

# For Lease

Retail/Office



## 1059 Wealthy St. SE

Grand Rapids, MI, 49506

Embrace the chance to elevate your business in the vibrant Wealthy Street district. Our ground-level office/retail unit in an eco-conscious building offer the ideal mix of community charm and prime location convenience. It's the perfect setting for businesses poised to stand out.

### Highlights

- Competitive CAM: 2026 CAM estimate is \$4.96/sf/year.
- Convenient Parking: 23 FREE Parking spots available within one block
- Prime Retail Corridor: Located in the heart of the Wealthy Street Business District
- Proximity to Downtown: Enjoy all the downtown perks without the CBD parking hassles
- Flexible Zoning: Situated in a modern, energy-efficient mixed-use development built in 2016
- Office furniture maybe available for 2nd floor Suite

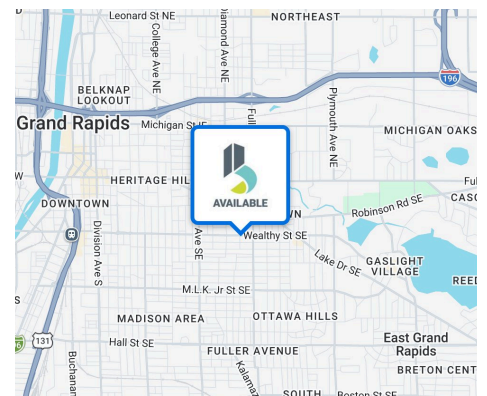
**Lease Rate** \$16.50-20.00 SF/YR (NNN)

**Available SF** 1,192-4,480 SF

**CAM(2026):** \$4.96/SF

**Lot Size:** 0.75 Acres

**Building Size:** 26,000 SF



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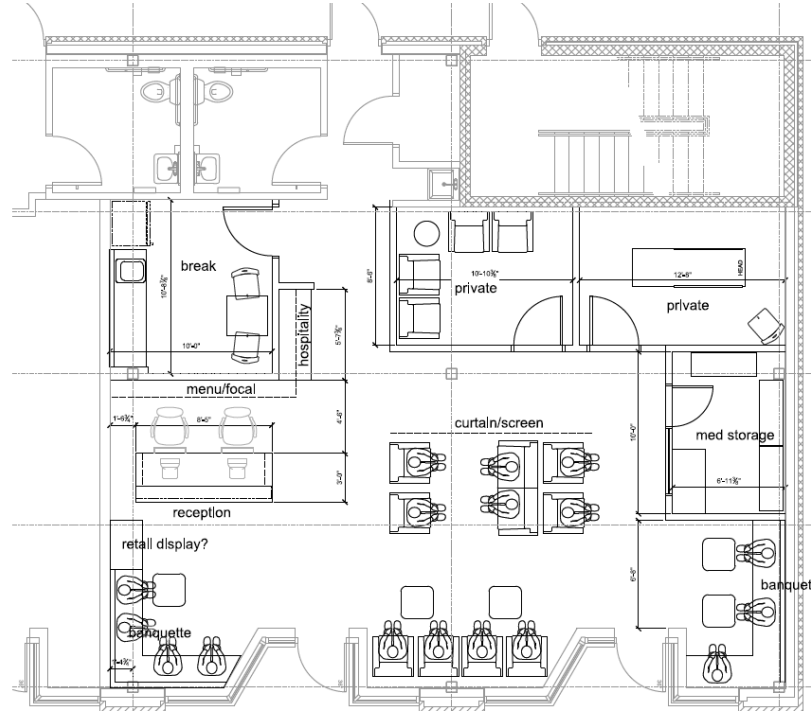
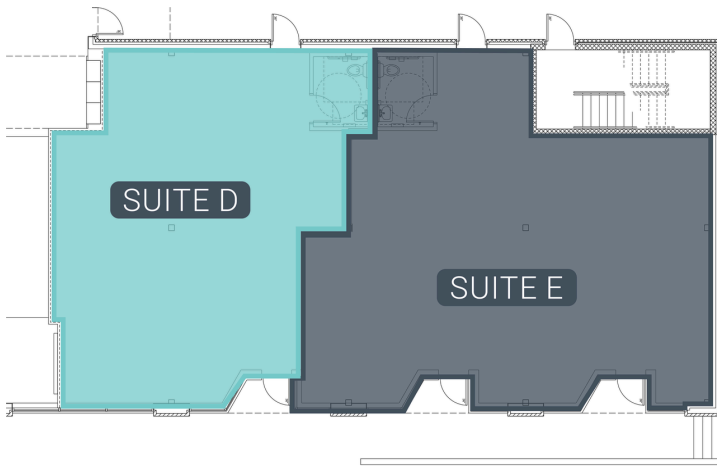
# Exterior Photos

