

4735 Lake Michigan Dr Walker, MI 49534



901-1,752

SF For Lease



\$14.95-\$17.95

Lease Rate/SF



NNN

Lease Type

FOR LEASE

Two versatile suites available for lease along Lake Michigan Drive. Both suites have been recently updated, offering excellent visibility along Lake Michigan Drive, which sees 28,568 vehicles per day. The building offers ample on-site parking and multiple points of ingress/egress on a hard corner, as well as pylon and building signage. The property is located directly across from Meijer, with surrounding retailers including Chick-fil-A, Starbucks, Walgreens, Chow Hound, Panera Bread, Jimmy John's, Aldi, and many more.

CONTACT

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LEASE SNAPSHOT



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NNN
Lease Type

BUILDING SNAPSHOT



10,758 SF
Total Building



1.40
Acres



2000
Year Built

LEASE INFORMATION

Available Suite	B	D
Available Area	1,752 SF	901 SF
Lease Rate	\$17.95/SF	\$14.95/SF
Base Rent/Month	\$2,620.70	\$1,122.50
Est. NNN Expenses	\$5.00/SF	\$5.00/SF
Total Rent/Month	\$3,350.70	\$1,497.91
Date Available	8/31/2026	7/21/2026
Lease Type	NNN	
Lease Term	36+ months	
Lessor Pays	Roof and Structural	
Lessee Pays	All expenses including but not limited to: utilities, refuse and snow removal, taxes and insurance, mechanical systems and building/grounds maintenance.	

BUILDING INFORMATION

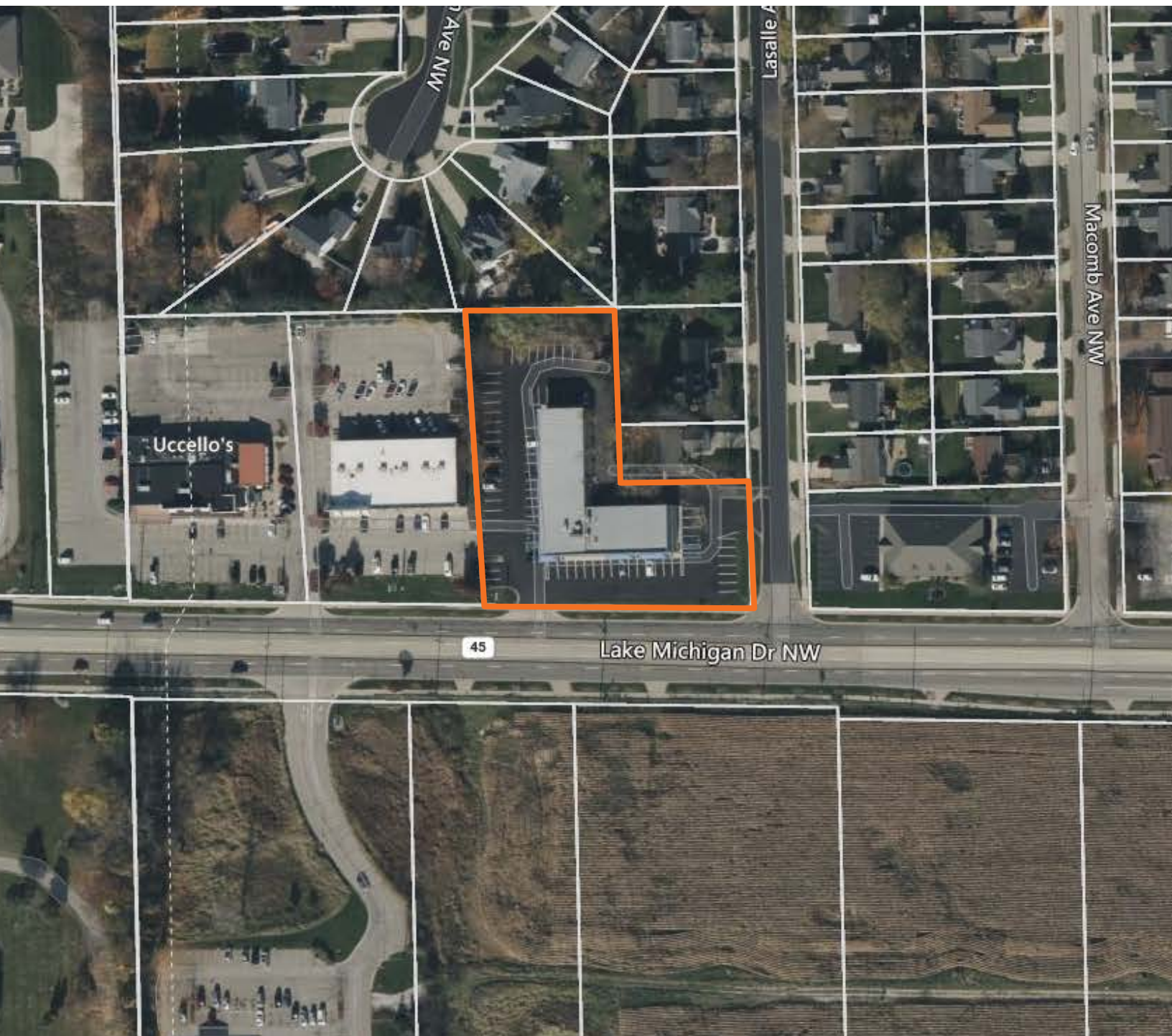
Total Building SF	10,758 SF
Lot Size	1.40 Acres
Parcel Number	41-13-19-351-041
Year Built	2000
Construction	Cinder block
Parking	Ample, on-site
Signage	Pylon & building
Municipality	City of Walker
Zoning	C1, Commercial

