

4410 Division Ave S
Kentwood, MI 49548



C-Store
5,220
Square Feet



1.18
Acres



\$2,250,000
Sale Price

FORMER RITE AID AVAILABLE REDEVELOPMENT FUEL & C-STORE PROPOSAL

Offered for sale as a redevelopment opportunity at the southeast corner of 44th Street and Division, this former Rite Aid site is now fully approved for conversion to a gas station and convenience store. The proposed concept allows for up to eight fuel pumps, accommodating up to 16 vehicles at once, with an 18-foot canopy height and the ability to include refrigerated coolers inside the store. Two points of ingress and egress support efficient site circulation and strong customer access. The corner location delivers excellent visibility from multiple approaches with high daily traffic counts averaging 40,856 vehicles along 44th and 18,266 vehicles along Division. It also benefits from proximity to US-131 and public transit support via an on-site bus stop and another nearby as well as faces no direct competition. The site is available for sale or ground lease.

CONTACT

MARK ANSARA
direct 616 327 2611
mobile 616 745 9290
Mark.Ansara@AdvantageCRE.com

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SALE SNAPSHOT



11,180 SF
Existing Building Area



\$2,250,000
Sale Price

\$201.25/SF
Sale Price

EXISTING PROPERTY SNAPSHOT



11,180 SF
Existing Building Area



1.18
Acres



1998
Year Built

SALE INFORMATION

Total Existing Building Area	11,180 SF
Sale Price	\$2,250,000
Sale Price/SF (Existing Building)	\$201.25/SF
Possession	Immediately
State Equalized Value (2026)	\$567,700
Assessed Value (2026)	\$567,700
Taxable Value (2026)	\$410,884
Real Estate Taxes	\$24,943.45
	Winter 2025 \$6,538.07
	Summer 2025 \$18,405.38

EXISTING PROPERTY INFORMATION

Total Existing Building Area	11,180 SF
Lot Size	1.18 Acres
Parcel Number	41-18-30-101-044
Year Built	1998
Parking	Ample On-site
Signage	Building & Pylon
Municipality	City of Kentwood
Zoning	FBC, Form Based Code

