

# THE VILLAGE AT KNAPP'S CROSSING

2550 EAST BELTLINE AVENUE NE, GRAND RAPIDS

ONE SUITE REMAINING!

Join the outstanding tenant mix that is The Village at Knapp's Crossing. This center is highly visible and easily accessible from both Knapp Street NE and East Beltline Avenue NE.





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## OUR TEAM



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# THE VILLAGE AT KNAPP'S CROSSING

The Village at Knapp's Crossing is the Premier shopping center at the East Beltline Avenue NE and Knapp Street NE intersection. The center has a great mix of national, regional and local retailers, as well as a mix of restaurant, retailers and service providers. With frontage along Knapp Street NE with over 13,000 cars per day and East Beltline Avenue NE with nearly 45,000 cars per day and 4 separate access points the center is both highly visible and accessible.

The neighboring centers and retailers include Meijer, Celebration Cinema, Aldi, Panera, Melting Pot, HopCat, Goodwill, Sherwin Williams and numerous banks, just to name a few.

**LAST SUITE**  
REMAINING

**1,653 SF**  
AVAILABLE



meijer

LAKE MICHIGAN CREDIT UNION

Panera BREAD

ALDI

BUFFALO WILD WINGS

HERB FIRE

14,903 ADT

Wild Pigeons

PUMP HOUSE

MACATAWA BANK

IHOP

GameStop

Starbucks

Melting Pot

39,561 ADT

CHASE

Ryo Optical

STRETCH LAB

DETROIT WINGS  
DWC COMPANY

POTBELLY  
TARTARUS SHOP

East Beltline Ave NE

LADY JANE'S  
HAIRCUTS FOR MEN

PNC

MATTRESS FIRM

primp & blowt

ATI  
PHYSICAL THERAPY

13,167 ADT

Knapp St NE

Fresh Market

T.J. maxx

PITA WAY  
Mediterranean Eatery

Bro's DOUGHS

**celebration  
cinema**

**JIMMY JOHN'S**  
*Sheshco*  
RESTAURANT GROUP

**Mister**

AT&T  
*Elite*  
**SUBWAY**  
**QDOBA**  
MEXICAN EATS

**goodwill**

**jaku**  
**noodles**  
A COMPANY

**Jersey Mike's**  
**SHERWIN WILLIAMS**

**TRIPLE**

**P.F. CHANG'S**

**vca**  
animal hospitals

44,248 ADT

**MISSION BBQ**  
The American Way

**CHOW HOUND**  
PET SUPPLIES

**SARA'S NAILS**

*Lynn M & Wilow*  
NAILS

**OLD NAVY**

**ULTA**  
BEAUTY

**SKECHERS**

**CLUB CHAMPION**

**Orangetheory**  
FITNESS

**THE WOODHOUSE**  
day spa

**CLUB PILATES**

**FIVE BEL'W**

**Bath&BodyWorks**

**carter's**

# PROPERTY LOCATION

The Village at Knapp's Crossing is located at the corner of Knapp Street NE and East Bellline Avenue NE. This is one of the prime retail corridors in Grand Rapids.

