

LEASE

RETAIL



430 MONROE AVE.



430 MONROE AVE., GRAND RAPIDS, MI 49503

PROPERTY OVERVIEW

Located on the ground level of Perrigo's North American Corporate Headquarters in Downtown Grand Rapids and adjacent to both The Doug Meijer Medical Innovation Building and The Michigan State University Research Center, this retail offering is designed to not only serve this trio of properties that make up Grand Rapids Innovation Park (GRIP) but also the hospitals, surgery centers, neighboring buildings, apartments and condos in the immediate proximity. This location is perfect for those wanting to serve the needs of those close by. Ideal tenants could include a deli, coffee shop, grab-and-go snack shop, full-service restaurant and/or taproom/ brew house.

PROPERTY HIGHLIGHTS

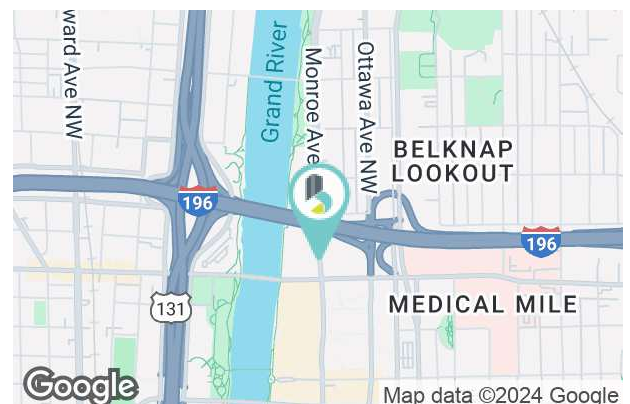
- Up to 2,736 square feet available
- Brand new construction
- Western anchor of Grand Rapids' "Medical Mile"
- Located at the I196 and US 131 interstate exchange
- Onsite parking for tenants & guests in the adjacent public parking garage
- NNN estimates: \$7.58 PSF

LEASE RATE

\$26.71 SF/YR (NNN)

Available SF:

1,013 - 2,736 SF



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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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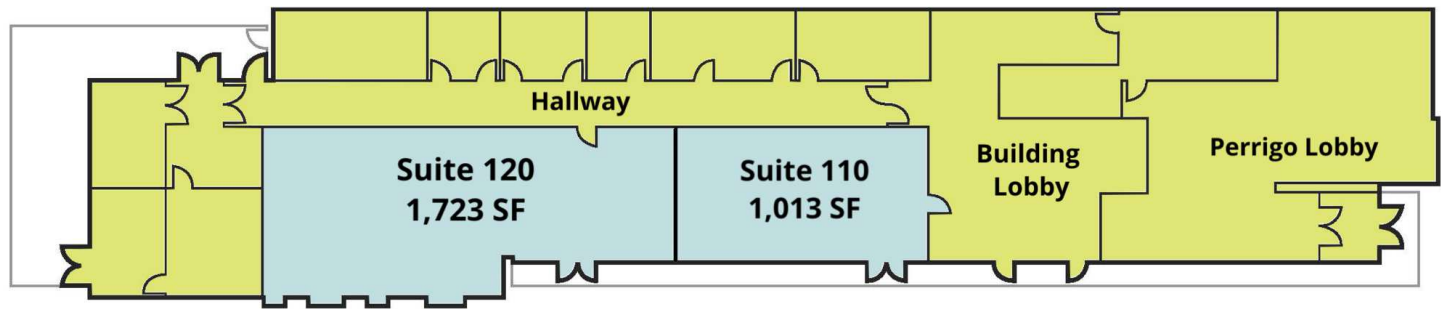
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AVAILABLE SPACES