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REDEVELOPMENT SNAPSHOT



5,220 SF
Total Proposed Building



1.18
Acres



FBC
Zoning

REDEVELOPMENT INFORMATION

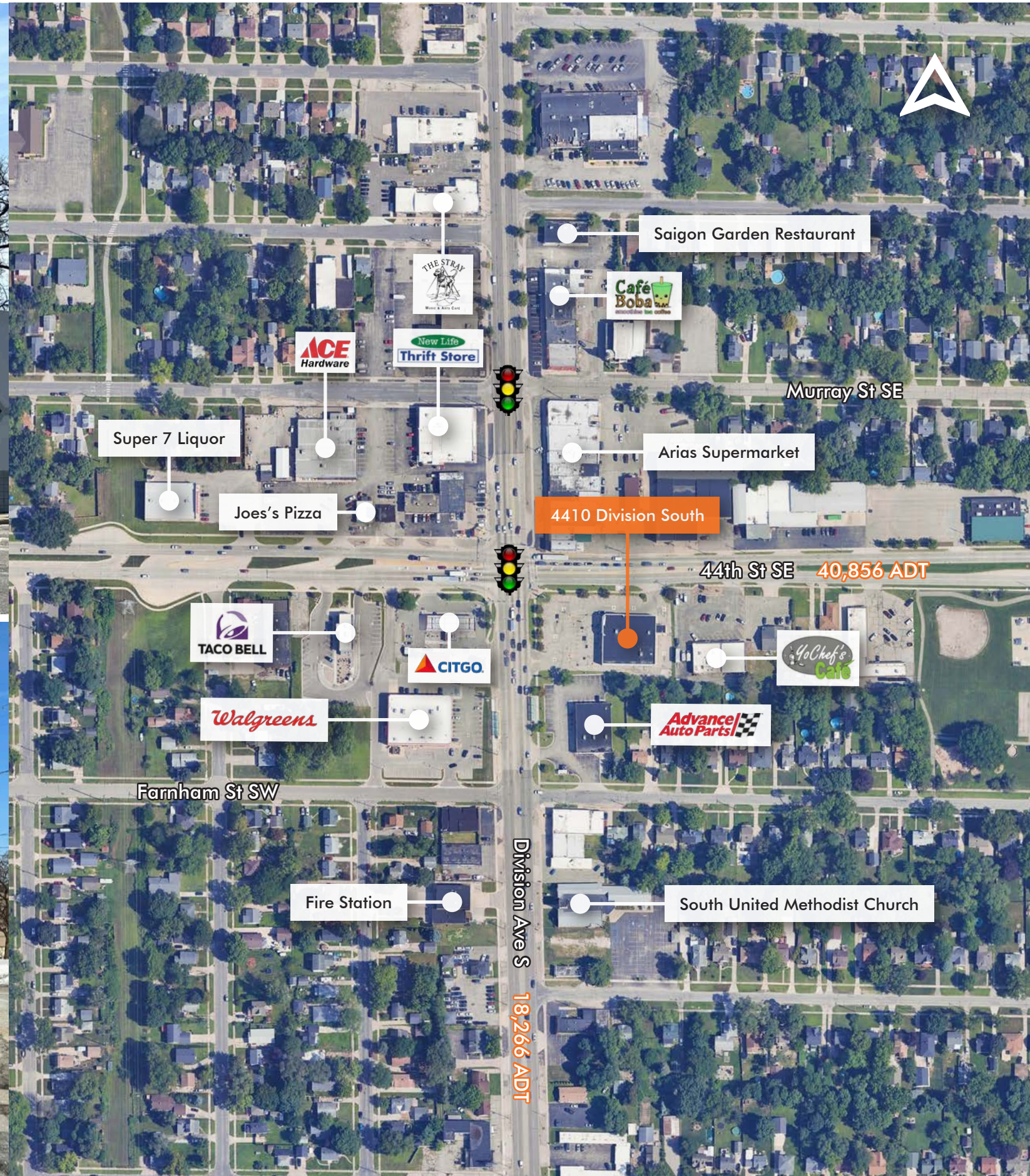
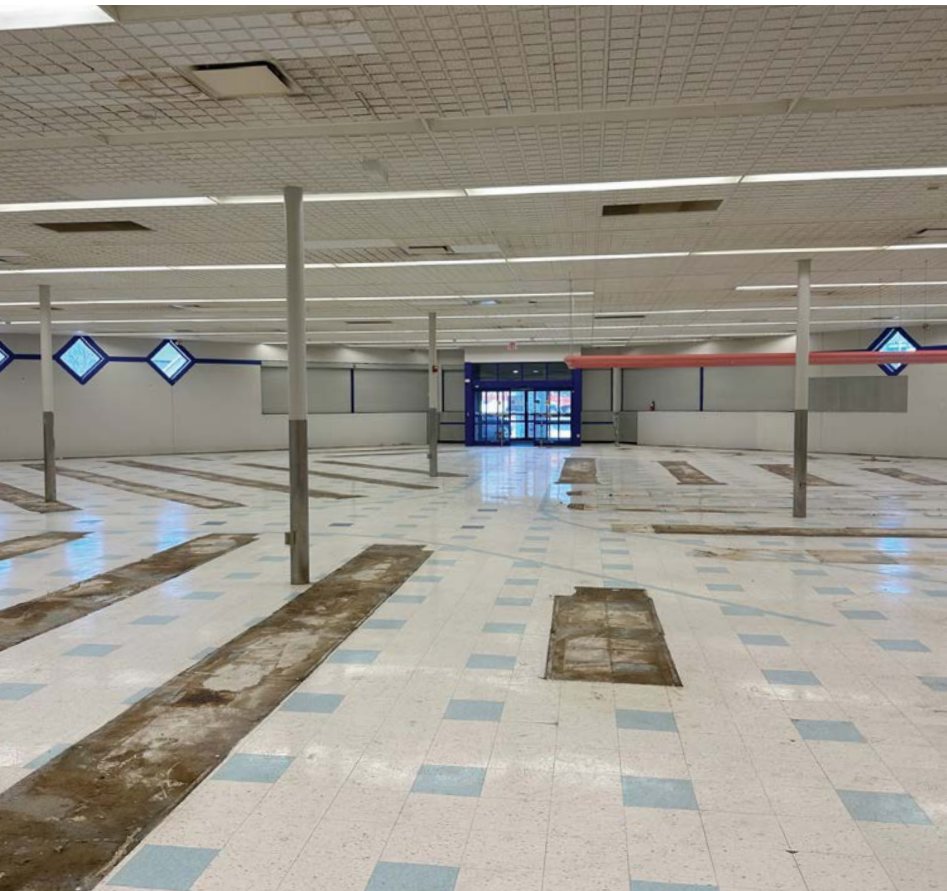
Total Proposed Building Area	5,220 SF
C Store Area	4,500 SF
Patio Area	720 SF
Lot Size	1.18 Acres
Pumps	8 (dual-sided)
Canopy Height	18'
Parking Spaces	20
Signage	Building & Pylon
Parcel Number	41-18-30-101-044
Municipality	City of Kentwood
Zoning	FBC, Form Based Code