1059 Wealthy St. SE, Grand Rapids, MI 49506



# Floor 1

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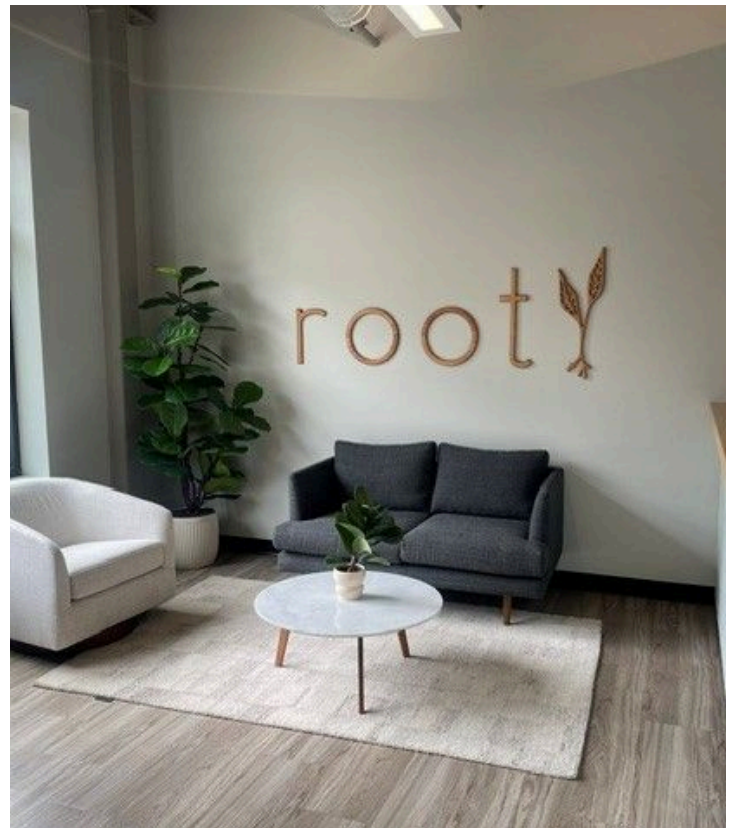
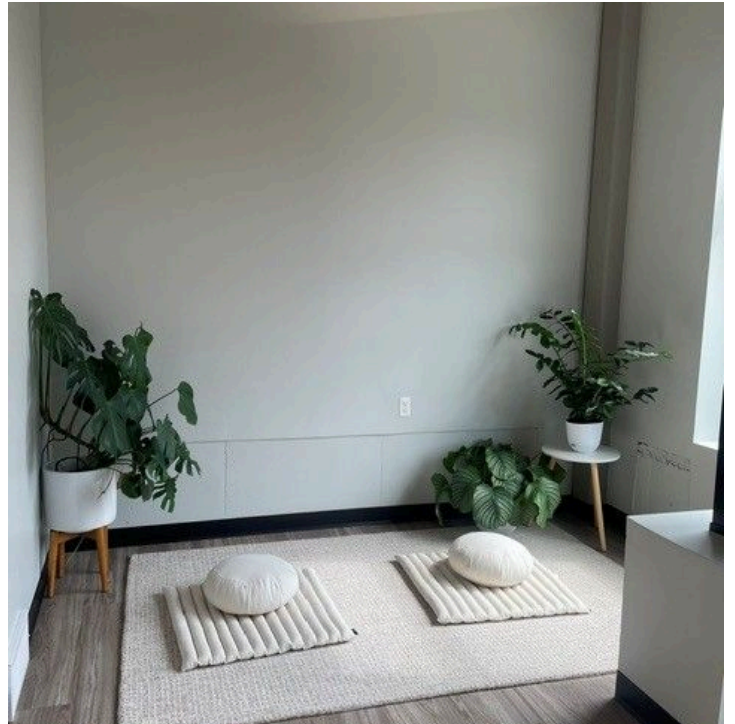


