



Colliers

FOR SALE

1750 Leonard Street NE
Grand Rapids, MI

Property Highlights

- 7,500 SF freestanding office building
- Newly renovated in 2019 with a 5,000 SF addition
- Excellent corner lot visibility
- Additional 2,500 SF lower level with training room/break room and storage
- All new mechanicals, roof and parking lot with ±60 surface spaces
- Monument sign on the corner of Leonard and Plymouth

Asking Price:

\$1,500,000

CONTACT US



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Colliers West Michigan

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Interior Photos



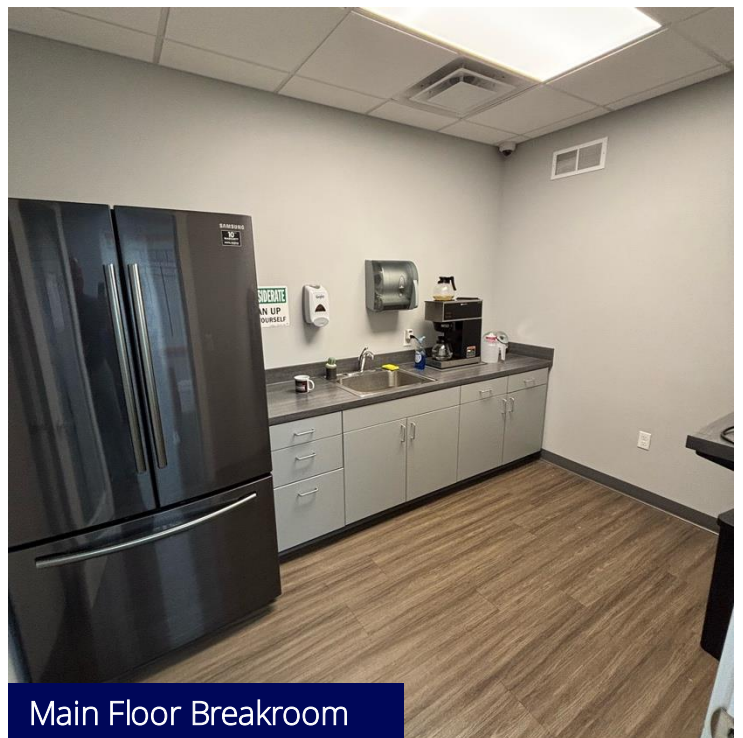
Lower-level Training Room



Conference Room



Main Floor Open Office



Main Floor Breakroom

Property Specifications



Financials

Sale Price: \$1,500,000

Sale Price Per SF: \$200.00/SF

Property Taxes (2025): \$38,453.29

Property Taxes Per SF: \$5.35/SF

SEV (2025): \$914,100

Taxable Value (2025): \$764,480

Property Details

Building SF: 7,500 SF

Year Built/Renovated: 1968/2019

Acreage: 1.18 Acres

Parcel Number: 41-14-21-101-071

Zoning: SD-NOS

Municipality: City of Grand Rapids

Location Highlights

- **Beckwith Center:** Directly adjacent to a convenient retail center, including Dollar Tree and other shops, offering excellent walkability for daily needs
- **Healthcare and Essential Services:** Proximity to other newly-constructed service providers like Grand City Dentistry and Plymouth Road Animal Clinic
- **Key Institutional Neighbors:** The Kent County Headquarters for Kids' Food Basket (1300 Plymouth Ave. NE), newly-built facility for a major community non-profit

