



PANTHEON
COMMERCIAL

LEASE MARKETING PACKAGE



MULTI-TENANT RETAIL • FOR LEASE

770 E 16th Street

2,100 SF Inline Retail Suite • Multi-Tenant Retail Strip • Holland, Michigan

LEASING INQUIRIES

Aaron Eichenberg

Pantheon Commercial, LLC

CONTACT

312.550.4889

aaron@pantheoncre.com

PANTHEON COMMERCIAL, LLC

Meijer outlot retail strip on E 16th Street.

2,100

AVAILABLE SF

4

SUITES

\$25/SF

ASKING (NNN)

1

SUITE AVAILABLE

770 E 16th Street is a multi-tenant retail strip positioned on a Meijer outlot in Holland, Michigan. Suite B, a 2,100 SF inline retail space (the former Papa Murphy's Pizza suite), is available for lease at \$25.00 per square foot on a triple-net basis. Existing co-tenants Jimmy John's, Great Clips, and El Rancho Mexican Grill & Bar bring proven daily traffic to the site, with turnkey retail infrastructure and shared surface parking already in place.

KEY FACTS

ADDRESS

770 E 16th Street

CITY / STATE

Holland, Michigan 49423

SUITE SIZE

2,100 SF

SUITES

4 total

CORRIDOR

E 16th Street • Meijer Outlot

PARCEL

70-16-34-100-030

USE TYPES

Retail, Restaurant, Service

PARKING

Shared surface parking

CO-TENANCY

Jimmy John's • Great Clips • El Rancho Mexican Grill & Bar • Meijer Outlot

The Suite

Suite B is the 2,100 SF former Papa Murphy's Pizza suite at 770 E 16th Street. Positioned on a Meijer outlot alongside Jimmy John's, Great Clips, and El Rancho Mexican Grill & Bar. Delivery condition and landlord work are negotiable per deal.

S U I T E Suite B <i>Inline retail unit</i>	S I Z E 2,100 SF	N O T E S Single-tenant configuration
D E L I V E R Y Flexible <i>As-is or white-box options</i>	C O N D I T I O N Deal-Dependent	N O T E S Existing storefront and utilities in place
F R O N T A G E E 16th St <i>Direct storefront exposure on E 16th Street</i>	E X P O S U R E Front-Facing	N O T E S Shared parking field with 3 co-tenants
U S E Retail <i>Retail, service, or QSR</i>	F L E X Restaurant / Service	N O T E S Broker will confirm co-tenant exclusives per proposed use

Asking \$25.00/SF NNN plus ~\$8.40/SF estimated NNN. Term 5-10 years. Tenant improvement allowance negotiated per deal.

Property

On-site views of the 770 E 16th Street outlet retail strip and monument signage.



FRONT ELEVATION • E 16TH STREET



AVAILABLE SUITE B • 2,100 SF



MONUMENT SIGNAGE



STOREFRONT DETAIL



SHARED PARKING FIELD

Holland, Michigan.

Holland is the principal city of Michigan's Lakeshore corridor and the economic anchor of Ottawa County. The Holland-Zeeland metro is one of the highest-income, fastest-growing submarkets in West Michigan, powered by a deep concentration of advanced manufacturing (Haworth, MillerKnoll, Gentex, Yanfeng, Trans-Matic, Boar's Head), Hope College, and year-round Lake Michigan tourism.

01

HOLLAND RETAIL CORRIDOR

The E 16th Street corridor connects downtown Holland to the US-31 retail spine, serving as a daily-needs retail node anchored by Meijer. 770 E 16th Street sits on the Meijer outlot within an established suburban Holland retail cluster.

02

EMPLOYERS

Holland-Zeeland industrial employers include Haworth, MillerKnoll, Gentex, Yanfeng, Trans-Matic, and Boar's Head, collectively supporting 30,000+ production workers within a ten-mile radius and driving consistent weekday lunch, after-work, and daily-needs retail demand.

03

STUDENT BASE

Hope College adds approximately 3,400 students plus faculty year-round. Holland's Tulip Time Festival and Lake Michigan beaches drive additional seasonal visitor traffic to the retail corridor throughout the summer months.

Trade Area Snapshot

Holland anchors a trade area that combines a stable, high-income year-round residential base with a large advanced-manufacturing workforce and consistent tourism traffic. Ottawa County median household income indexes well above the Michigan average.



Figures are approximate estimates based on publicly available Census / ACS and MDOT data. Ottawa County / 10-mile average household income (~\$84,000) indexes well above the Michigan average (~\$63,000). A formal STI demographic report will accompany LOI discussions.

WHY THE NUMBERS MATTER

A DAILY-NEEDS DEMAND

E 16th Street carries approximately 15,000 vehicles per day directly in front of the site and serves as a daily-needs retail spine for a dense Holland residential base plus commuter traffic between US-31 and the downtown Holland core.

B MANUFACTURING BASE

30,000+ production workers across Haworth, MillerKnoll, Gentex, Yanfeng, Trans-Matic, and Boar's Head within a ten-mile radius provide durable weekday lunch and after-work retail demand.

C INCOME PROFILE

Ottawa County / 10-mile average household income (~\$84,000) indexes well above the Michigan average (~\$63,000), supporting premium and mid-market positioning across food & beverage, personal service, and specialty retail categories.

Lease Terms

Summary of the deal points framing a new lease at 770 E 16th Street.

ASKING RATE	\$25.00 / SF	Base rent NNN; structured to match tenant covenant and deal size.
NNN / CAM + TAX	\$8.40 / SF	Estimated NNN pass-throughs; CAM + taxes + insurance reconciled annually.
TERM	5-10 Years	Term negotiable within the 60-120 month range. Renewal options welcomed.
DELIVERY	Deal-dependent	Condition and landlord work negotiated per deal; as-is or white-box scenarios possible.
EXCLUSIVES	Subject to review	Existing co-tenants hold certain use protections; broker will confirm per proposed use.

NEXT STEPS

Reach out with a short use narrative. We will send a plan, updated demographics, an LOI template, and a proposed economic structure within 48 hours.

Let's write the next chapter of 770 E 16th Street.



LISTING BROKER

Aaron Eichenberg

Principal, Pantheon Commercial, LLC

DIRECT

312.550.4889

EMAIL

aaron@pantheoncre.com

WEB

www.pantheoncre.com

ABOUT PANTHEON COMMERCIAL

Pantheon Commercial is a Michigan-based, full-service commercial real estate brokerage built on a simple principle: put the client first. The firm pairs national market reach and institutional-quality marketing with deep local knowledge of the West Michigan market — delivering a standard of superior service, insight, and execution through every stage of the transaction.

LEASING

Landlord representation on new development and existing space — maximum exposure via local and national broker networks.

TENANT REPRESENTATION

Site selection through lease execution, aligning real estate decisions with each client's business objectives.

ADVISORY & BROKERAGE

Acquisition, disposition, and strategic consultation for owners, operators, and investors across asset classes.

This package has been prepared for informational purposes only. All information is from sources deemed reliable but is not guaranteed. Prospective tenants should independently verify all material facts. Pantheon Commercial, LLC represents ownership in this transaction.