**Suite E**

Suite	Size	Lease Type	Lease Rate
Suite D	1,192 SF	NNN	\$16.50/SF/Year
Suite E	1,370 SF	NNN	\$16.50/SF/Year
Suite D & E	2,562 SF	NNN	\$16.50/SF/Year

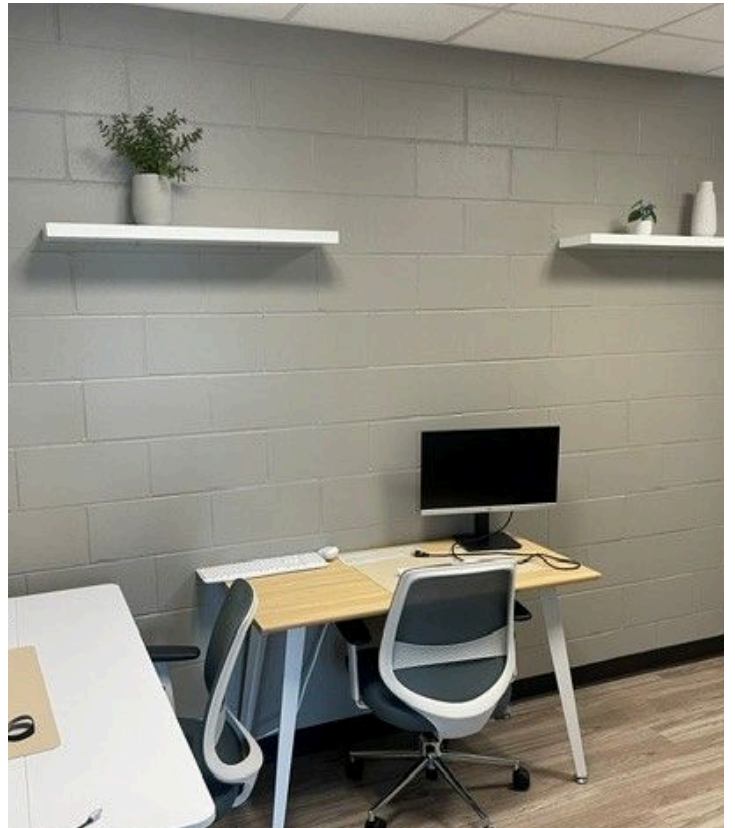
# Suite D

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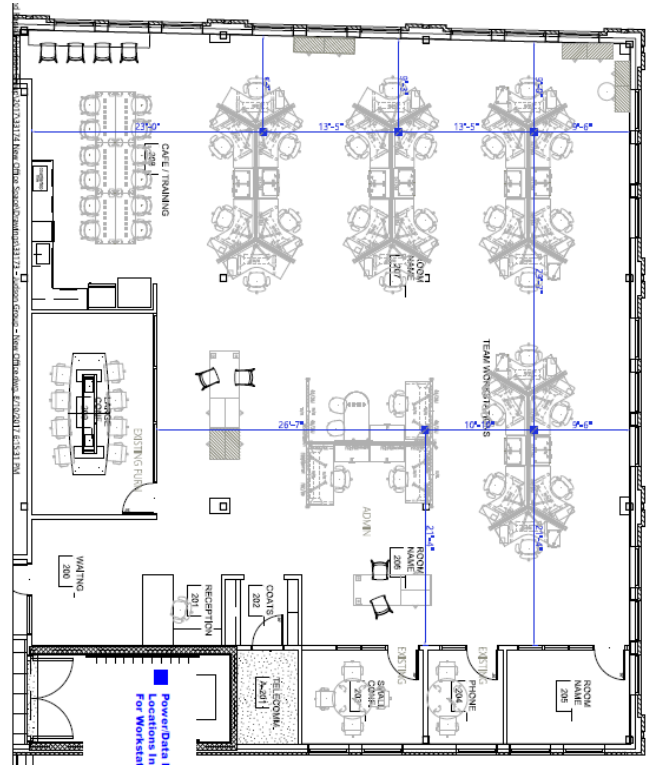
# Suite D