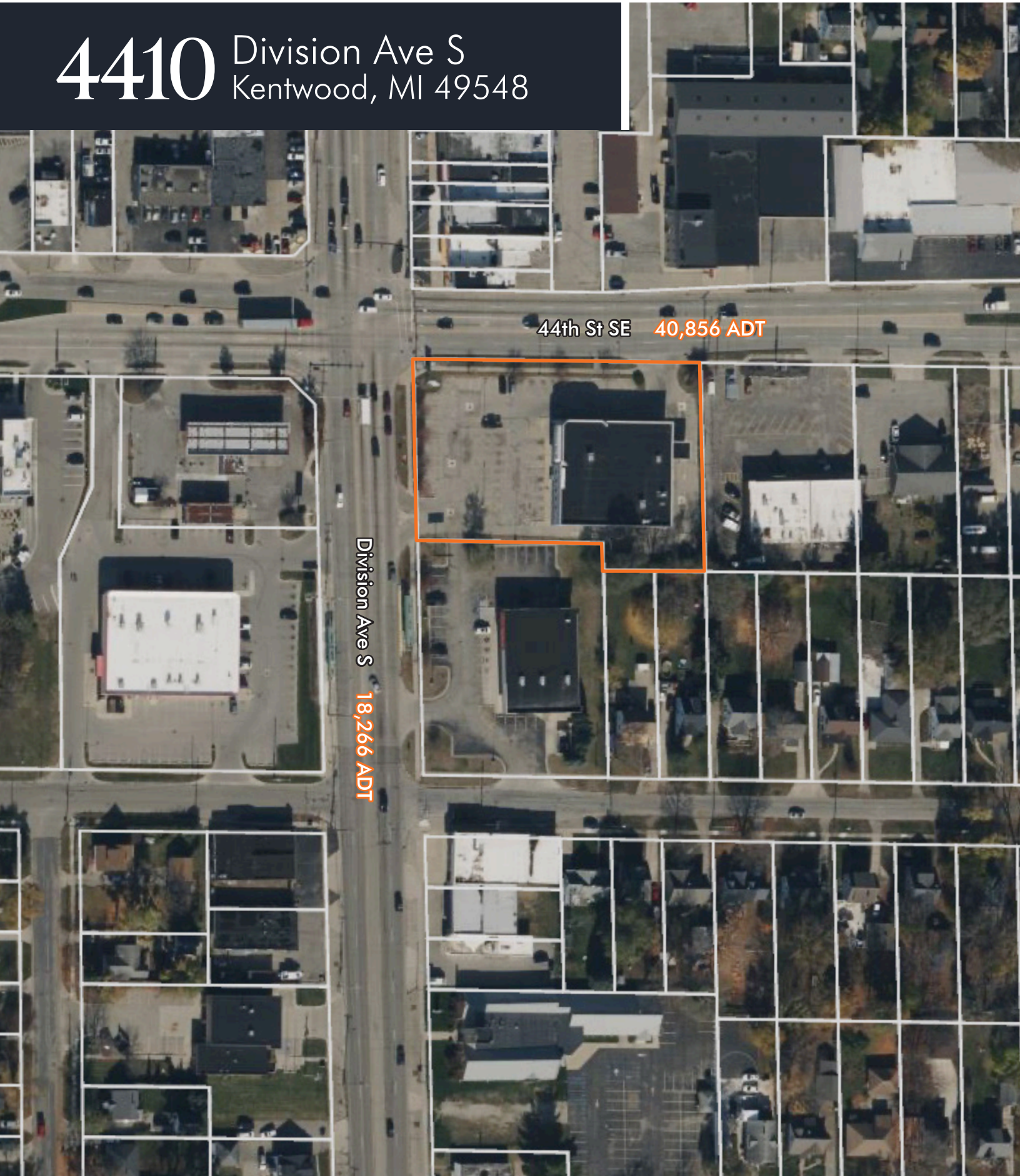
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