	SUITE	SIZE	TYPE	RATE
■	100	2,736 SF	NNN	\$26.71 SF/yr
■	110	1,013 SF	NNN	\$26.71 SF/yr
■	120	1,723 SF	NNN	\$26.71 SF/yr

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TARGET CUSTOMERS

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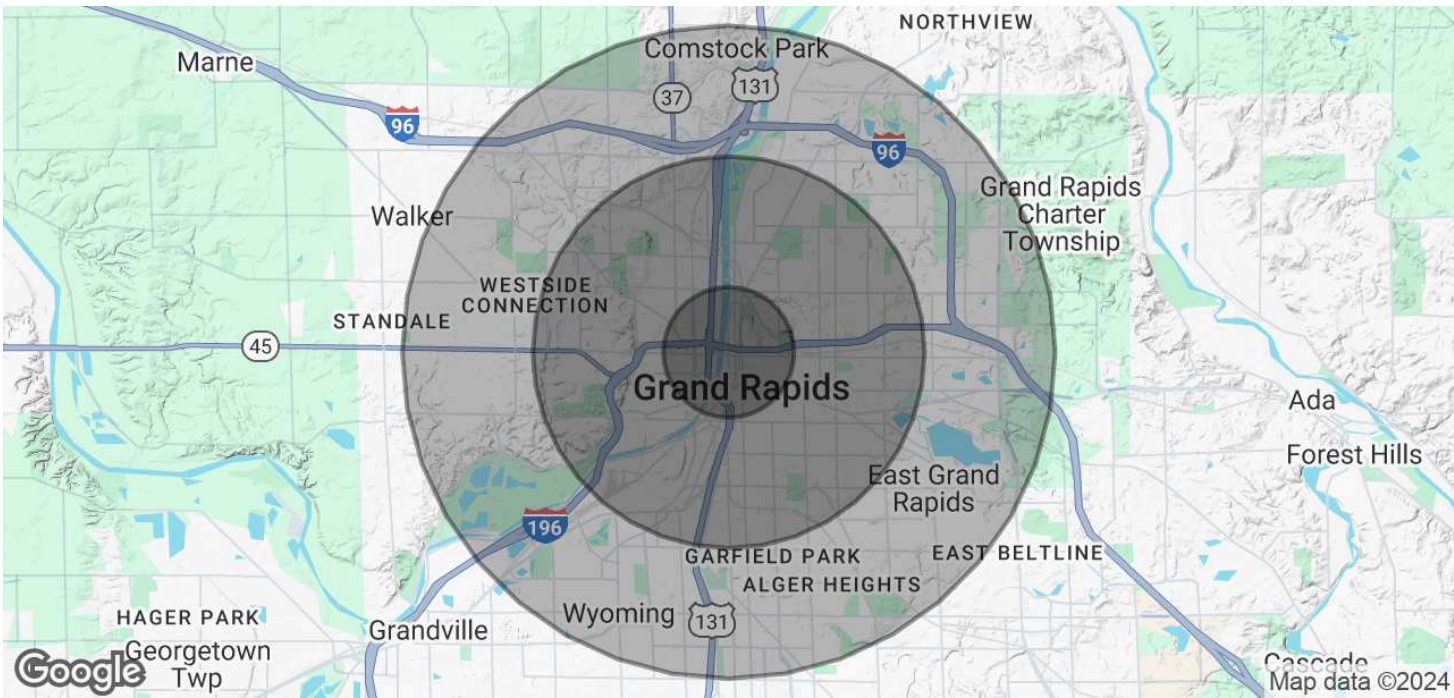


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,305	137,386	259,738
Average Age	30.1	31.9	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,457	52,298	99,669
# of Persons per HH	2.18	2.54	2.53
Average HH Income	\$73,380	\$68,217	\$73,901

