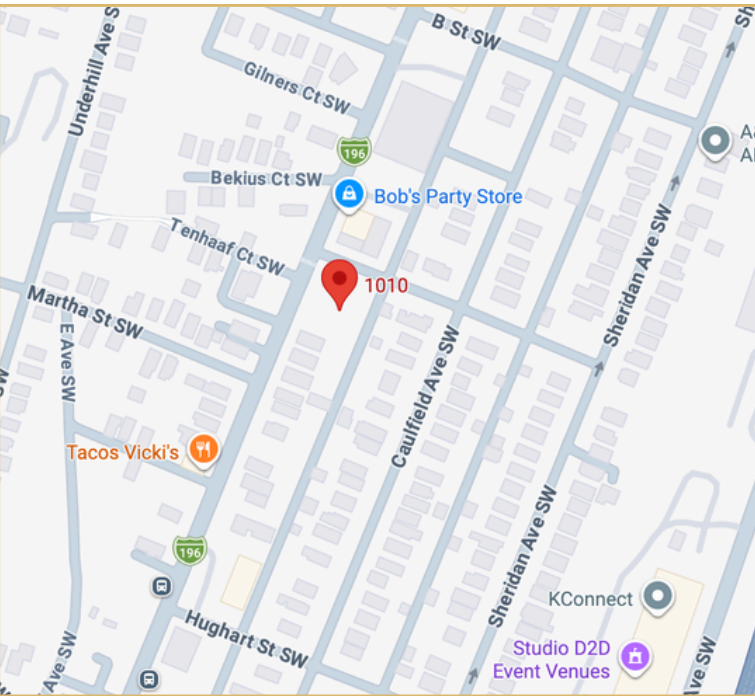


1010 CESAR E. CHAVEZ AVENUE SOUTHWEST

GRAND RAPIDS, MICHIGAN 49503





LIST PRICE: \$16.00/ SF

PROPERTY OVERVIEW

Brand-new retail suites now available for lease along the highly active Cesar E. Chavez corridor in Grand Rapids. These newly constructed storefront units offer modern design, excellent visibility, and strong neighborhood foot traffic in one of the fastest-growing commercial districts on the Southwest side.

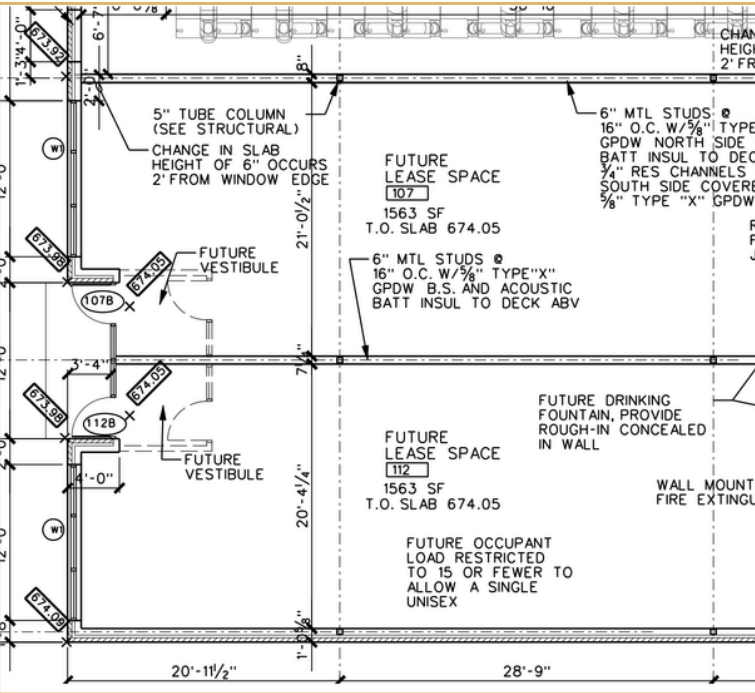
Each suite features large street-facing windows, rear customer/tenant parking, and flexible open floorplans ready for tenant build-out. The property is zoned TBA (Traditional Business Area), supporting a wide variety of retail, service-based, office, food, and small-format commercial uses.

Located minutes from Downtown Grand Rapids and surrounded by established restaurants, boutiques, community anchors, and dense residential neighborhoods, this location provides outstanding accessibility and exposure. Approvals are expected within weeks, with leasing and occupancy targeted for December. Ideal for businesses looking for a fresh, modern space in a growing commercial community.

