

240 IONIA AVENUE SW
GRAND RAPIDS, MICHIGAN

RETAIL FOR LEASE
4,600-6,300 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

MAIN LEVEL | CONDO 1



PROPERTY FEATURES

- 53,687 total building square feet
- 4,600-6,300 square feet available for lease
- Lease Rate: \$11.00/sf NNN
- Estimated NNN Expense: \$3.75/sf

Comments: Prime retail space located in the heart of downtown Grand Rapids. Discover the excitement of downtown near the heart of the Arena and historic Heartside district. Our front door is just footsteps from the best dining and nightlife destinations Downtown Grand Rapids has to offer. Beautiful, open space with large bay windows that open up to street frontage. On-site parking available and also potential sidewalk dining. Tenant Improvement Allowance available for credited and qualified Tenant.



For more information, please contact:

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CAROLYN BOJI
(616) 213 4560

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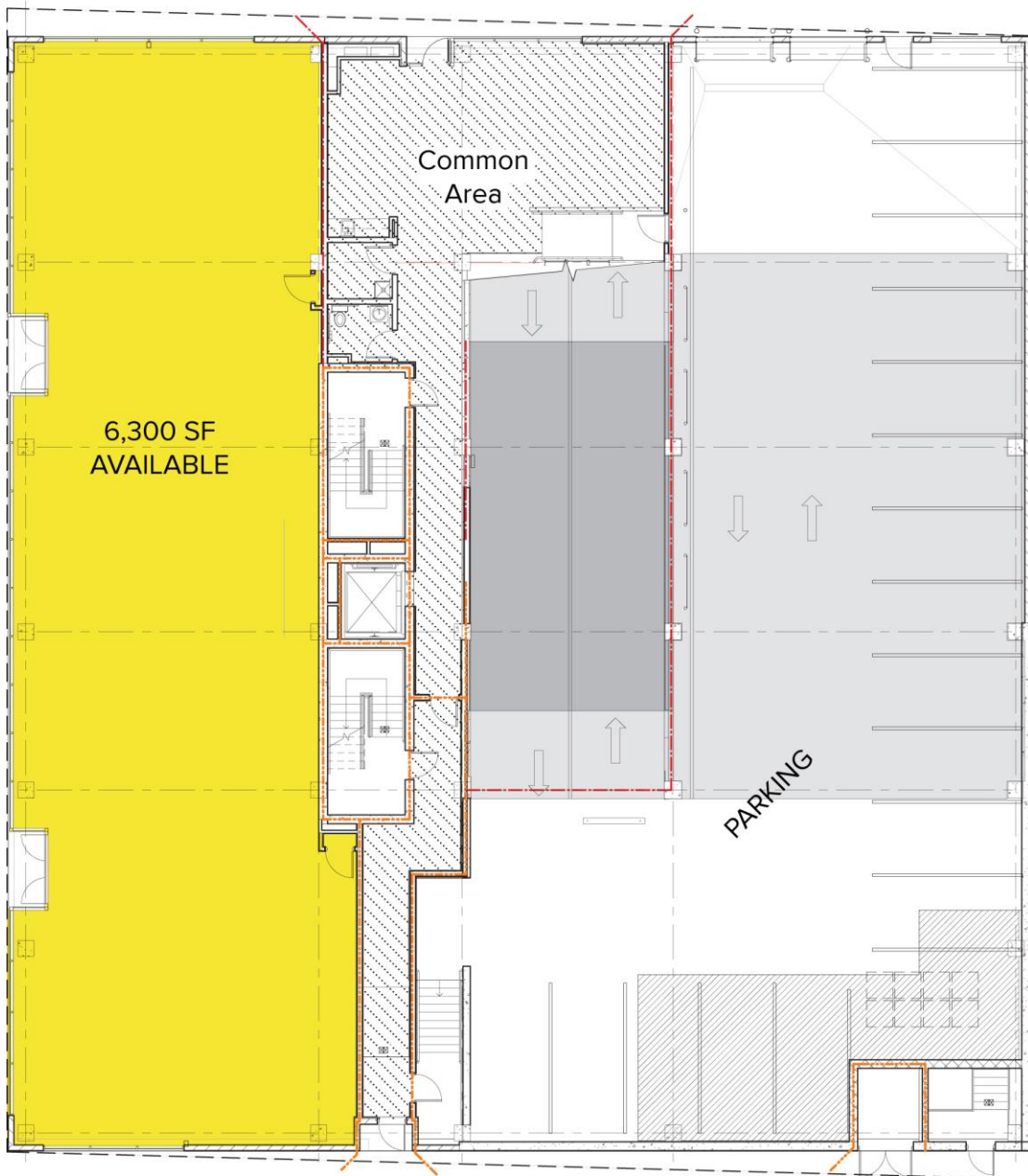
SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
www.signatureassociates.com