# SITE PLAN



RETAIL SUITE  
\$35.00/SF

SUITE SIZE AVAILABLE  
1,653 SF





KNAPP STREET NE

EAST BELTLINE AVENUE NE

**1,653 SF**

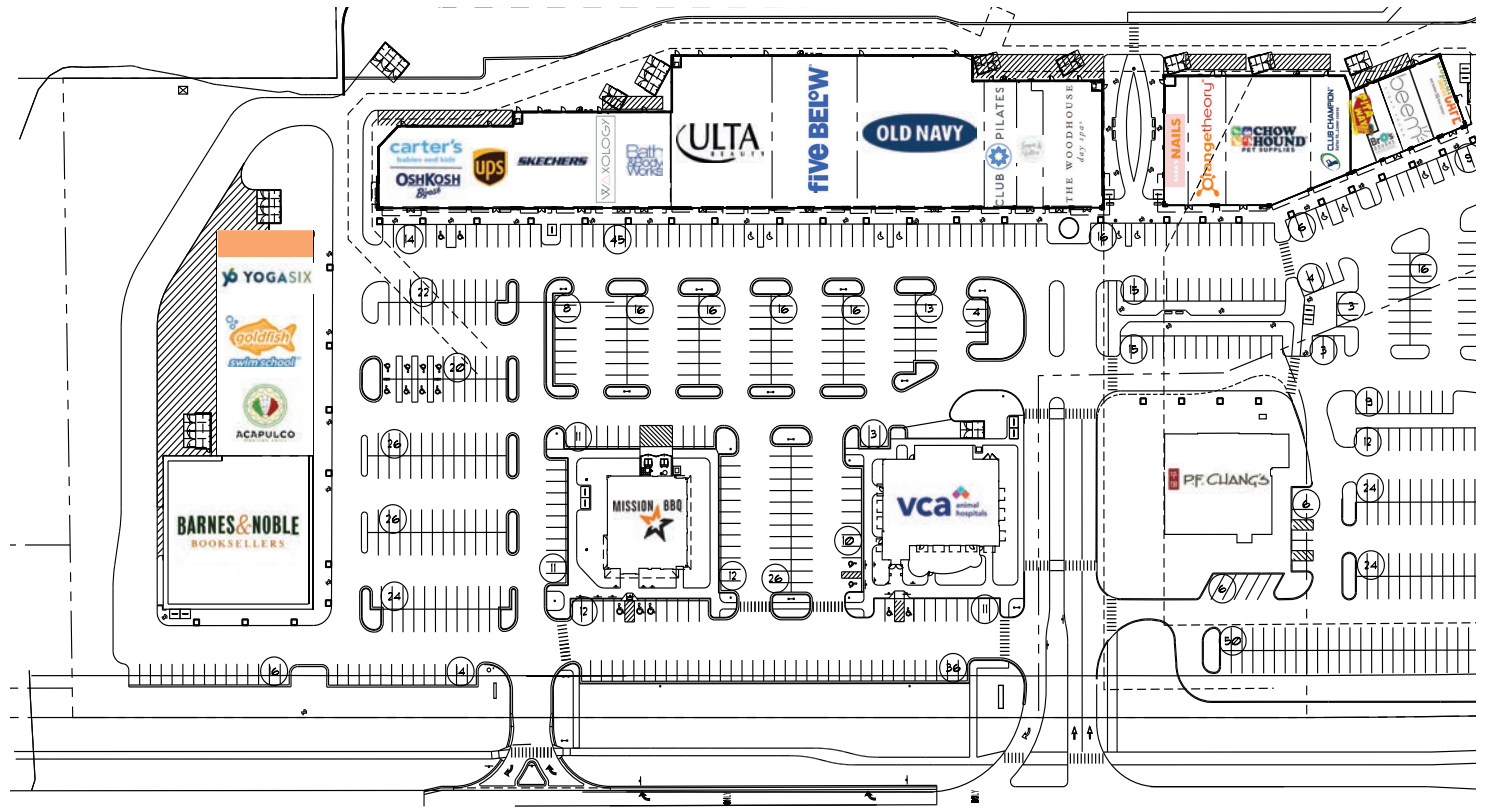
RETAIL  
SUITE

**\$35.00**

LEASE RATE/SF, NNN

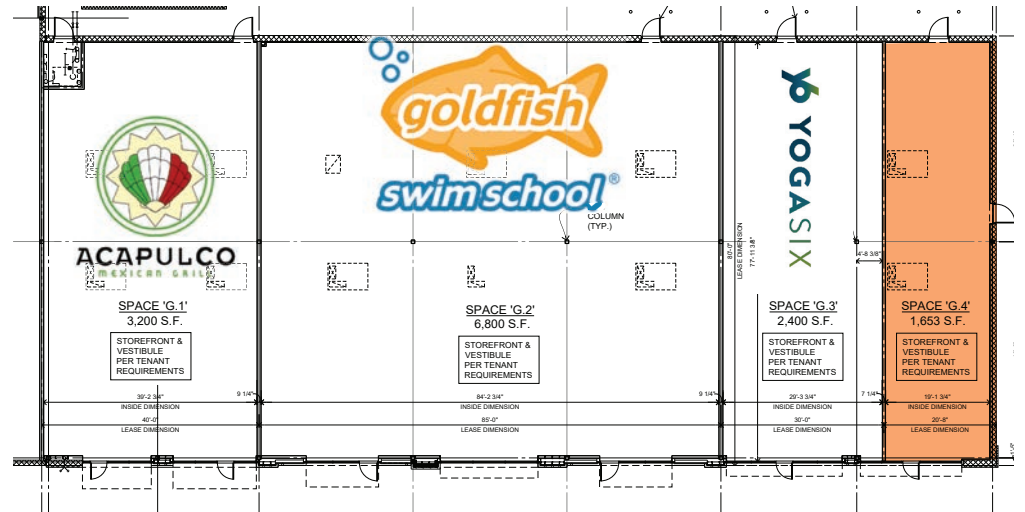
**\$7.55/SF**

CAM CHARGES



# RETAIL SUITE

Brand new multi tenant strip building at The Village of Knapp's Crossing. Last remaining suite is 1,653 SF.





LAST  
REMAINING SUITE



# AREA RETAIL COMPETITION



1

## WOODLAND MALL 5.9 Miles to Site

Von Maur, Macy's, JCPenney, Ann Taylor, Apple, Barnes & Noble, Brookstone, Bath & Body Works, LUSH, H&M, J.Crew, Banana Republic, Kay Jewelers, Vera Bradley, and many more.



2

## SHOPS AT CENTERPOINT 6.0 Miles to Site

TJ Maxx, Home Goods, Tuesday Morning, DSW, Five Below, The Vitamin Shoppe, Nordstrom Rack, Planet Fitness, JoAnn Fabric, Old Navy, Crumble Cookie, and many more.



3

## TANGER OUTLETS 17.6 Miles to Site

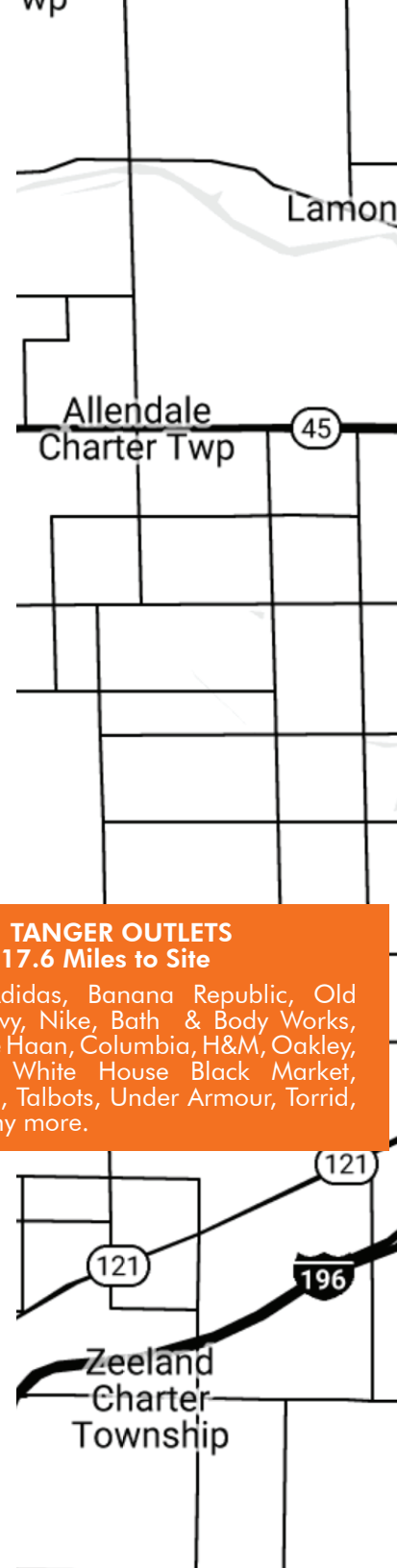
Adidas, Banana Republic, Old Navy, Nike, Bath & Body Works, Cole Haan, Columbia, H&M, Oakley, Gap, White House Black Market, Express, Talbots, Under Armour, Torrid, and many more.