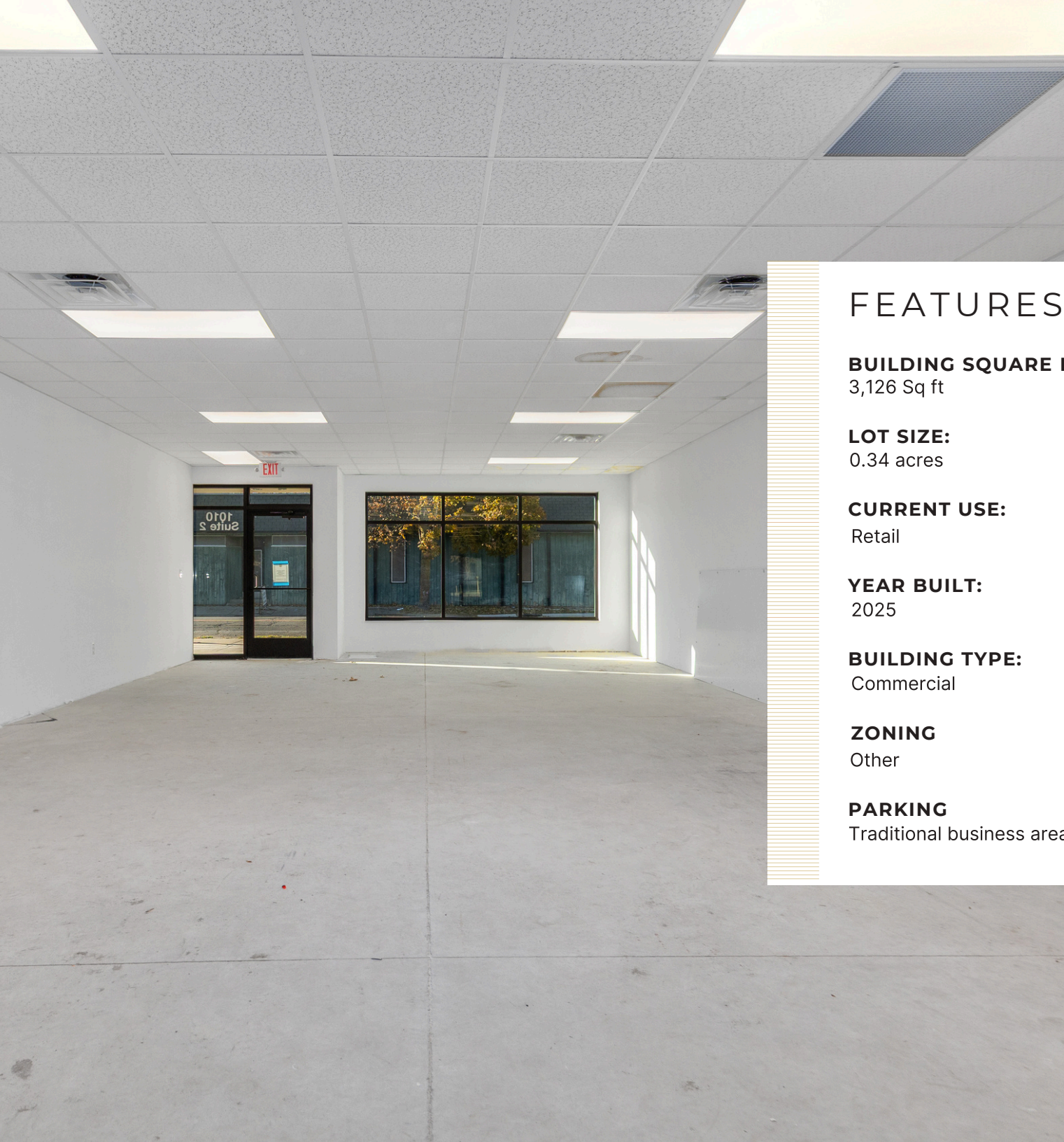
****UNITS ARE MIRROR FLOOR PLAN OF EACH OTHER****

Highlights: * Brand-new construction (2025). * Two identical storefront retail suites. * High visibility along Cesar E. Chavez Ave. * TBA - Traditional Business Area zoning. * Ideal for retail, service, office, boutique, wellness, food concepts, and more. * Rear customer/tenant parking + on-street parking. * Flexible open interiors ready for tenant build-out.

