

For Lease

Retail



6675 Broadmoor Ave SE

Caledonia, MI, 49316

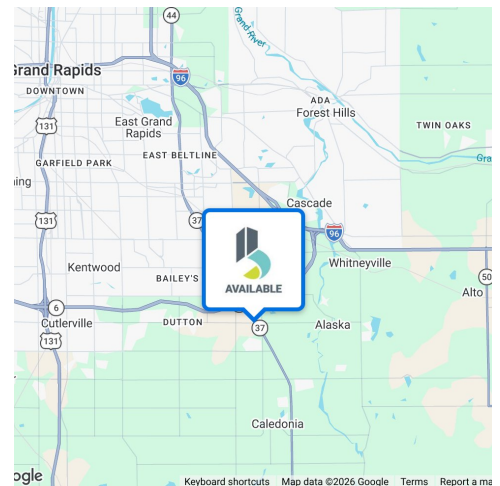
Proposed build-to-suit opportunity along the M-37/Broadmoor Avenue corridor in Caledonia. The development offers approximately 1,300–2,700 SF of planned retail, service or office space, with the ability to tailor the final suite configuration and building specifications to a qualified tenant.

The site provides exposure along a primary north-south corridor connecting Caledonia with the Grand Rapids metropolitan area and is positioned near the 68th Street intersection, surrounding residential neighborhoods and major area employers. Proposed plans contemplate a modern multi-tenant building with convenient on-site parking and prominent building signage.

Highlights

- Proposed build-to-suit retail, service or office space
- Approximately 1,300–2,700 SF available
- Flexible suite configurations based on tenant requirements
- Exposure along M-37/Broadmoor Avenue near the Broadmoor Avenue and 68th Street intersection
- Proposed modern multi-tenant building
- Building signage opportunities
- Convenient on-site parking

Lease Rate	\$32.00 SF/YR
Available SF	1,300-2,700 SF



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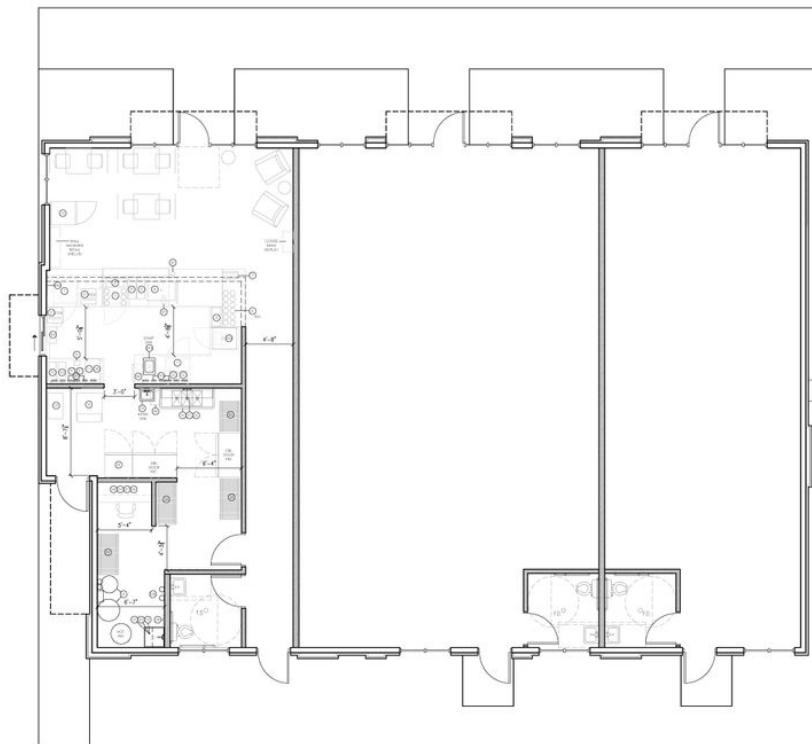
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Aerial Map