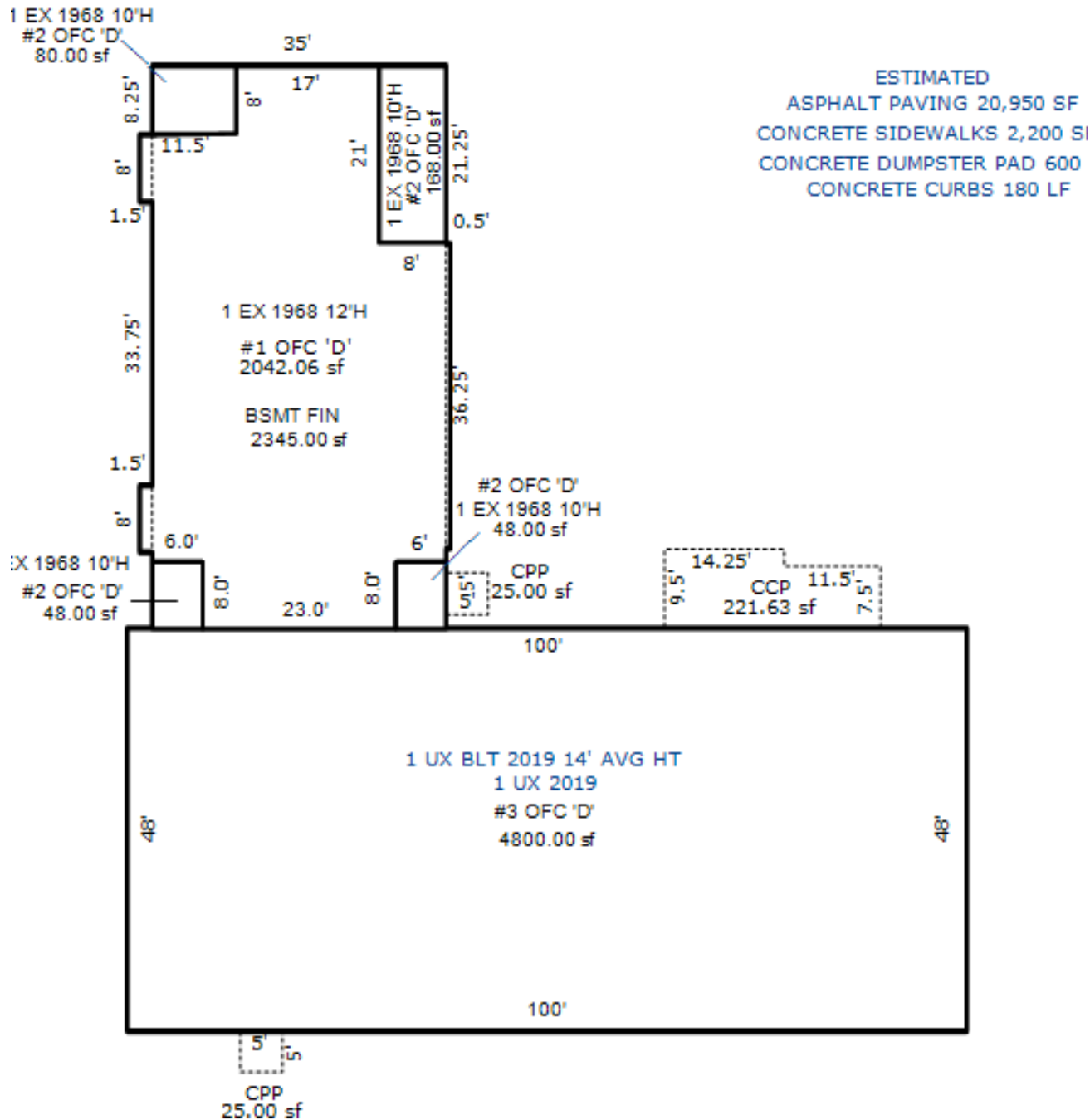
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Floor Plan