240 Ionia Avenue SW – Grand Rapids, Michigan

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Square Feet
AVAILABLE

Floor Plan



AVAILABILITY

UNIT	TOTAL SF	RATE PSF	MONTHLY
A – No Mezzanine	4,600	\$11.00 NNN	\$4,217
B – With Mezzanine	6,300	\$11.00 NNN	\$5,775



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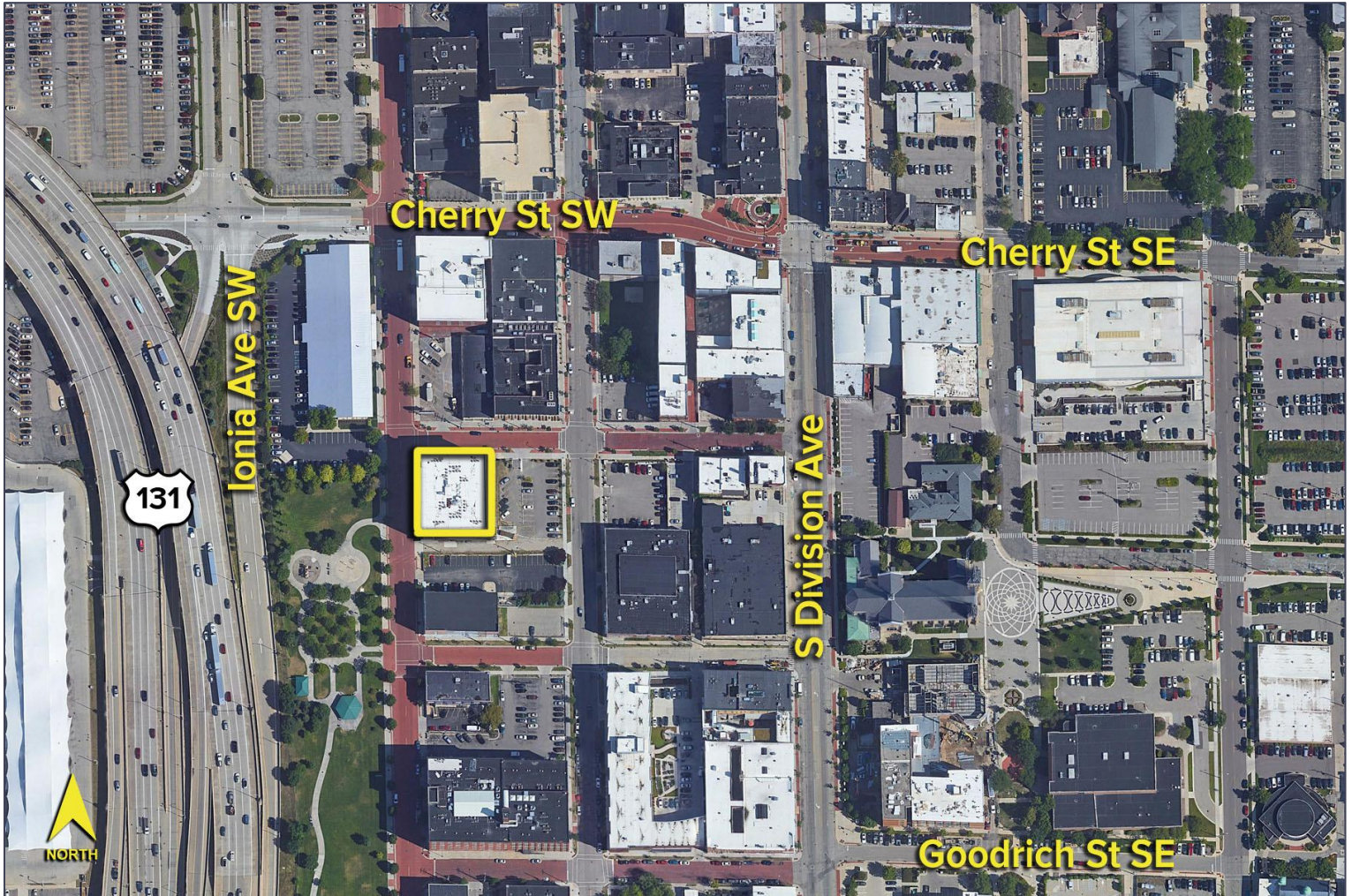
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Aerial



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	18,409	\$59,085
3 MILE	146,636	\$66,235
5 MILE	265,236	\$72,333

TRAFFIC COUNTS (TWO-WAY)

6,768	Ionia between Michigan & Lyon
19,220	Michigan west of Ionia
20,088	Michigan east of Ionia
7,376	Ionia north of Michigan



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