Some photos are AI generated virtually staged for business & space idea purposes. Leasing party to seek/verify all business use approvals from municipality.; Lease Term: 3 - 5 - 7 year +







FEATURES

BUILDING SQUARE FEET:
3,126 Sq ft

LOT SIZE:
0.34 acres

CURRENT USE:
Retail

YEAR BUILT:
2025

BUILDING TYPE:
Commercial

ZONING
Other

PARKING
Traditional business area parking



ANNUAL AVERAGE DAILY TRAFFIC

Position your business along a highly visible corridor with an average daily traffic count of approximately 8,360 vehicles



UP TO THE LEASING PARTY TO VERIFY USE OF BUILDING

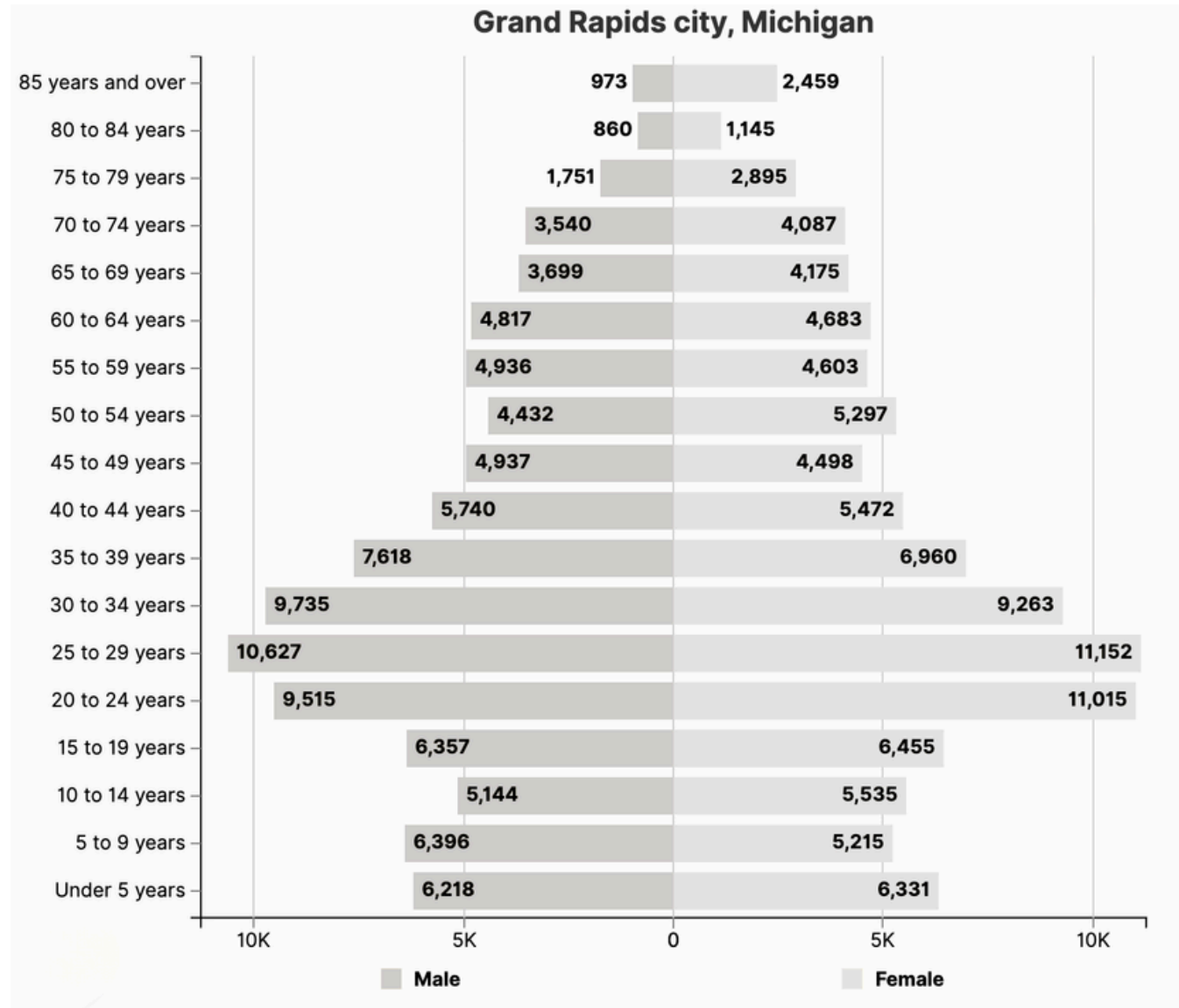
DEMOGRAPHICS - POPULATIONS AND PEOPLE

33.3 ± 1.1

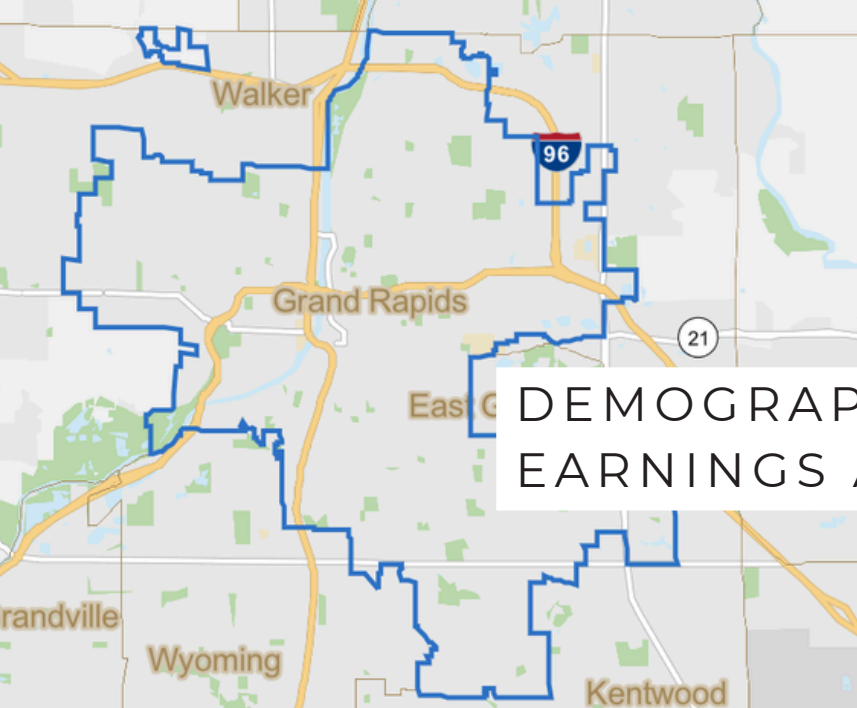
MEDIAN AGE IN
GRAND RAPIDS CITY, MICHIGAN

40.4 ± .2

MEDIAN AGE IN MICHIGAN



Source: U.S. Census Bureau, American Community Survey (2024)