* Demographic data derived from 2020 ACS - US Census

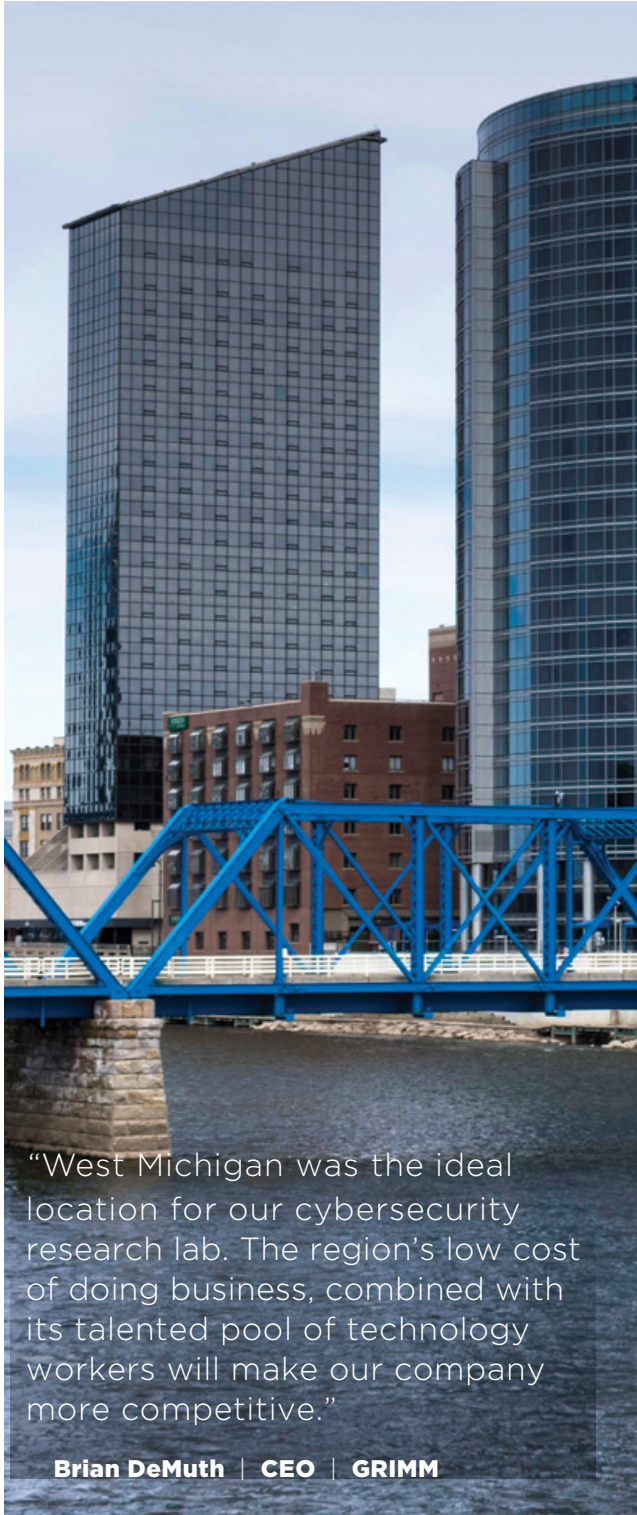
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“West Michigan was the ideal location for our cybersecurity research lab. The region’s low cost of doing business, combined with its talented pool of technology workers will make our company more competitive.”

Brian DeMuth | CEO | GRIMM

WELCOME TO WEST MICHIGAN

HOME TO ONE OF THE FASTEST GROWING ECONOMIES IN THE U.S.

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it is no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for advanced manufacturing, life science and medical devices, food processing, and technology.

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WEST MICHIGAN BY THE NUMBERS

13-COUNTY REGION
POPULATION DATA

1,606,562
POPULATION

36.9
MEDIAN AGE

584,482
HOUSEHOLDS

832,429
LABOR FORCE

85,483
COLLEGE
ENROLLMENT

DATA SOURCES: Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

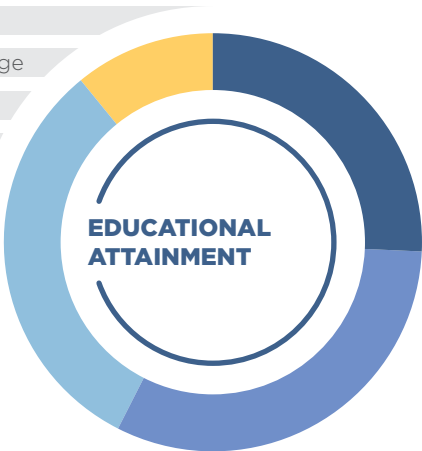
COLLEGES & UNIVERSITIES	ENROLLMENT
Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendall College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges & Universities	1,566
Total	85,483

DATA SOURCE: The Right Place, Inc.

#1

Top States for Auto Manufacturing Jobs – Michigan
Bureau of Labor Statistics

- 25.7% Bachelor's or Higher
- 31.8% Associate/Some College
- 31.6% High School Diploma
- 10.9% Other



DATA SOURCE: US Census Bureau ACS

STEM DEGREE COMPLETIONS	COMPLETIONS
Science (Life & Physical)	1,426
Technology	659
Engineering	1,107
Mathematics	190
Health Sciences	3,769

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DATA SOURCE: EMSI