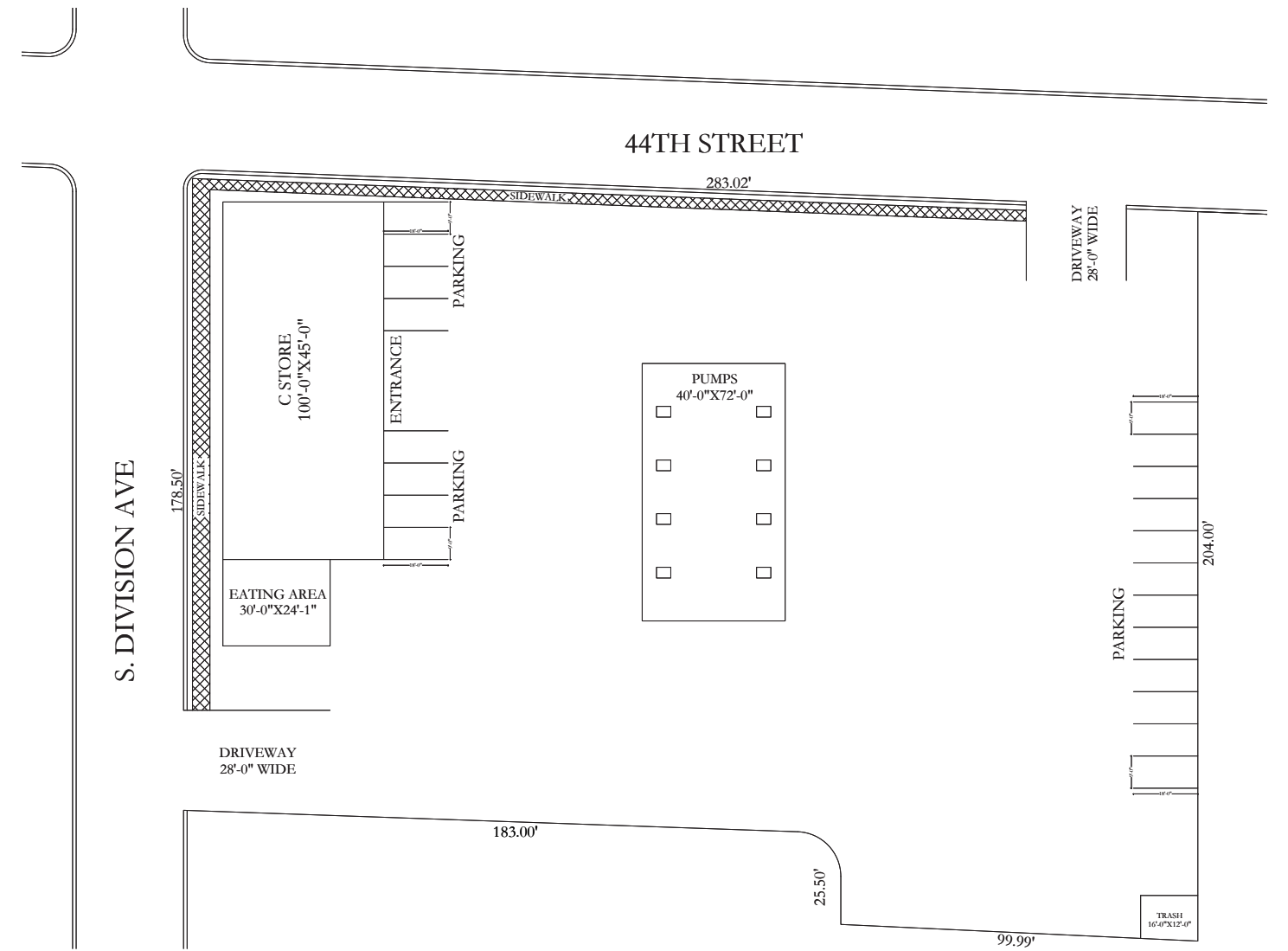
EXISTING BUILDING



