



PANTHEON
COMMERCIAL

LEASE MARKETING PACKAGE



MULTI-TENANT RETAIL CENTER • FOR LEASE

1101 S Beacon Boulevard

90,450 SF Shopping Center • US-31 Retail Corridor • Grand Haven, Michigan

LEASING INQUIRIES

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PANTHEON COMMERCIAL, LLC

An established retail destination on the US-31 corridor.

90,450	11	41,572	4,400
TOTAL BUILDING SF	SUITES	DAILY TRAFFIC (VPD)	AVAILABLE SF

1101 S Beacon Boulevard (Beacon Square) is a multi-tenant retail and service center positioned on US-31, Grand Haven's primary north-south commercial artery. The property combines a community-scale anchor lineup with small-shop suites well suited to boutique retail, service, and food uses. The center benefits from daily traffic tied to Grand Haven's year-round residents plus the Lake Michigan tourist draw that swells the trade area every summer.

KEY FACTS

ADDRESS

1101 S Beacon Boulevard

CITY / STATE

Grand Haven, Michigan

BUILDING SIZE

90,450 SF

SUITES

11 total

CORRIDOR

US-31 / S Beacon Blvd

TRAFFIC COUNT

41,572 VPD (S Beacon Blvd)

USE TYPES

Retail, Restaurant, Service

PARKING

250+ spaces

CO-TENANCY

Rivers Ace Hardware (24,042 SF anchor) · CareLinc Medical · Trinity Health Urgent Care · Trinity Health at Home · Four Pointes Senior Wellness · Rent-A-Center · OG Pizza & Sub Shop · Tahiti Tan

Available Suites

Three small-shop suites on the west end of the center — each addressable from the Beacon-facing storefront elevation. Suites 1003-A and 1003-B can be leased individually or combined as a single 3,200 SF endcap.

SUITE	SIZE	NOTES
<p>1003-A</p> <p><i>West endcap, small-shop</i></p>	<p>1,600 SF</p>	<p>Leases individually or combined with 1003-B</p>
<p>1003-B</p> <p><i>Inline, small-shop</i></p>	<p>1,600 SF</p>	<p>Leases individually or combined with 1003-A</p>
<p>1003</p> <p><i>Combined endcap (1003-A + 1003-B)</i></p>	<p>3,200 SF</p>	<p>Single-user configuration available</p>
<p>1013</p> <p><i>Inline, small-shop</i></p>	<p>1,200 SF</p>	<p>Well positioned between anchors and neighboring retail</p>

Delivery condition is deal-dependent. Tenant improvement allowance negotiated on a deal-by-deal basis.

Property

On-site views of the S Beacon Boulevard frontage, anchor elevation, and storefront strip.



WEST-END STOREFRONT STRIP · S BEACON BLVD FRONTAGE



CARELINC ANCHOR ELEVATION



ACE HARDWARE & RENT-A-CENTER



WEST-END SHOPS



PARKING FIELD & CENTER

Grand Haven, Michigan.

Grand Haven is a year-round Lake Michigan beach community on the West Michigan coast, about 30 minutes west of Grand Rapids and 2.5 hours from Chicago via I-196. The city's permanent population roughly doubles during the summer tourist season, with Grand Haven State Park, the Musical Fountain, and the downtown waterfront drawing regional visitors Memorial Day through Labor Day.

01

US-31 CORRIDOR

Positioned directly on S Beacon Blvd / US-31 — 41,572 vehicles per day — the region's primary retail and commuter artery connecting Holland, Grand Haven, Muskegon and Grand Rapids.

02

CENTRAL TO GRAND HAVEN

Within the heart of Grand Haven's primary commercial spine — a short drive from downtown, the waterfront, residential neighborhoods, and the region's employment base.

03

RESORT DEMAND

Summer tourism lifts sales at Grand Haven retailers well above national benchmarks for markets of similar resident population — a meaningful tailwind for restaurant and specialty retail.



Trade Area Snapshot

Grand Haven anchors a trade area that blends stable, year-round West Michigan households with seasonal residents and a high volume of summer tourists. Updated 1-, 3- and 5-mile demographic reports and US-31 traffic counts are available on request.



Figures are approximate estimates based on publicly available Census / ACS data for Grand Haven city and surrounding Ottawa County communities. Ottawa County median household income indexes above the Michigan average. A formal STI demographic report will accompany LOI discussions.

WHY THE NUMBERS MATTER

A DAILY-NEEDS DEMAND

Households within a 5-minute drive look to this corridor for groceries, hardware, medical, and service retail — generating consistent weekday footfall even in shoulder seasons.

B SEASONAL UPLIFT

Summer visitation materially lifts restaurant, apparel, and specialty retail sales. Operators who can flex staffing to summer peaks consistently outperform.

C INCOME PROFILE

Ottawa County median household income indexes above the Michigan average, supporting premium and mid-market positioning in food & beverage and specialty retail categories.

Lease Terms

Summary of the deal points framing a new lease at 1101 S Beacon.

ASKING RATE	\$13.95 / SF	<i>Base rent; structured to match tenant covenant and deal size.</i>
NNN / CAM + TAX	\$2.36 / SF (estimate)	<i>Current estimate; reconciled annually.</i>
TERM	3-5+ Years	<i>Longer terms and renewal options are welcomed.</i>
DELIVERY	Deal-dependent	<i>Condition and landlord work negotiated per deal; as-is, demo, or white-box scenarios possible.</i>
EXCLUSIVES	Subject to review	<i>Existing co-tenants hold certain use protections; broker will confirm per proposed use.</i>

NEXT STEPS

Reach out with a short use narrative and preferred suite. 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 1101 S Beacon.



LISTING BROKER

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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.