



2863 W Shore Dr
Holland, Michigan 49424

Property Highlights

- 1,170-3,632 SF Suites Available
- Excellent retail location in strip mall with ALDI anchor
- Easy access high traffic counts on corner of US-31 and Felch St.
- Great tenant mix in mall
- Well-maintained and professionally managed property
- Proximity to other popular retail and dining establishments



For More Information

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Lease Overview

2863 W Shore Dr
Holland, Michigan 49424

Lease Information

Lease Type:	NNN
Terms:	60-120 month lease options
PPN:	70-16-16-180-006

Availability

SUITE	RENTABLE SF	RATE / SF / YR	MONTHLY RENT
2863 W. Shore Dr. Ste. 104	1,520 SF	\$16.00	\$2,026.67
2863 W. Shore Dr. Ste. 108	1,875 SF	\$16.00	\$2,500.00
2863 W. Shore Dr. Ste. 111	3,632 SF	\$16.00	\$4,842.67
2863 W. Shore Dr. Ste. 114	1,170 SF	\$16.00	\$1,560.00



Property Overview

2863 W Shore Dr
Holland, Michigan 49424

Property Overview

Discover the perfect commercial space for your business at 2863 W Shore Dr in Holland, MI. With 1,170-3,632 SF suites available, this property offers an excellent retail location in a strip mall with ALDI as the anchor tenant. Benefit from easy access and high traffic counts at the corner of US-31 and Felch St. The property boasts a great tenant mix in the mall, providing an ideal environment for attracting customers and growing your business. Don't miss out on this prime leasing opportunity that offers visibility and convenience for both tenants and customers.

Utilities

Electric:	Holland Board of Public Works / Consumers Energy
Telephone:	Tenant's Choice
Natural Gas:	SEMCo Energy Gas Company
Sanitary Sewer:	Holland Board of Public Works
Storm Sewer:	City Served
Water:	Holland Board of Public Works



Additional Photos

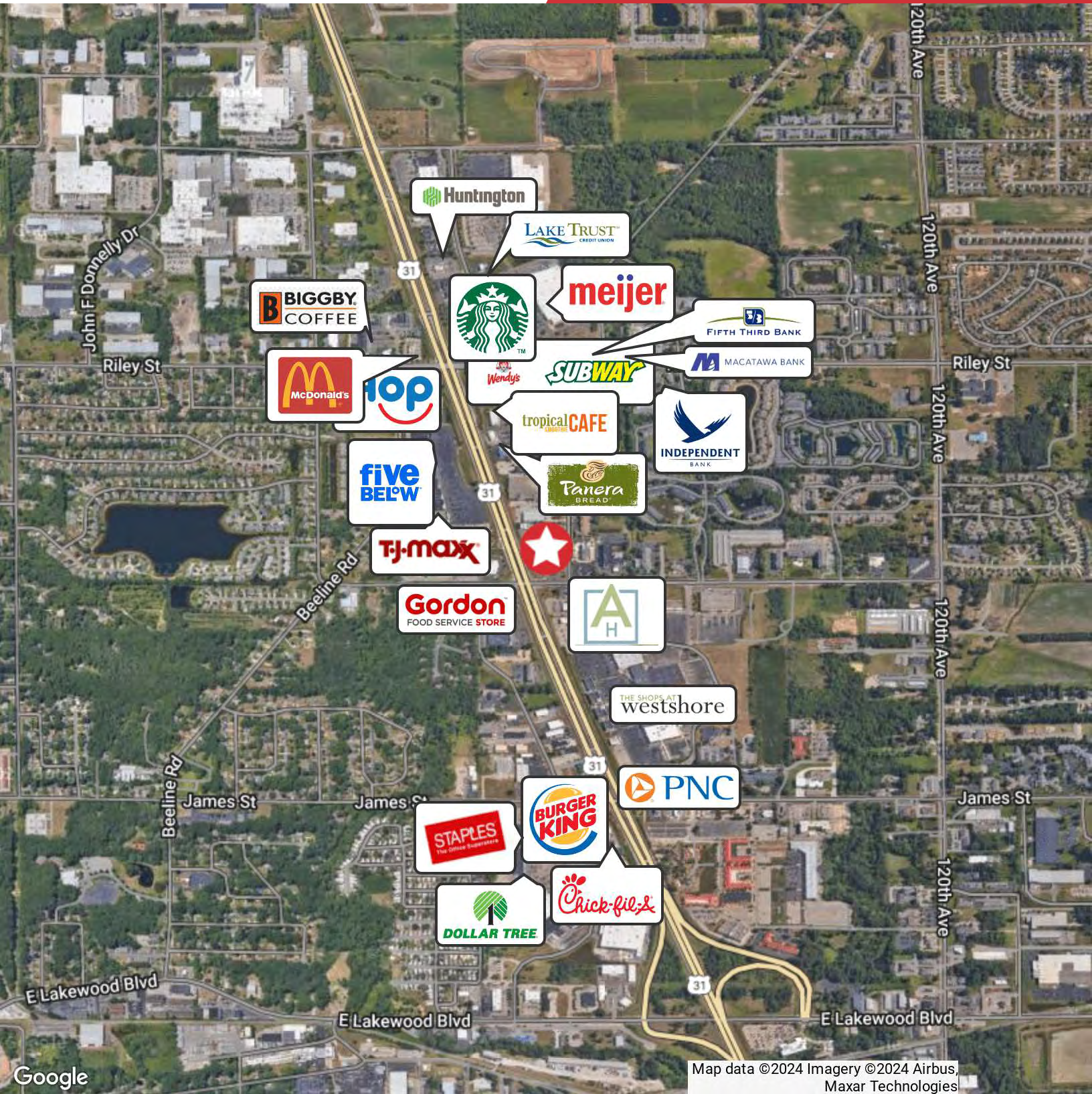
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Retailer Map