7,186 SF

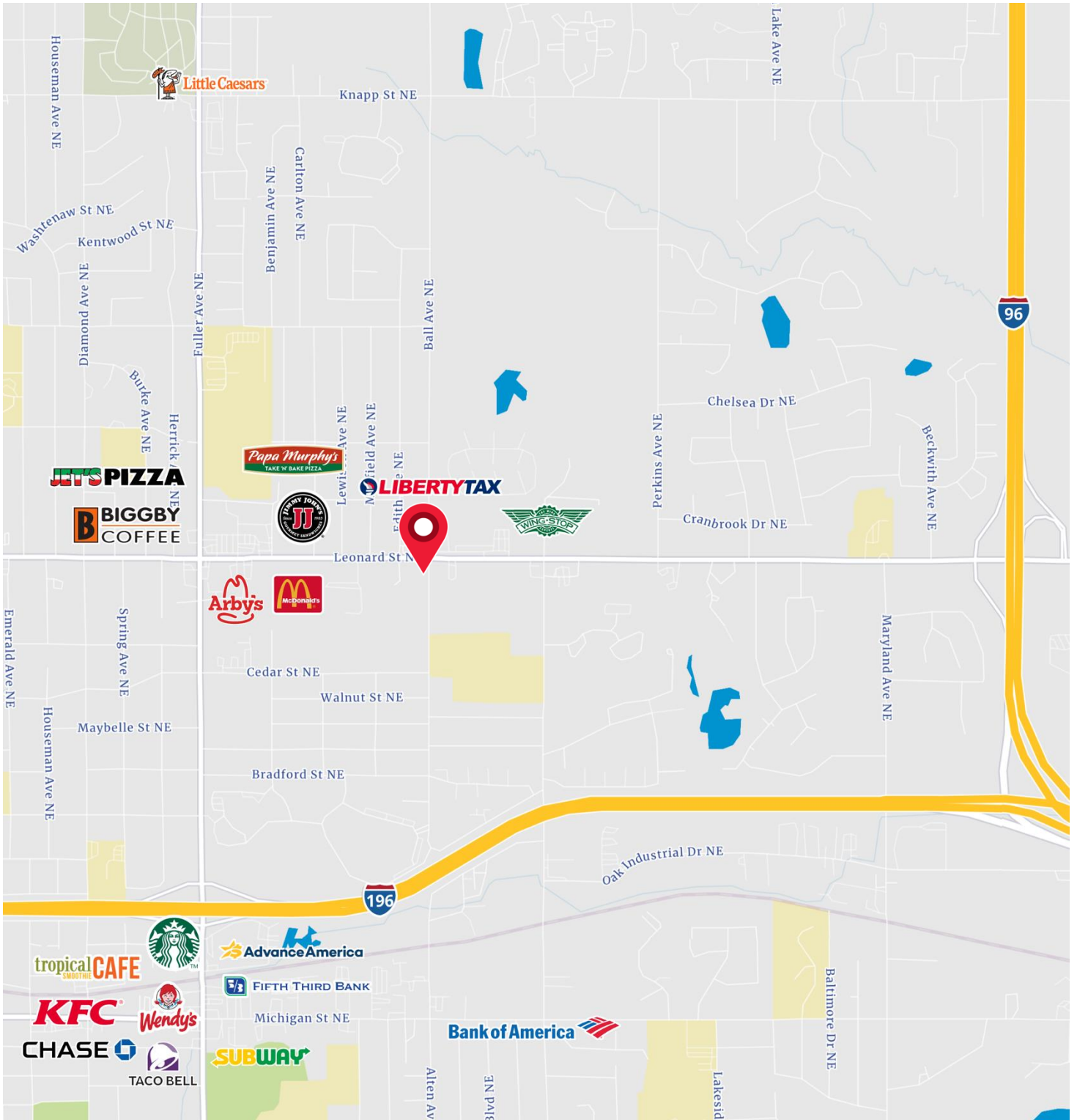


Site Plan



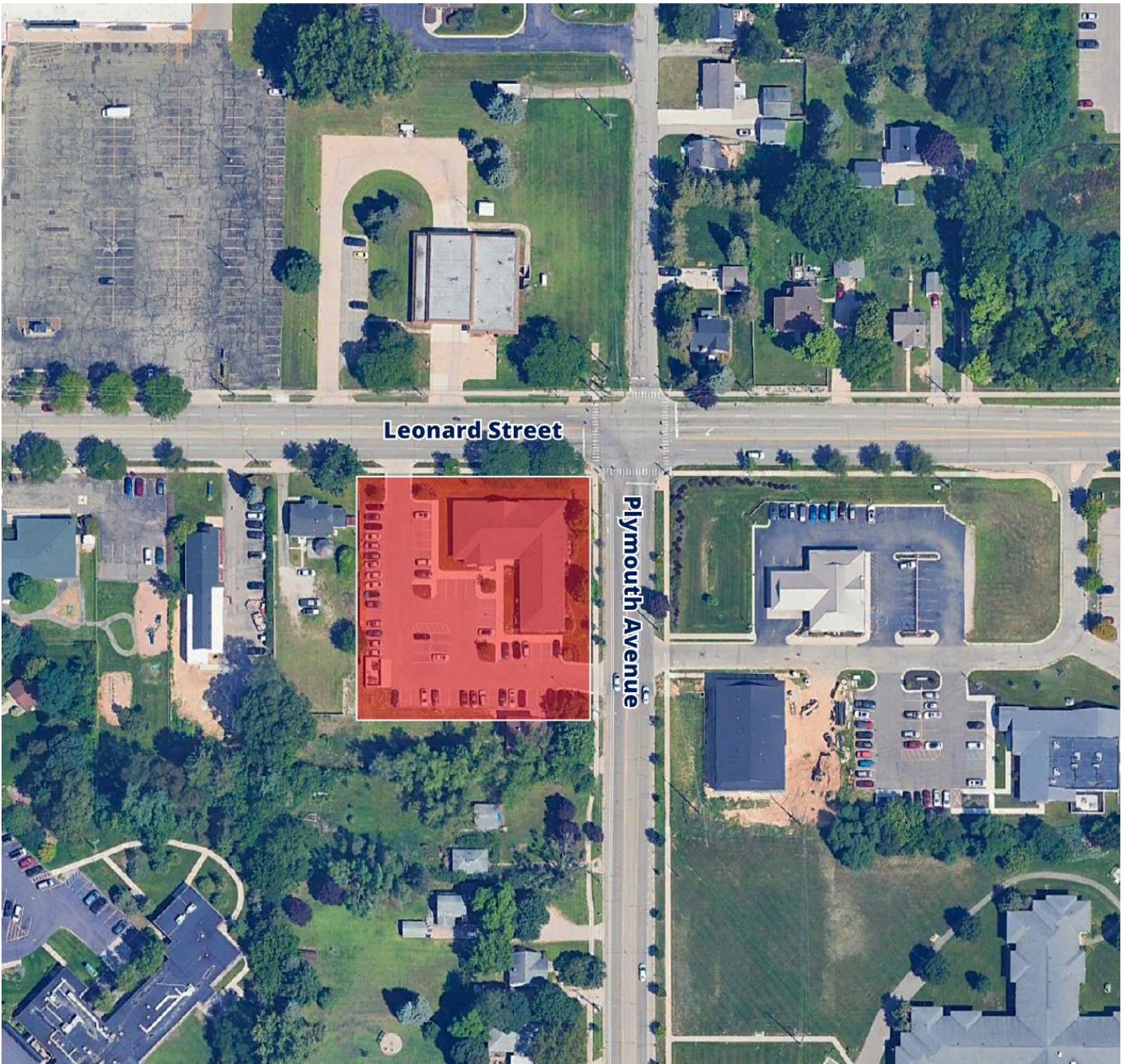
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Retailer Map



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Aerial Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	11,579	99,456	239,518
Total Households	4,952	43,974	98,499
Total Family Households	2,577	21,669	53,962
Average Household Size	2.13	2.18	2.35
Median Age	37.0	33.9	33.8
Population Age 25+	8,339	69,269	159,360
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	-0.08%	0.31%	0.28%
Households	0.29%	0.69%	0.67%
Families	0.04%	0.44%	0.43%
Median Household Income	2.06%	1.50%	1.70%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	5,871	49,594	118,752
Female Population / % Female	5,708	49,862	120,766
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 Median Household Income	\$63,052	\$76,198	\$76,003
Average Household Income	\$79,484	\$103,619	\$103,384
Per Capita Income	\$33,462	\$45,582	\$42,673
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	305	4,983	9,541
Total Daytime Population	12,386	140,580	271,015
Daytime Population: Workers	6,424	97,835	161,345
Daytime Population: Residents	5,962	42,745	109,670

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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