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# Floor 2

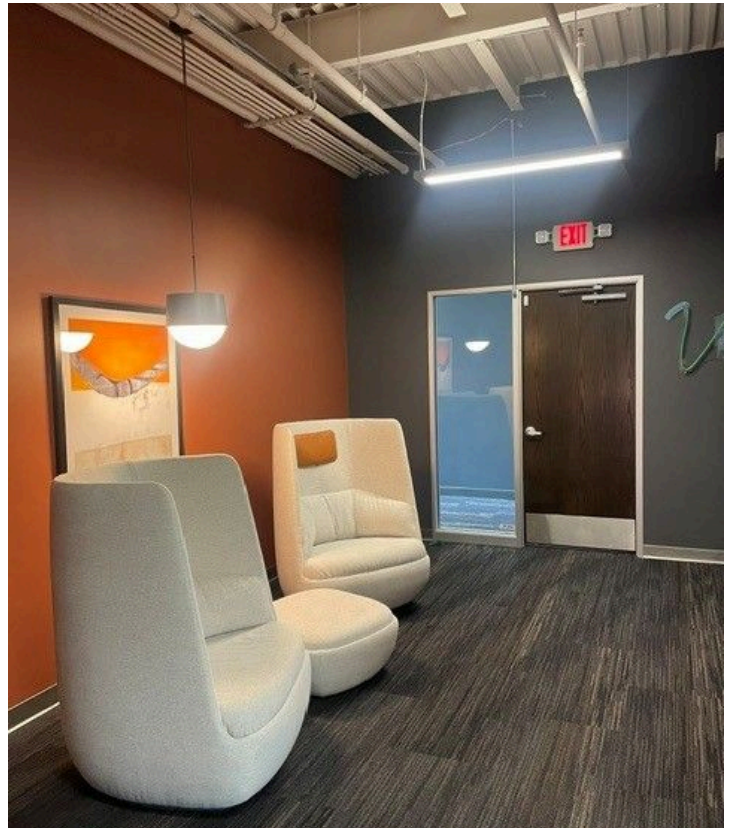
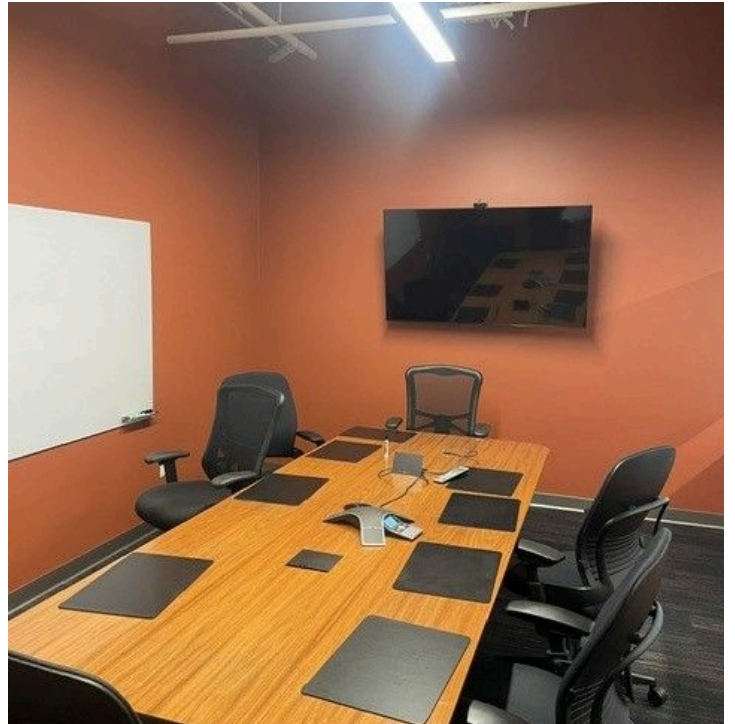
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Suite	Size	Lease Type	Lease Rate
Suite 201	4,480 SF	NNN	\$20.00/SF/Year