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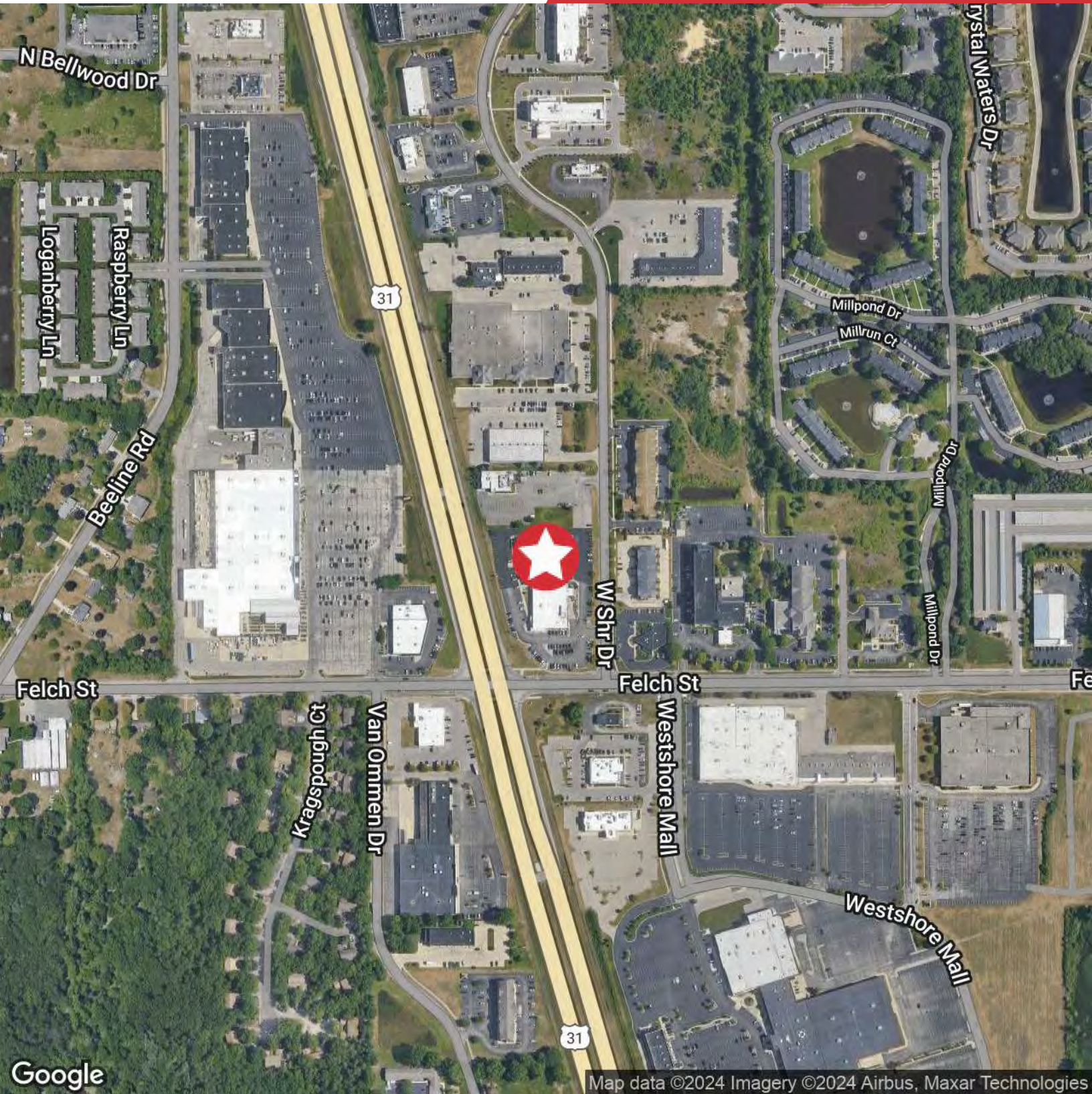


