

840 CLARK STREET  
BIG RAPIDS, MICHIGAN

RETAIL FOR LEASE  
3,000 – 6,000 Square Feet Available



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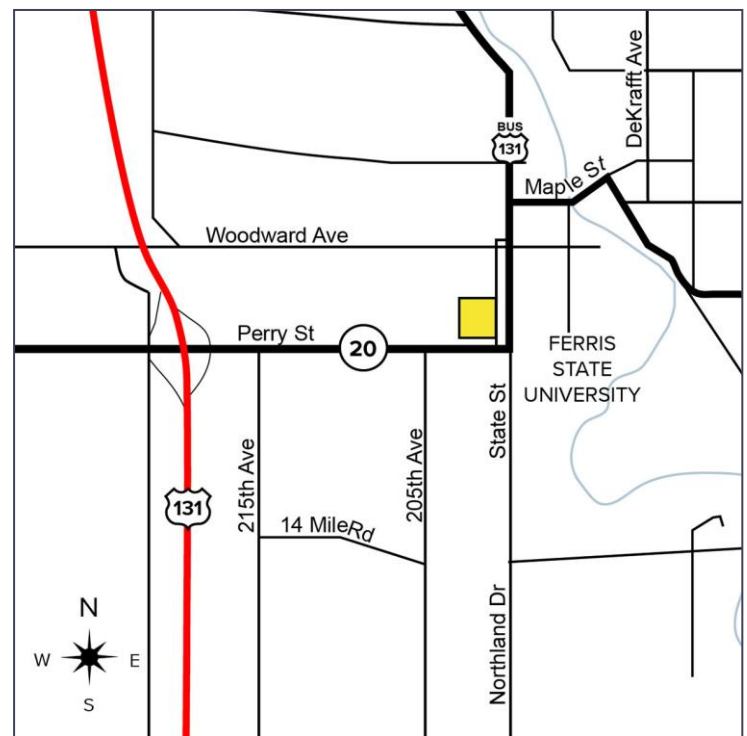
**CLOSE TO CAMPUS**



## PROPERTY FEATURES

- 12,459 total building square footage
- 3,000 – 6,000 square feet available for lease
- Located on 1.084 acres
- Zoned C-3
- 16 Ceiling height
- Built in 1978; Renovated in 1989 & 2023
- Lease Rate: \$12.00/sf NNN

Comments: Join Premiere Provisions and others, Directly west of Ferris College along Business 131. Two retail units are ready for a new tenant to make their own.



For more information, please contact:

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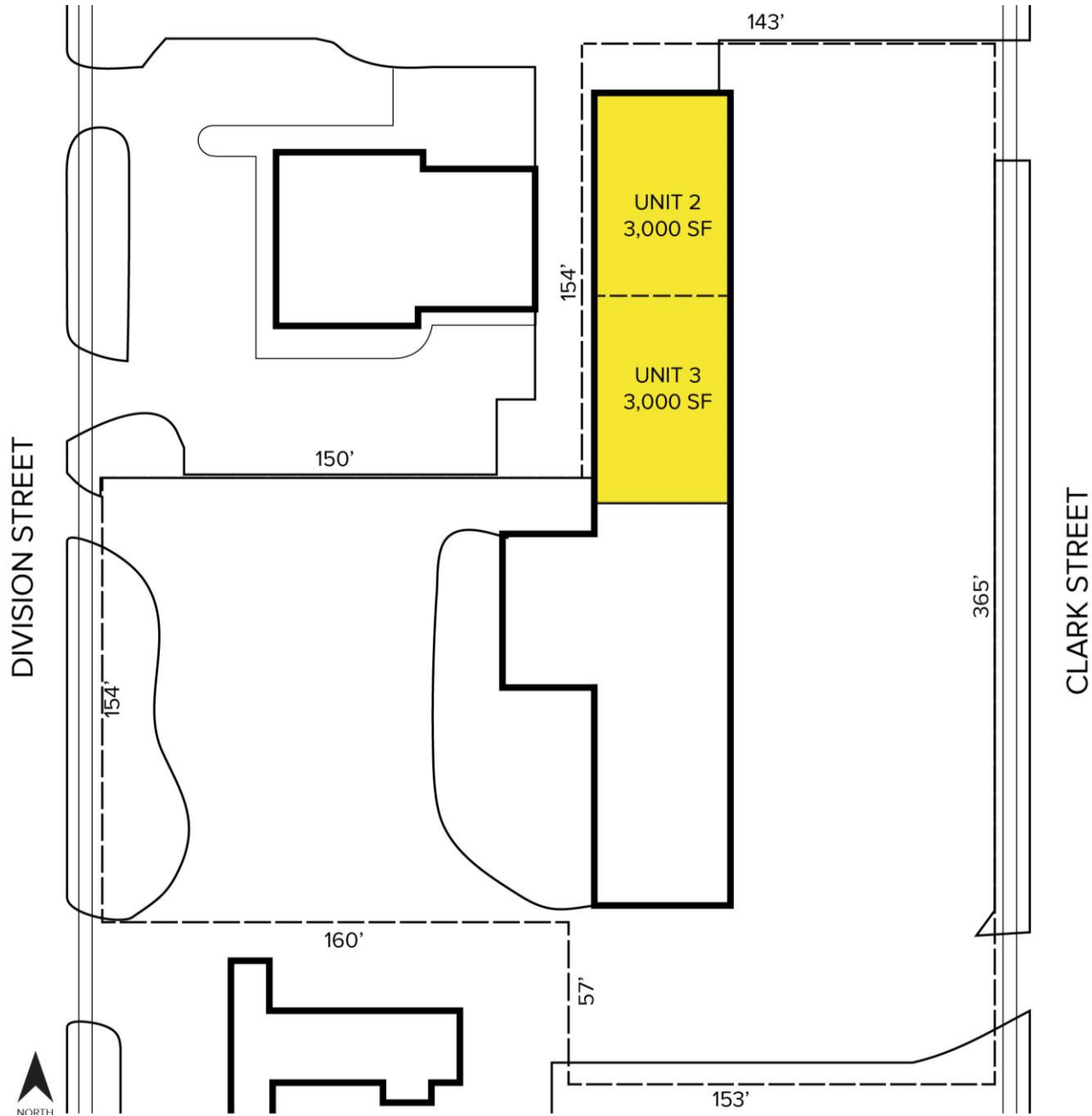
**SIGNATURE ASSOCIATES**  
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# 840 Clark Street – Big Rapids, MI

## Retail for Lease

3,000-6,000  
Square Feet  
AVAILABLE

### Site Plan



#### AVAILABILITY

UNIT	TOTAL SF	RATE PSF	MONTHLY
2	3,000	\$12.00 NNN	\$3,000
3	3,000	\$12.00 NNN	\$3,000
2 + 3	6,000	\$12.00 NNN	\$6,000



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# 840 Clark Street – Big Rapids, MI

Retail for Lease

3,000-6,000  
Square Feet  
AVAILABLE

Aerial



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	5,050	\$54,004
3 MILE	11,603	\$51,354
5 MILE	15,990	\$58,003

TRAFFIC COUNTS (TWO-WAY)	
2,460	Clark St north of Perry Ave
19,149	Perry Ave west of S State St
20,827	S State St north of Perry Ave
12,507	S State St south of Perry Ave

\*\*\*Ferris State University had 10,072 students enrolled in 2022\*\*\*

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