DEMOGRAPHICS - EARNINGS AND INCOME

\$70,515

MEDIAN HOUSEHOLD INCOME IN
GRAND RAPIDS CITY, MICHIGAN

\$72,389

MEDIAN HOUSEHOLD
INCOME IN MICHIGAN

MEDIAN HOUSEHOLD INCOME BY TYPES OF FAMILIES

HOUSEHOLD TYPE**MEDIAN INCOME (USD)**

Families

\$85,193

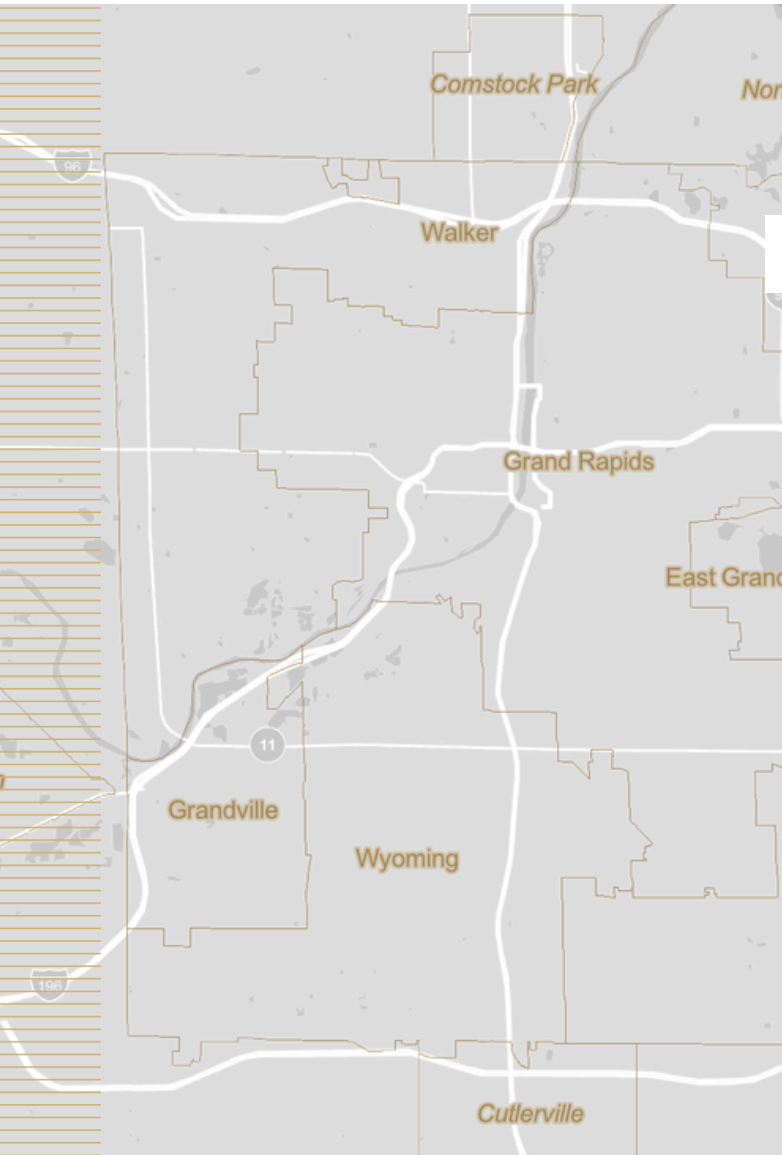
Married-couple families

\$103,782

Nonfamily households

\$55,475

Source: 2024 American Community Survey (1-Year Estimates)



DEMOGRAPHICS - EMPLOYMENT

CLASS OF WORKER

9.3% ± 1.8%

LOCAL, STATE, AND FEDERAL
GOVERNMENT WORKERS IN
GRAND RAPIDS CITY, MICHIGAN

11.9% ± 0.3%

LOCAL, STATE, AND FEDERAL
GOVERNMENT WORKERS IN
MICHIGAN

EMPLOYMENT TYPE

SHARE

Private Company Employees	68.8%
Self-Employed (Incorporated)	2.7%
Private Not-for-Profit Employees	16.7%
Government Workers	9.3%
Self-Employed / Unpaid Family	2.5%

Source: U.S. Census Bureau, American Community Survey (2024)