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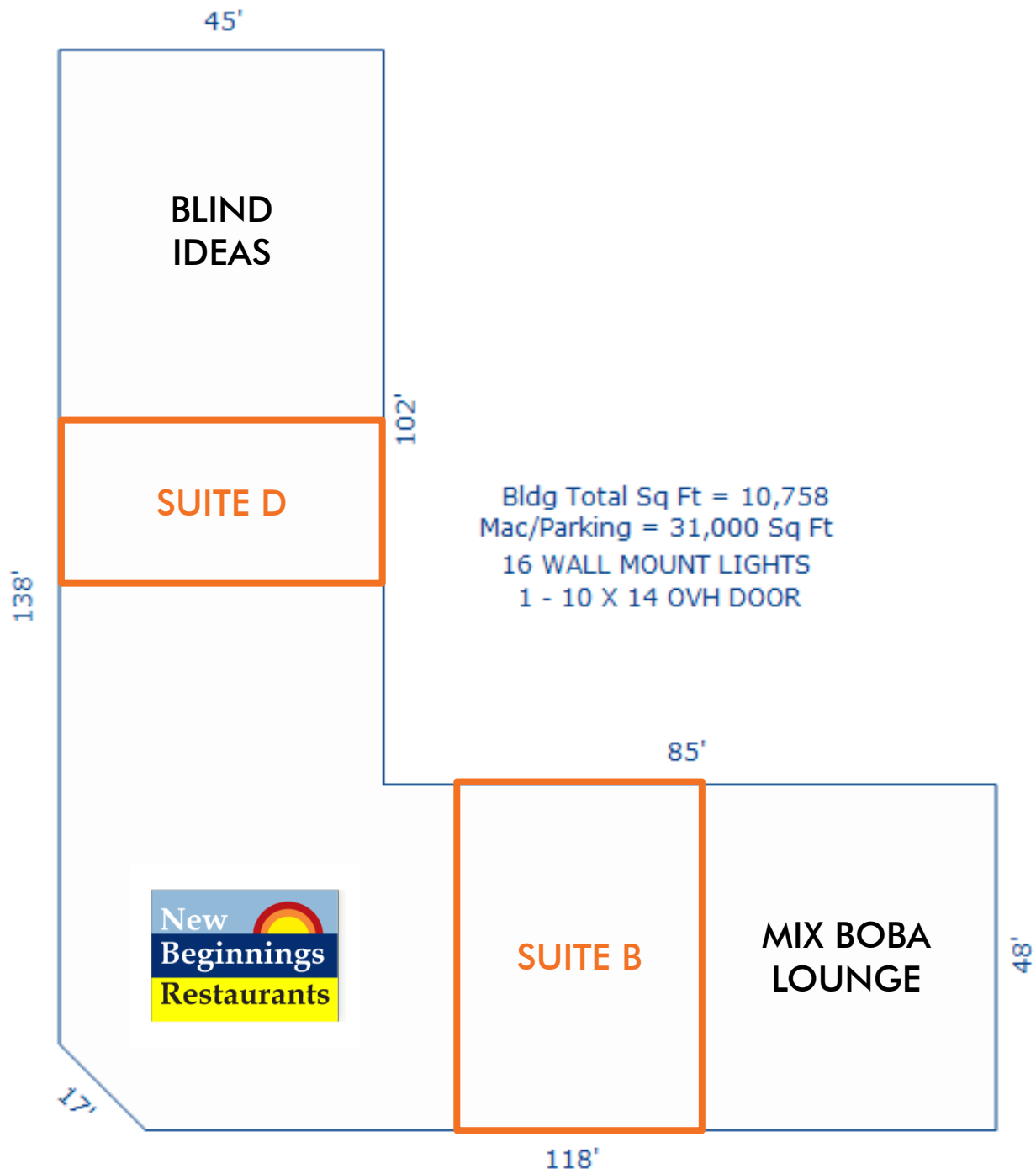
SUITE B