Google

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Location Map

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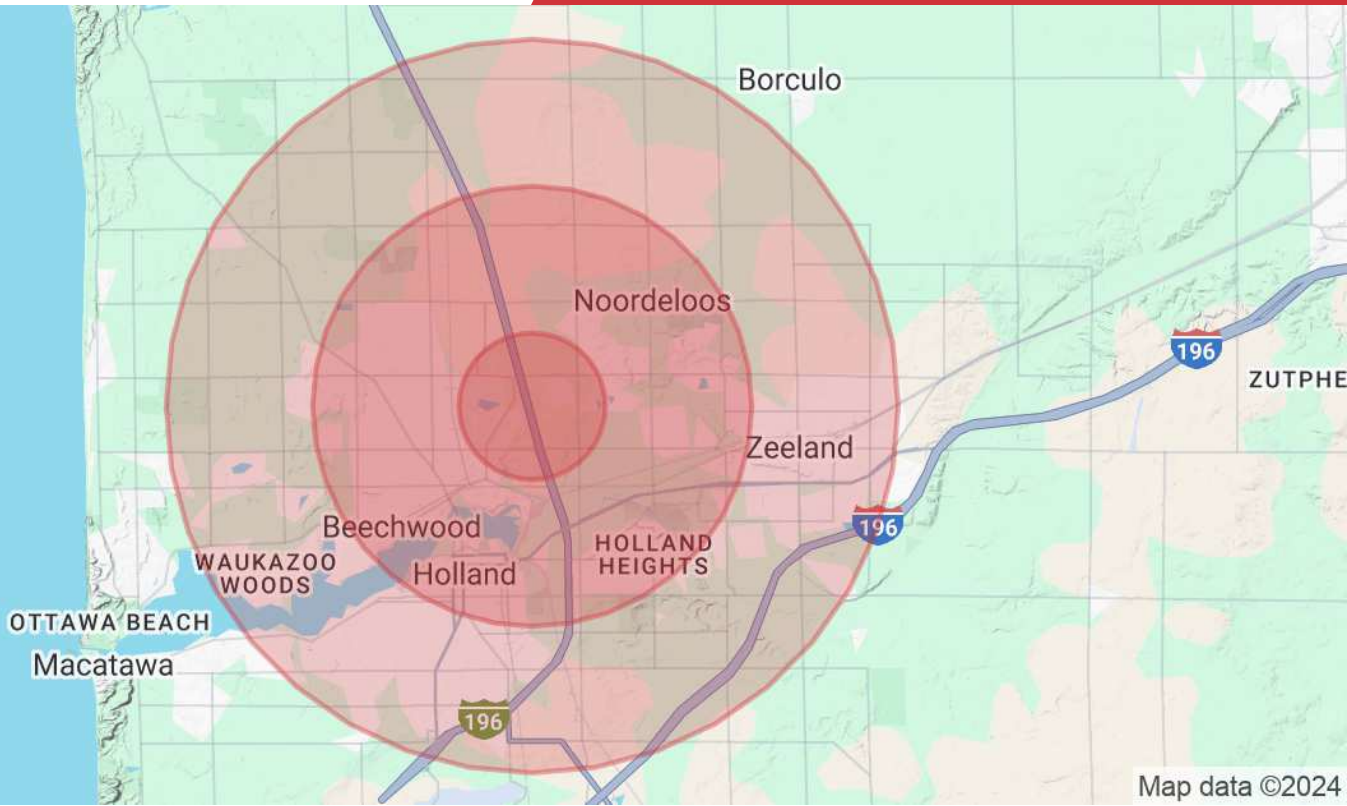


Google

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Demographics Map & Report

2863 W Shore Dr
Holland, Michigan 49424



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,112	49,691	96,656
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,985	18,108	35,920
# of Persons per HH	2.4	2.7	2.7
Average HH Income	\$93,426	\$97,604	\$103,831
Average House Value	\$231,338	\$276,355	\$307,929

Demographics data derived from AlphaMap

West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.