DEMOGRAPHICS - EMPLOYMENT

COMMUTING

19.2 ± 0.7

AVERAGE TRAVEL TIME TO
WORK (IN MINUTES) IN GRAND
RAPIDS CITY, MICHIGAN

24.3 $\pm 0.2\%$

AVERAGE TRAVEL TIME TO
WORK (IN MINUTES) IN
MICHIGAN

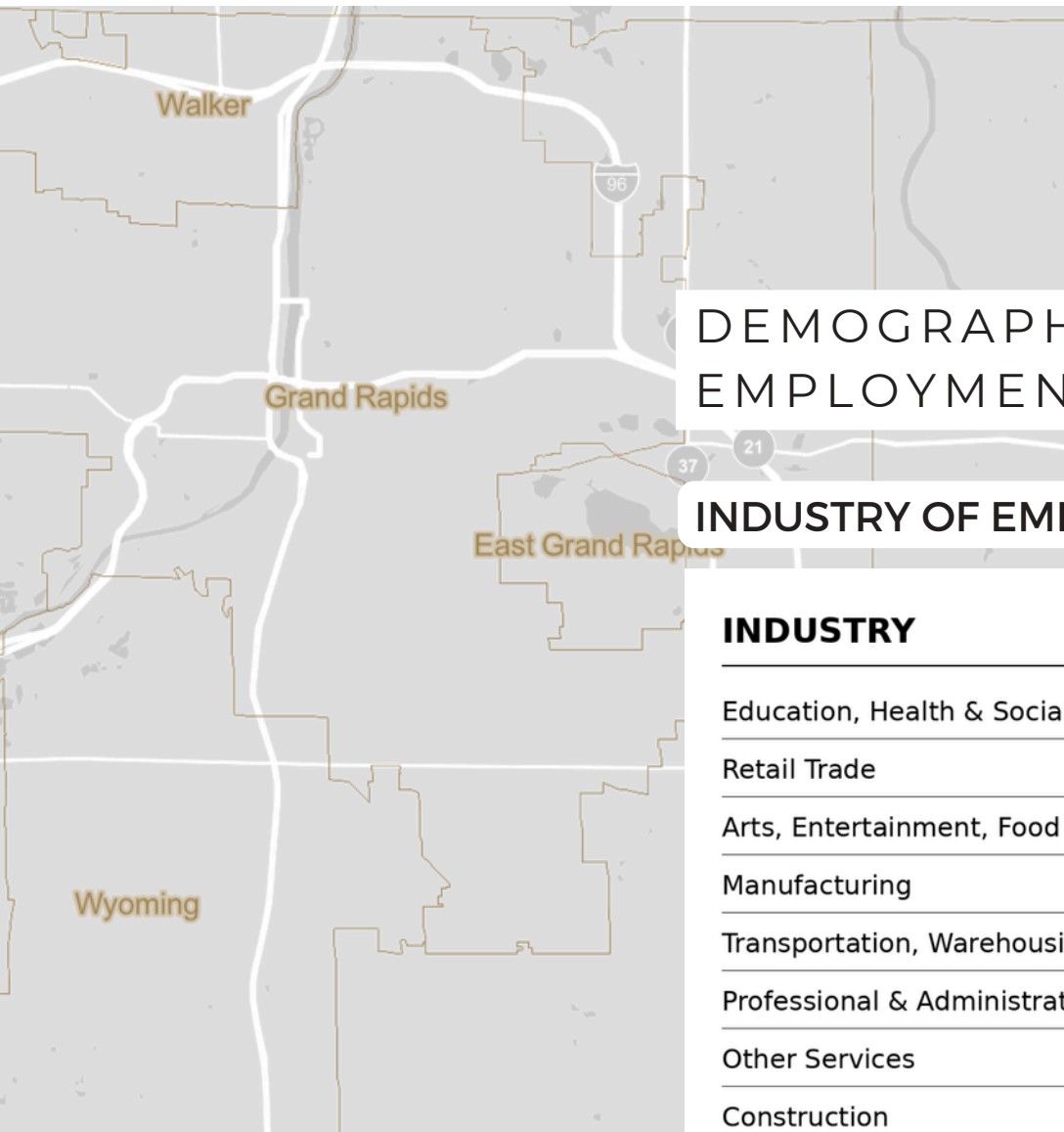
EMPLOYMENT AND LABOR FORCE STATUS

66.3% $\pm 2.2\%$

EMPLOYMENT RATE IN GRAND
RAPIDS CITY, MICHIGAN

58.8% $\pm .3\%$

EMPLOYMENT RATE IN
MICHIGAN



DEMOGRAPHICS - EMPLOYMENT

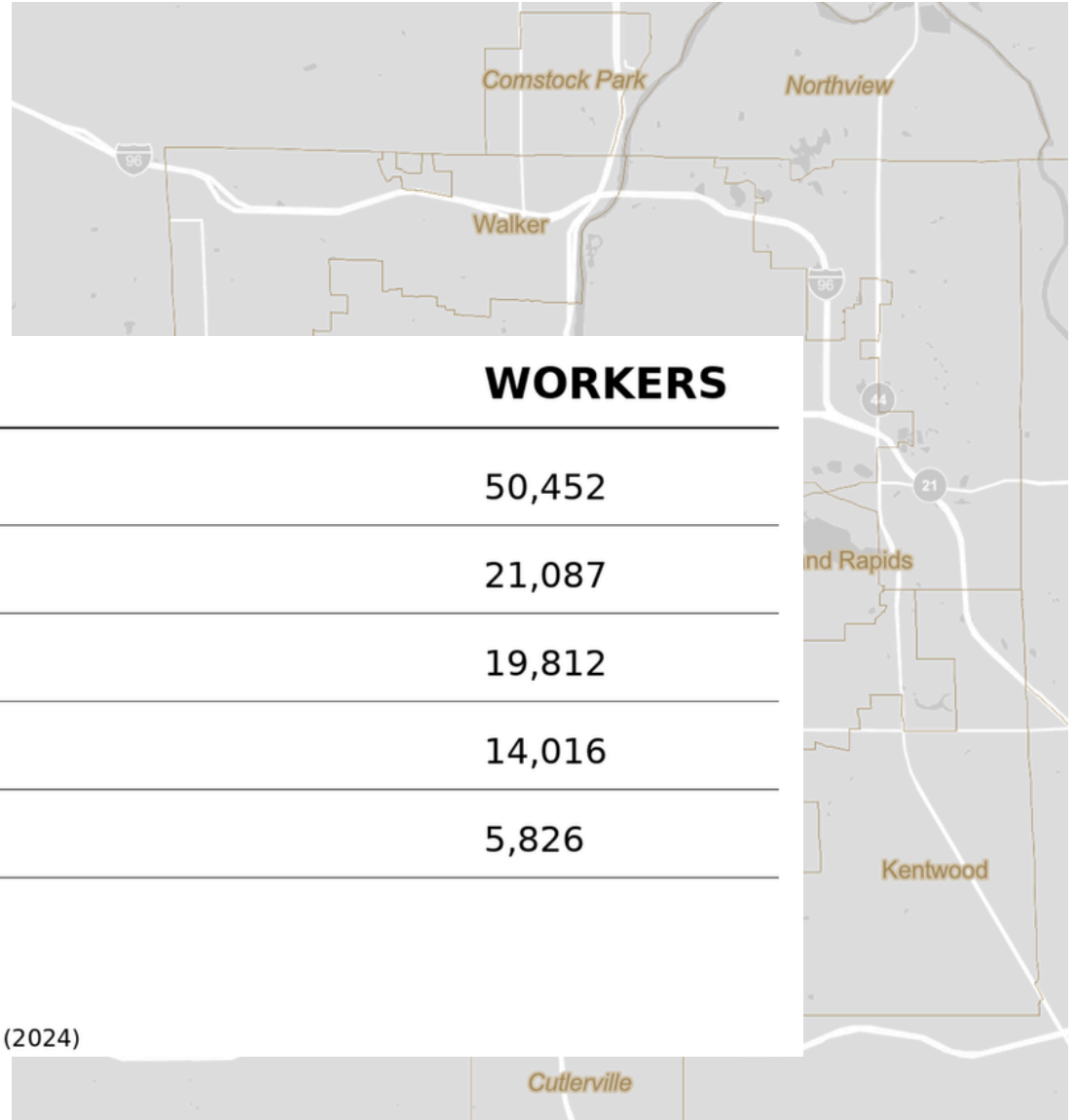
INDUSTRY OF EMPLOYMENT

INDUSTRY	SHARE
Education, Health & Social Assistance	27.0%
Retail Trade	9.3%
Arts, Entertainment, Food & Accommodation	12.3%
Manufacturing	14.7%
Transportation, Warehousing & Utilities	4.5%
Professional & Administrative Services	10.8%
Other Services	5.1%
Construction	2.8%
Wholesale Trade	3.2%
Finance, Insurance & Real Estate	5.7%

Source: U.S. Census Bureau, American Community Survey (2024)

DEMOGRAPHICS - EMPLOYMENT

OCCUPATION (FOR CIVILIAN EMPLOYED POPULATIONS 16 YEARS AND OLDER)



OCCUPATION CATEGORY	WORKERS
Management, Business & Science	50,452
Sales & Office	21,087
Service	19,812
Production & Transportation	14,016
Construction & Maintenance	5,826

