	2,513	9,845	21,370
Median Age	32.5	35.1	33.8
2017 Summary			
Population	7,874	58,555	179,527
Households	3,779	24,092	67,180
Families	1,731	13,988	43,304
Average Household Size	2.00	2.32	2.60
Owner Occupied Housing Units	971	13,193	42,997
Renter Occupied Housing Units	2,808	10,899	24,184
Median Age	33.1	36.4	35.0
Median Household Income	\$40,673	\$56,398	\$55,288
Average Household Income	\$51,808	\$80,401	\$78,656
2022 Summary			
Population	8,349	61,167	188,230
Households	4,014	25,213	70,422
Families	1,818	14,507	45,079
Average Household Size	2.00	2.32	2.60
Owner Occupied Housing Units	1,033	13,765	44,843
Renter Occupied Housing Units	2,982	11,448	25,579
Median Age	33.2	37.4	35.9
Median Household Income	\$43,662	\$61,405	\$59,569
Average Household Income	\$58,696	\$89,564	\$87,600
Trends: 2017-2022 Annual Rate			
Population	1.18%	0.88%	0.95%
Households	1.21%	0.91%	0.95%
Families	0.99%	0.73%	0.81%
Owner Households	1.25%	0.85%	0.84%
Median Household Income	1.43%	1.72%	1.50%