

For Lease



5444 Division Ave S

Grand Rapids, MI 49548

This 2,000 SF retail suite at 5444 Division Avenue S offers a flexible opportunity for retail, office, wellness, salon, or service users. Conveniently located at the signalized intersection of Division Avenue and 54th Street, just south of US-131, the property provides easy access, strong daily traffic, and a central location within the Grand Rapids market.

Highlights

- 2,000 SF retail suite available
- Flexible layout for retail, office, wellness, salon, or service users
- Located at the signalized intersection of Division Ave. & 54th St.
- Convenient access to US-131 and surrounding neighborhoods
- Approximately 33,894 vehicles per day along Division Avenue
- Storefront signage available
- Co-tenants include Little Ceasars, Underground Cookie Club, & The Main Event
- Surrounded by established retailers including Walmart, Meijer, Home Depot, Aldi, Target, and Gordon Food Service

Lease Rate	\$10.00/SF/YR (NNN)
Available SF	2,000 SF
NNN Expenses	\$4.00/SF/YR
Total Monthly Rent	\$2,333.33/Month

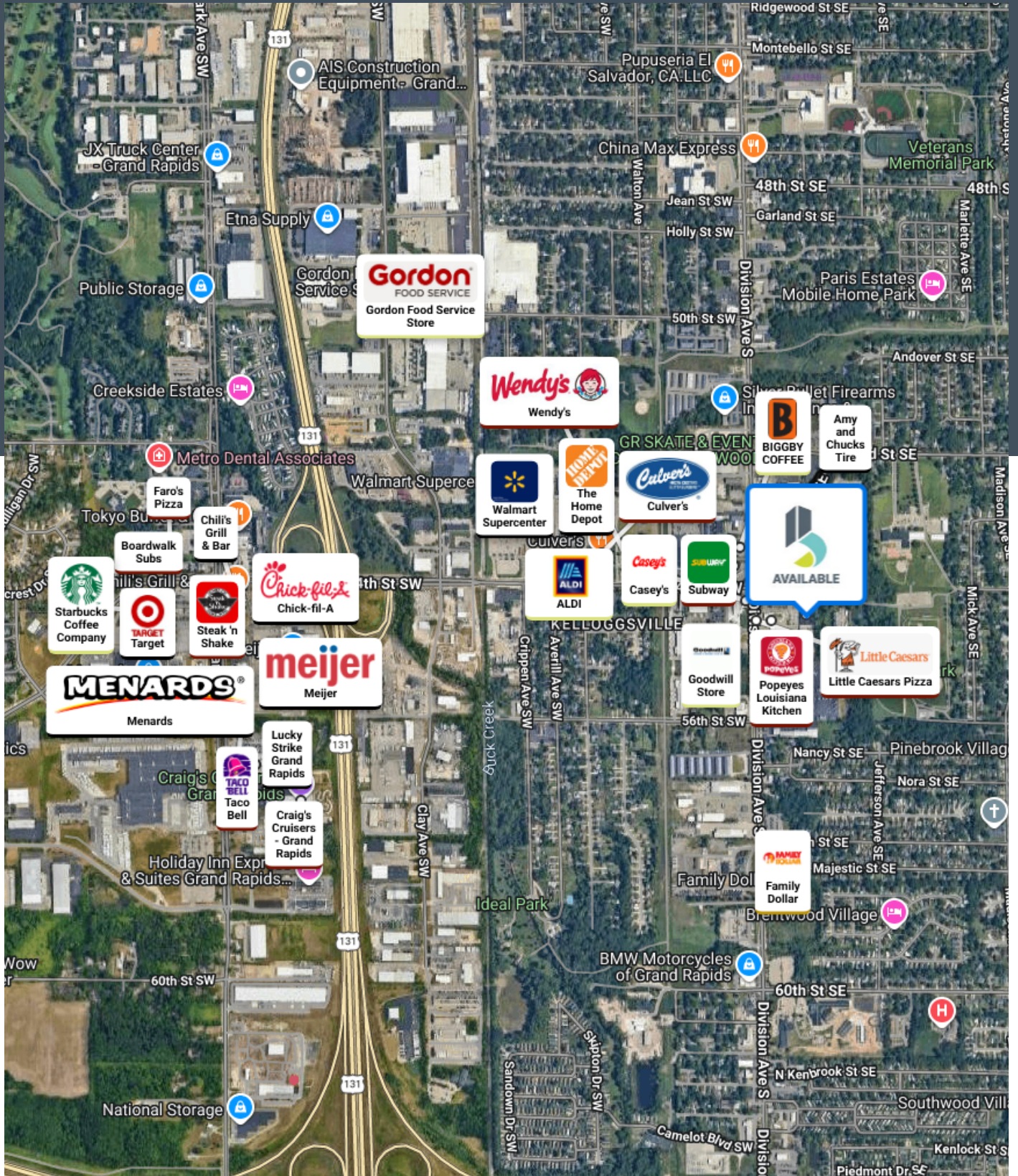


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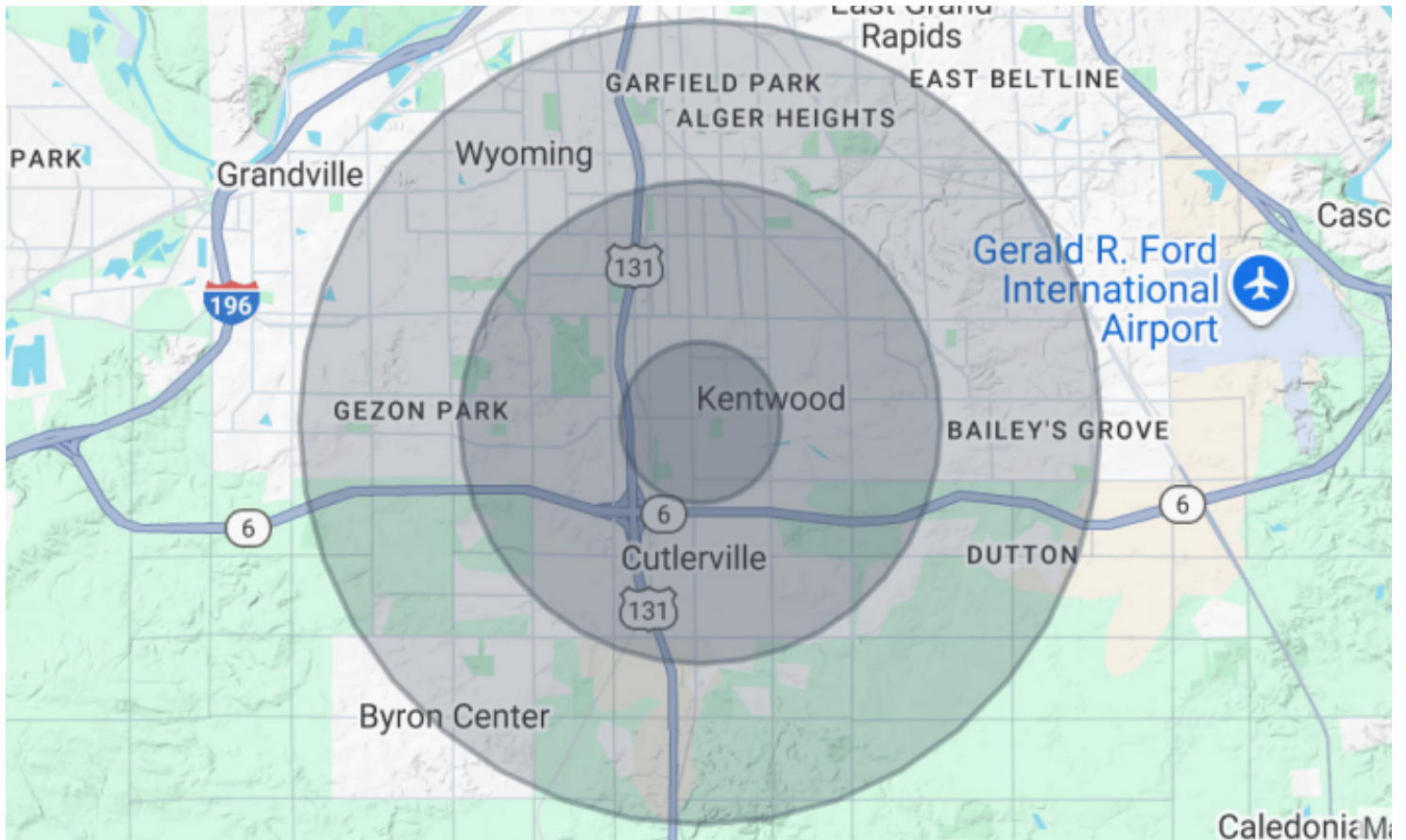
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Aerial Map



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5444 Division Avenue South, Grand Rapids, MI 49548



Demographics

	1 Mile	2 Mile	3 Mile
Total Population	12,845	92,132	226,384
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	39	39
Total Households	4,870	34,613	84,614
# of Persons Per Household	2.6	2.7	2.7
Average HH Income	\$69,965	\$85,669	\$89,756
Average House Value	\$191,596	\$263,421	\$265,461