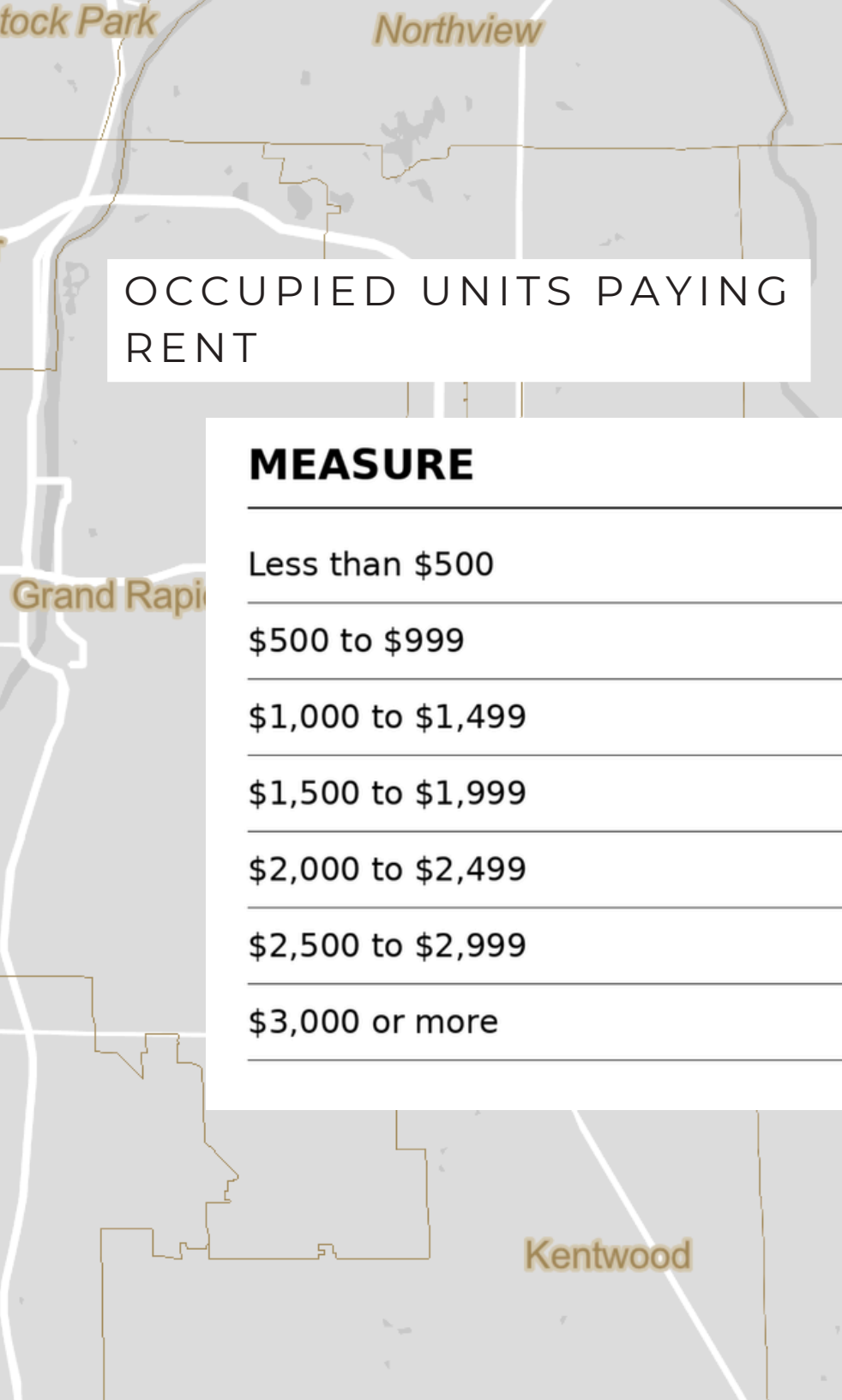
Source: U.S. Census Bureau, American Community Survey (2024)



DEMOGRAPHICS -
RACE AND ETHNICITY

CATEGORY	POPULATION
American Indian & Alaska Native	1,741
Asian	4,541
Black or African American	37,567
Hispanic or Latino	32,797
Native Hawaiian & Pacific Islander	83
Not Hispanic or Latino	114,290
Some Other Race	17,875
Two or More Races	17,229
White	119,881

Source: U.S. Census Bureau, American Community Survey (2024)



OCCUPIED UNITS PAYING RENT

MEASURE

VALUE

Less than \$500

5.7%

\$500 to \$999

18.6%

\$1,000 to \$1,499

36.6%

\$1,500 to \$1,999

23.5%

\$2,000 to \$2,499

10.5%

\$2,500 to \$2,999

2.7%

\$3,000 or more

2.4%

Source: U.S. Census Bureau, American Community Survey (2024)



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