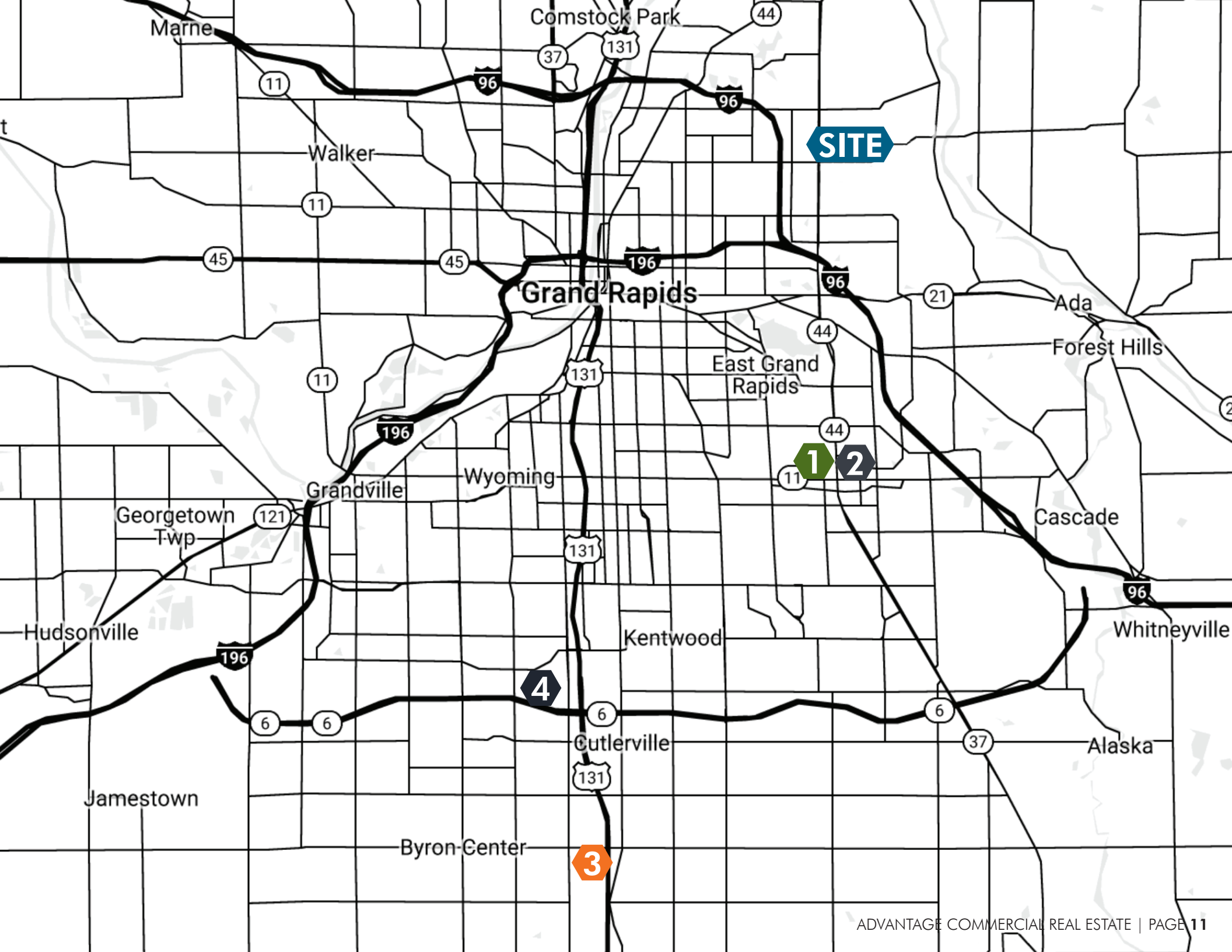


4

## RIVERTOWN CROSSINGS 14.0 Miles to Site

Kohl's, Macy's, JCPenney, H&M, Barnes & Noble, Old Navy, Torrid, Banana Republic, Coach, Eddie Bover, Express, Dicks, Bath & Body Works, Brighton, and many more.