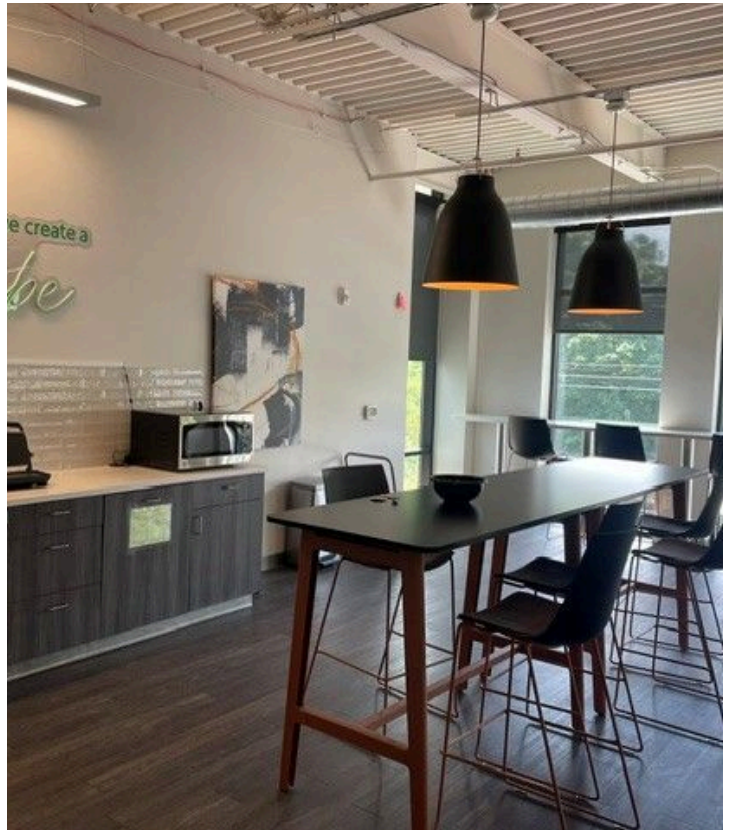
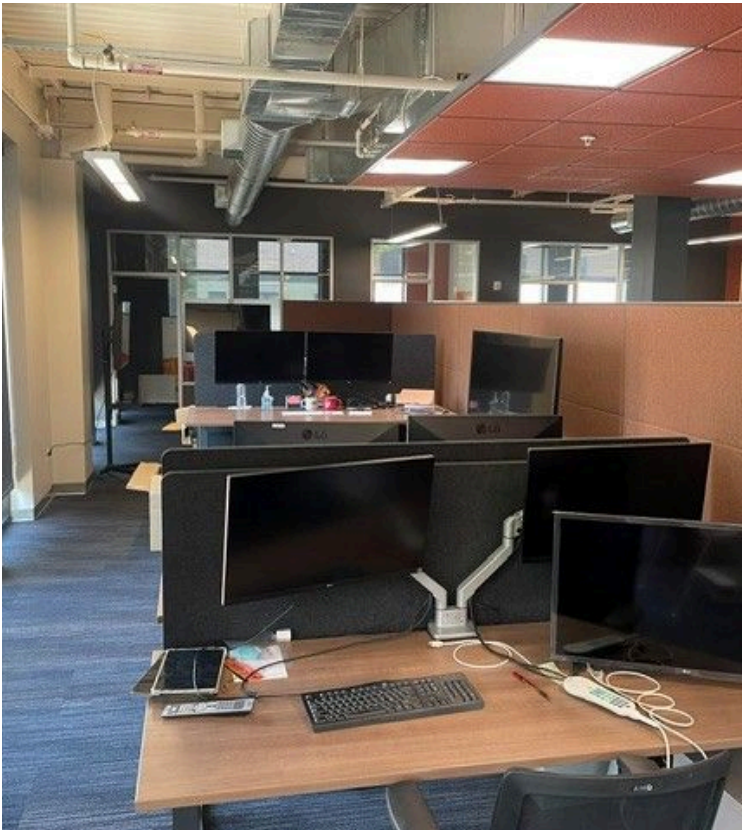
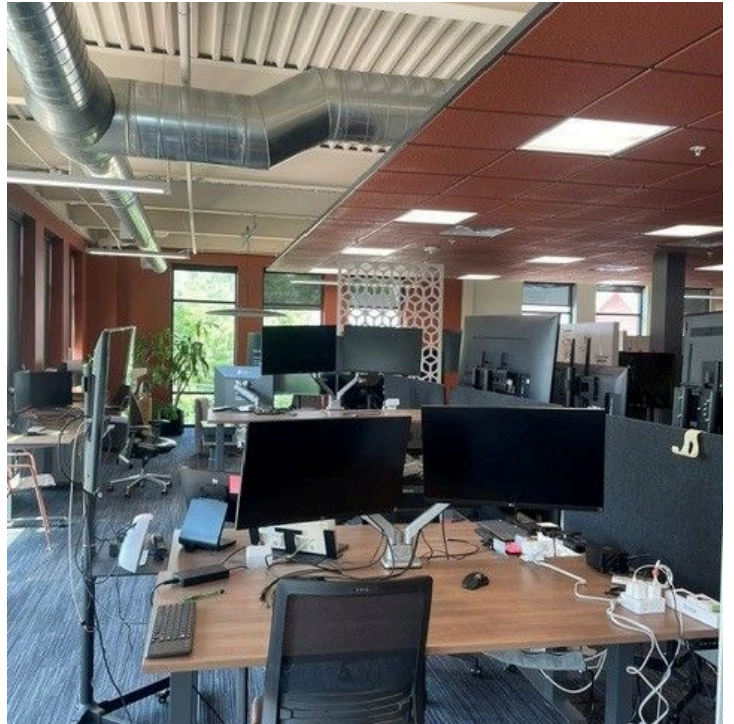
# Interior Photos - Suite 201 BRADLEY COMPANY