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PROPOSED SITE PLAN



4410 Division Ave S

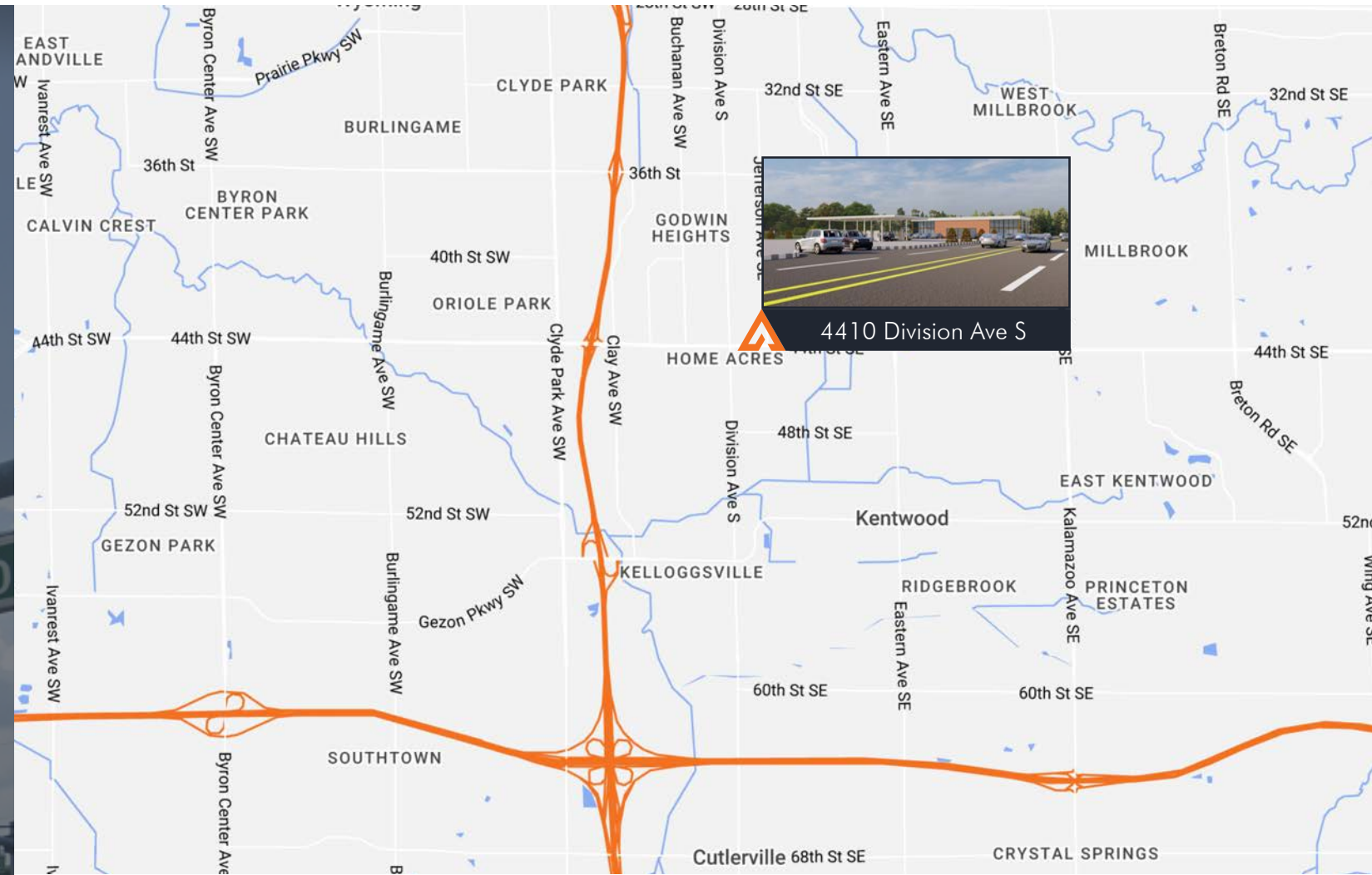
Kentwood, MI 49548

SITE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Total Population	11,170	105,979	256,203
 Median Age	35.3	35.6	35.4
 Total Households	4,189	40,689	97,936
 Median Income	\$65,159	\$70,479	\$74,043

AVERAGE DAILY TRAFFIC

 Total Vehicles	Along 44th 40,856	Along Division 18,266
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PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	6 miles
Gerald R. Ford International Airport	6 miles
Lansing	70 miles
Detroit	160 miles
Chicago	177 miles
Indianapolis	293 miles

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Mark.Ansara@AdvantageCRE.com



3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
www.AdvantageCRE.com
616 327 2800

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