SUITE D

PARCEL MAP



FLOOR PLAN



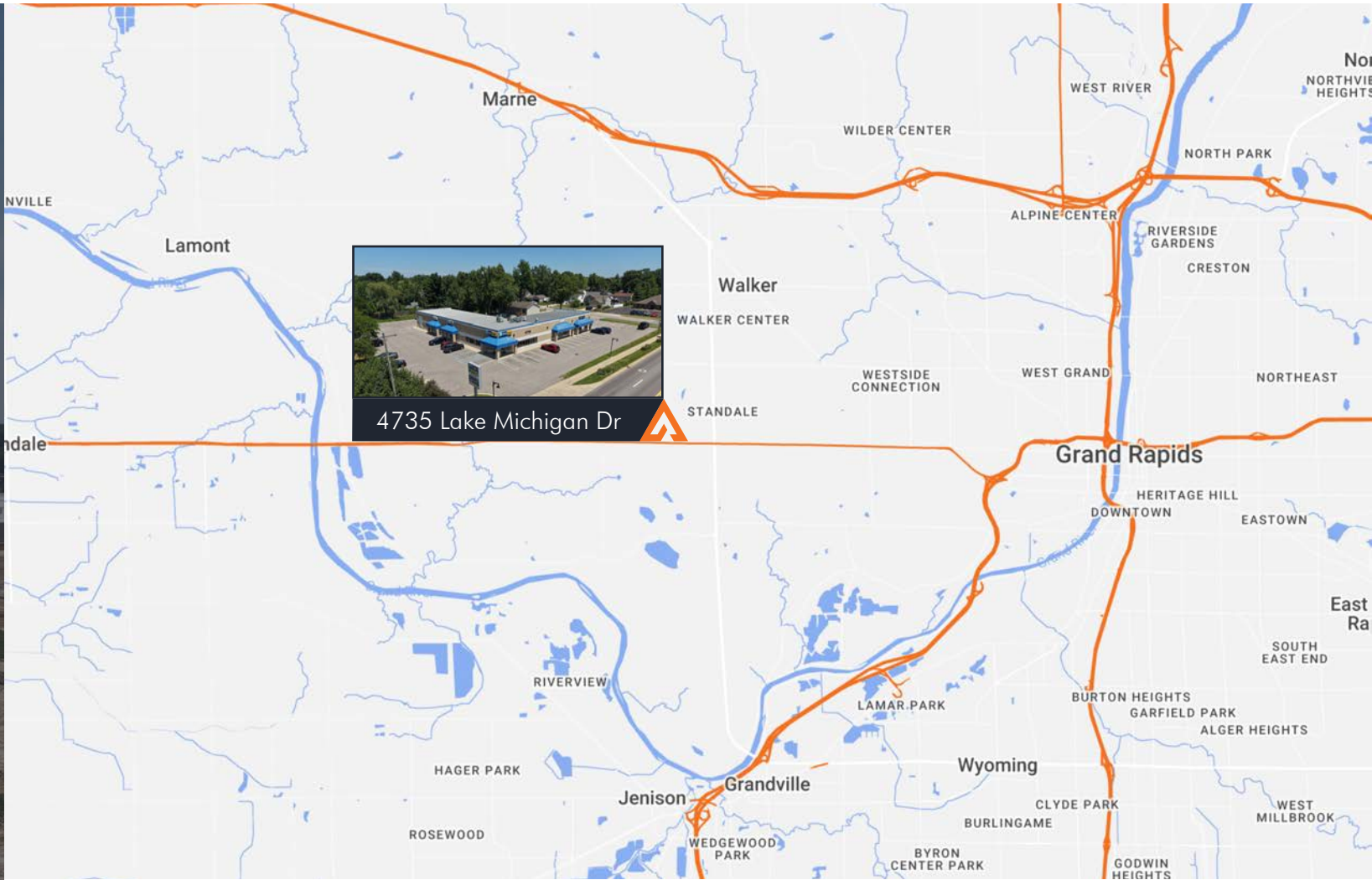
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SITE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Total Population	5,161	28,586	91,404
 Median Age	37.2	39.5	36.5
 Total Households	2,065	12,204	37,174
 Median Income	\$80,838	\$87,088	\$82,980



PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids	7 miles
Gerald R. Ford International Airport	19 miles
Lansing	74 miles
Detroit	164 miles
Chicago	176 miles
Indianapolis	262 miles

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