6675 Broadmoor Ave SE, Caledonia, MI 49316

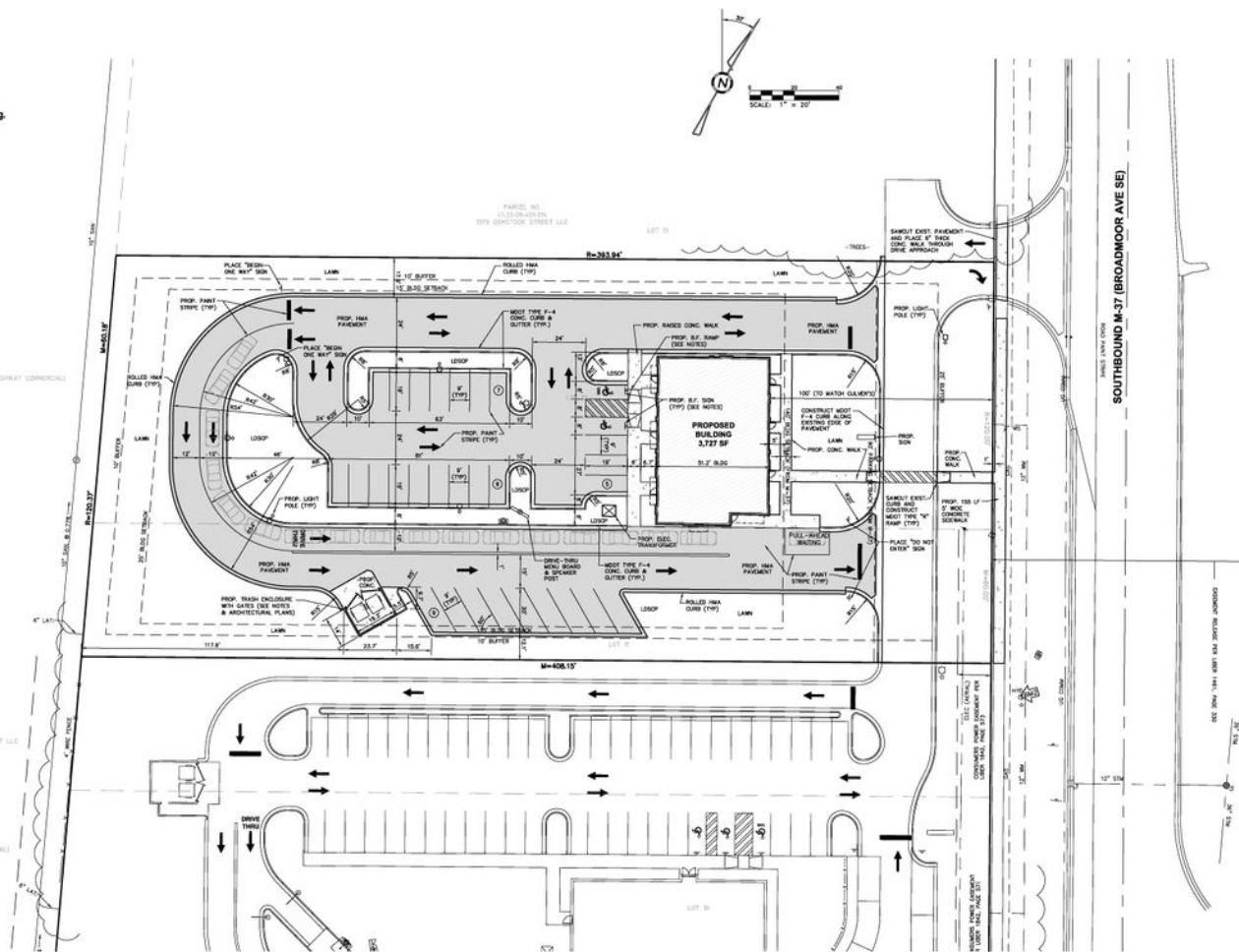


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<u>DATE</u>	<u>FOR REVIEW</u>	<u>DESCRIPTION</u>
7-28-73	FOR SIX YEAR RETURN.	
9-20-73	RECEIVED NEW TRANSFER ORDER	
10-26-73	INFORMED FOR SIX YEAR RETURN.	