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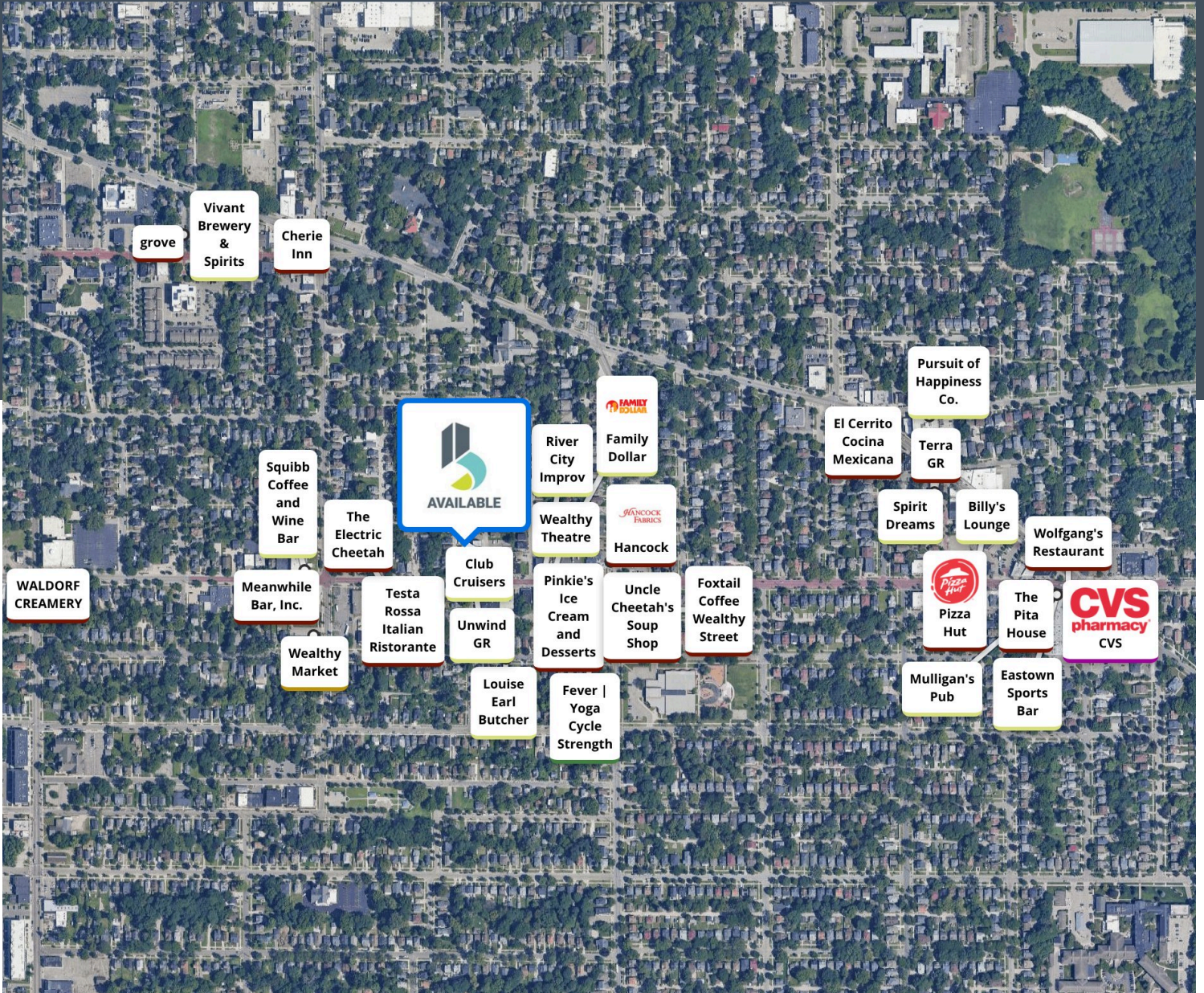
# Location Details