# AREA OVERVIEW

## WEST MICHIGAN OVERVIEW

West Michigan has long been known for its presence in the furniture and brewery industries. Over time West Michigan has evolved into a diverse market supporting many different industries. The region's 'can-do' philosophy, innovative atmosphere, and robust collaboration helped put West Michigan on the map, creating a remarkable area for business to thrive.

Grand Rapids is at the heart of it all with over 580K people participating in the labor force and an unemployment rate of 3.2%. The city is less than 3 hours from major hubs like Chicago and Detroit, but also close enough to Lake Michigan allowing for residents and visitors to make quick retreats or getaways. Grand Rapids also has 3,511 miles of roadway leading to all other key markets in the Midwest. Furthermore, it offers 50% access to the US population within a 500-mile radius making it a global epicenter for dynamic ideas.

West Michigan is unlike any other market; businesses seem to have it all with a mix of outstanding talent and resources. Grand Rapids is home to world-class tech, a large talent pool, and is a hub for research, creating widespread competition. This is projected and felt throughout West Michigan fine-tuning the workforce and overall economy.

The region is known for its leading talents, expertise, and drive to better accommodate businesses and a bustling community. This has been proven by West Michigan being home to more than 130 international companies including Steelcase, Perrigo, Bissel, and Gerber. The diversified economy and expanding population embrace a wealth of industries and opportunities.

## THE VILLAGE AT KNAPP'S CORNER OVERVIEW

The Village at Knapp's Corner is a well-established retail strip that has proven how much the Beltline needed additional retail space. Since its inception, there have been several emerging locations, construction projects, and developments that keep the location top-of-the-line and competitive with other retail districts. Furthermore, the well-established businesses in the strip help support the integrity of other incoming retail businesses. It is the epicenter and go-to spot for Northeast suburbs and some of Grand Rapids' most promising neighborhoods. It's even situated between three Universities and several businesses making it a popular destination for lunch break shopping. Moreover, the Village is less than a 5 min drive to major highways like US-196 and US-96 allowing for greater grand rapids natives effortlessly have access to the area. The Village at Knapp's Corner is a truly unique and tangible investment that benefits from the diversification and several access points to be one of the most economical retail locations in Grand Rapids.

# REGIONAL TOTAL CONSUMER SPENDING

5 MILE RADIUS

**\$161,647,345**

APPAREL & SERVICES

**\$269,229,513**

ENTERTAINMENT & RECREATION

**\$747,590,136**

FOOD

**\$136,478,763**

HOUSEHOLD FURNISHINGS

**\$264,039,239**

DINING OUT

**\$18,562,271**

COMPUTERS FOR HOME USE



## POPULATION

**4,766**

1 MILE

**47,282**

3 MILES

**156,449**

5 MILES



## AVERAGE HOUSEHOLD INCOME

**\$173,276**

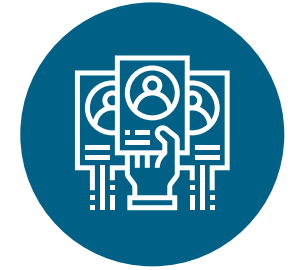
1 MILE

**\$122,579**

3 MILES

**\$166,421**

5 MILES



## MEDIAN AGE

**38.2**

1 MILE

**38.0**

3 MILES

**35.0**

5 MILES



## AVERAGE DAILY TRAFFIC COUNTS

**14,903** ON KNAPP STREET NE

**44,903** ON E BELTLINE AVENUE NE

# THE VILLAGE AT KNAPP'S CROSSING

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Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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