SHOW FOR COLLECTIONS

PROPOSED SITE IMPROVEMENTS FOR:	East County	Michigan
Broadmoor Commercial		
SITE LAYOUT PLAN		
(For)	Architectural Concepts	46505
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VENTURE
ENGINEERING, PLLC

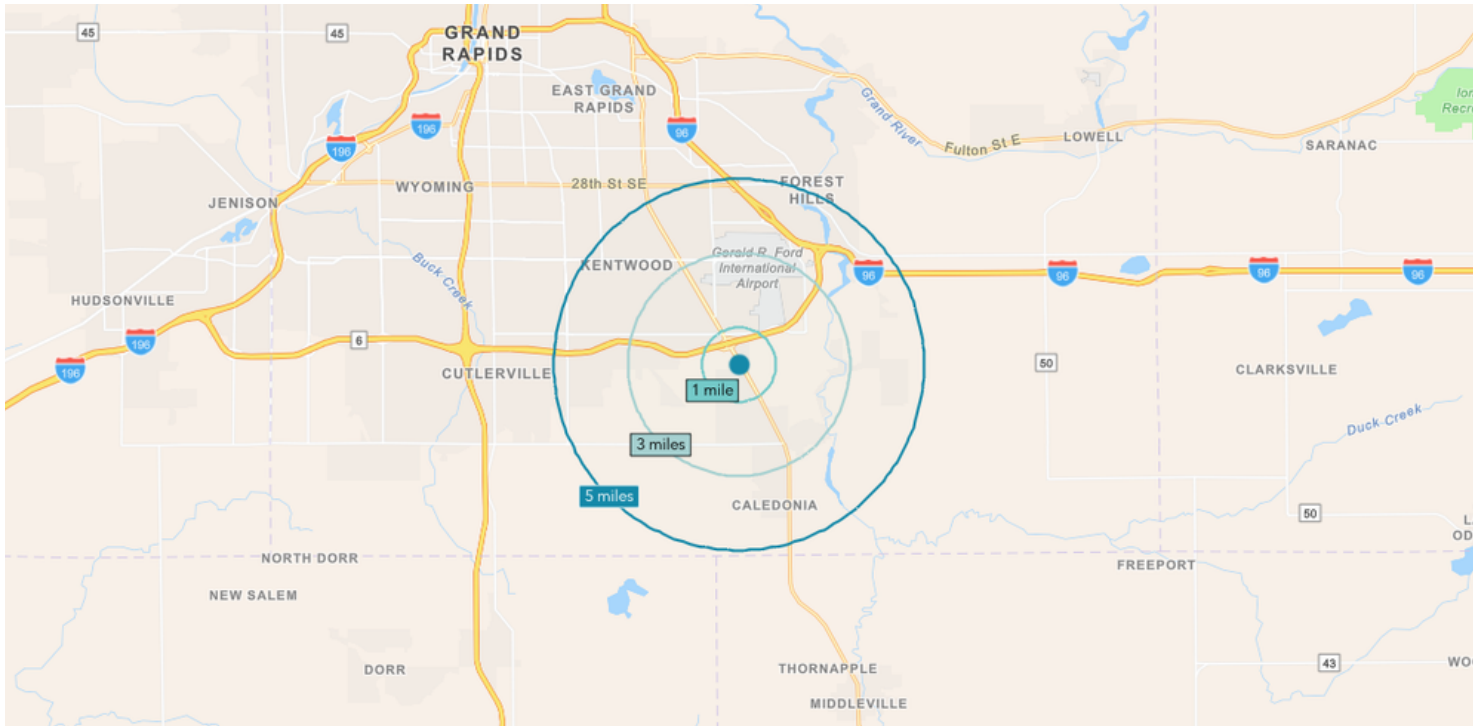
8515 Regentat Dr. SW
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PROJECT NO.	20132
DRAWN BY:	JAC
CHECKED BY:	JMB
DATE:	03/08/21
SHEET NO.	C1

NOT FOR CONSTRUCTION

Demographics

6675 Broadmoor Ave SE, Caledonia, MI 49316



Demographics

	1 Mile	3 Miles	5 Miles
Total Population	2,209	15,504	62,279
Average Age	23.3	35.9	37.6
Average Age (Male)	21.6	32.6	35.2
Average Age (Female)	24.5	36.5	38.1
Total Households	520	5,516	23,949
# of Persons per HH	2.84	2.63	2.55
Average HH Income	\$80,214	\$146,222	\$130,629
Average House Value	\$165,242	\$394,038	\$393,293