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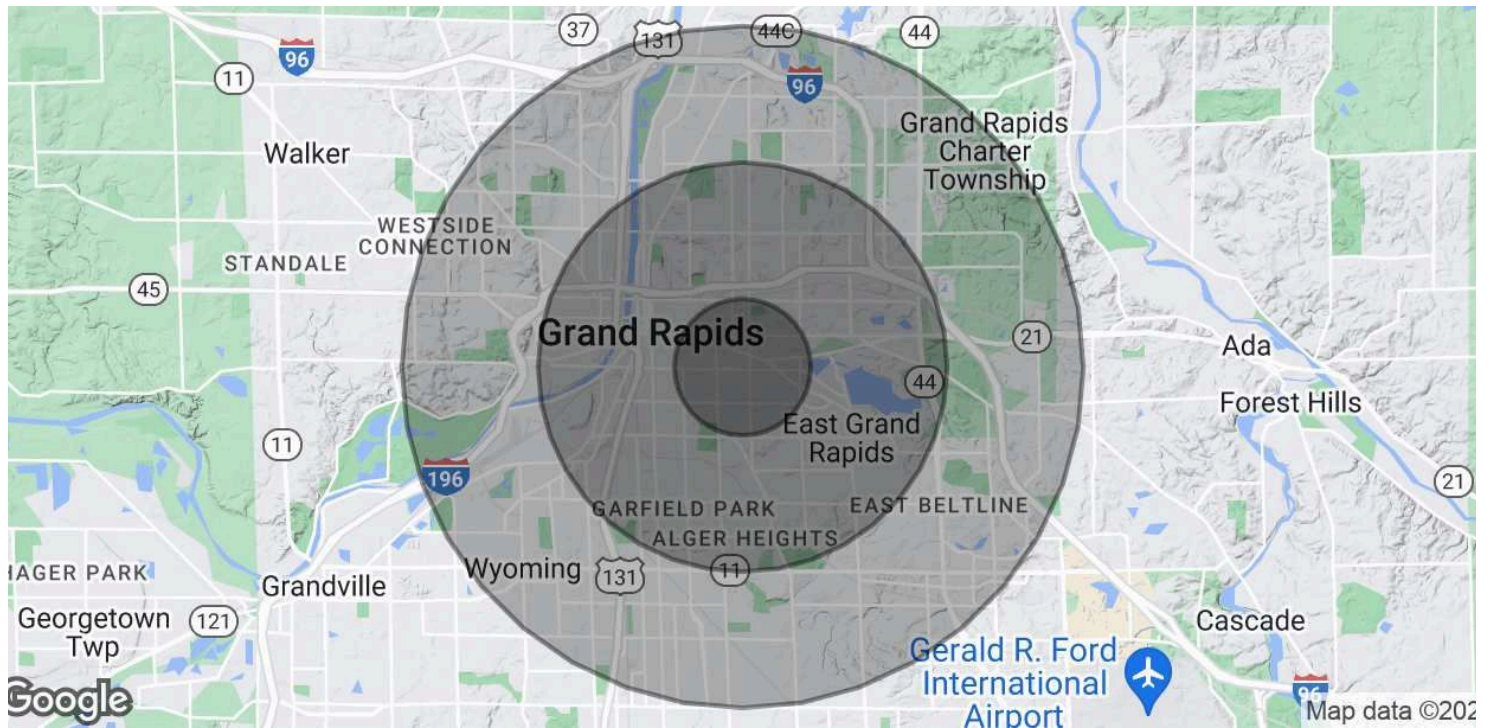
# Retailer Map

1059 Wealthy St. SE, Grand Rapids, MI 49506



# Demographics

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## Demographics

	1 Mile	3 Miles	5 Miles
Total Population	27,640	146,271	272,366
Average Age	30.2	30.5	30.9
Average Age (Male)	29.8	29.6	30.5
Average Age (Female)	29.7	30.5	30.8
Total Households	10,865	54,412	103,376
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$79,623	\$75,348	\$76,126
Average House Value	\$160,101	\$138,767	\$133,749