

RETAIL FOR LEASE

2975 28TH ST

2975 28TH STREET SOUTHEAST, KENTWOOD, MI 49512



KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418



Each Office Independently Owned and Operated

PRESENTED BY:

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bransco@kwcommercial.com

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EXECUTIVE SUMMARY

2975 28TH STREET SOUTHEAST



OFFERING SUMMARY

AVAILABLE SF:	3,000
LEASE RATE:	10.00 Annual/SF Modified Gross
LEASE TERM:	36 Months
PARKING:	2 Handicap & 4 Client
ZONING:	C2

PROPERTY OVERVIEW

This versatile 3,000-square-foot space is now available for lease in one of Kentwood's most sought-after commercial corridors. Located on the lower level of the West Marine building, this space offers an excellent opportunity for businesses needing a retail storefront, storage, or warehouse space in a high-traffic area.

With direct entry off Ridgemoore Street and proximity to 28th Street SE, one of the busiest retail corridors in the region, this property benefits from strong visibility and accessibility. The location is surrounded by a mix of national retailers, restaurants, and service businesses, ensuring consistent foot traffic and exposure.

PROPERTY HIGHLIGHTS

- Size & Layout: 3,000 square feet of flexible space, situated on the lower level
- Versatile Usage: Ideal for retail, storage, showroom, warehouse, or service-based businesses
- Convenient Access: Entry off Ridgemoore Street with close proximity to 28th Street SE

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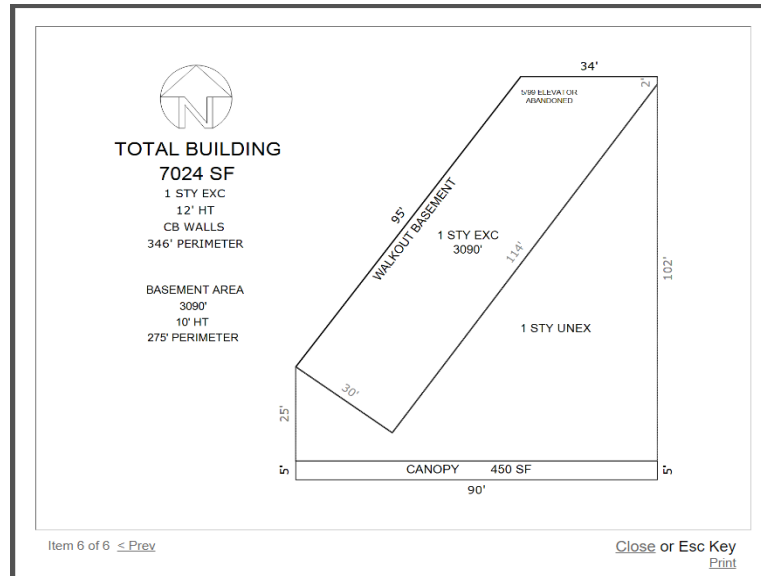


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LOCATION & HIGHLIGHTS

2975 28TH STREET SOUTHEAST



LOCATION INFORMATION

Building Name: 2975 28th St

Street Address: 2975 28th Street Southeast

City, State, Zip: Kentwood, MI 49512

County: Kent

Cross Streets: Ridgemoore

LOCATION OVERVIEW

Situated in Kentwood's vibrant retail district, this property benefits from strong customer traffic and a prime location surrounded by a mix of national and local businesses, dining options, and service providers. With easy access to major highways and nearby commercial developments, the area attracts a steady flow of visitors and commuters. Additionally, the high demographic appeal, supported by a strong local workforce and a growing residential population, makes this an ideal location for businesses looking to establish or expand their presence in a thriving market.



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PROPERTY PHOTOS

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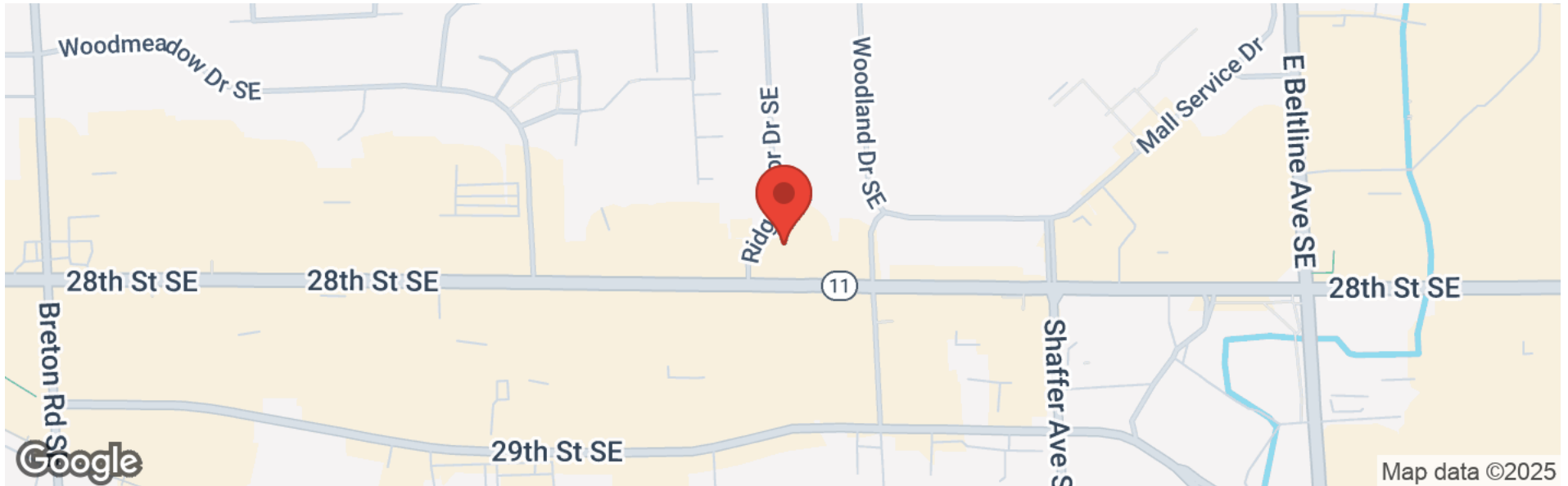


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LOCATION MAPS

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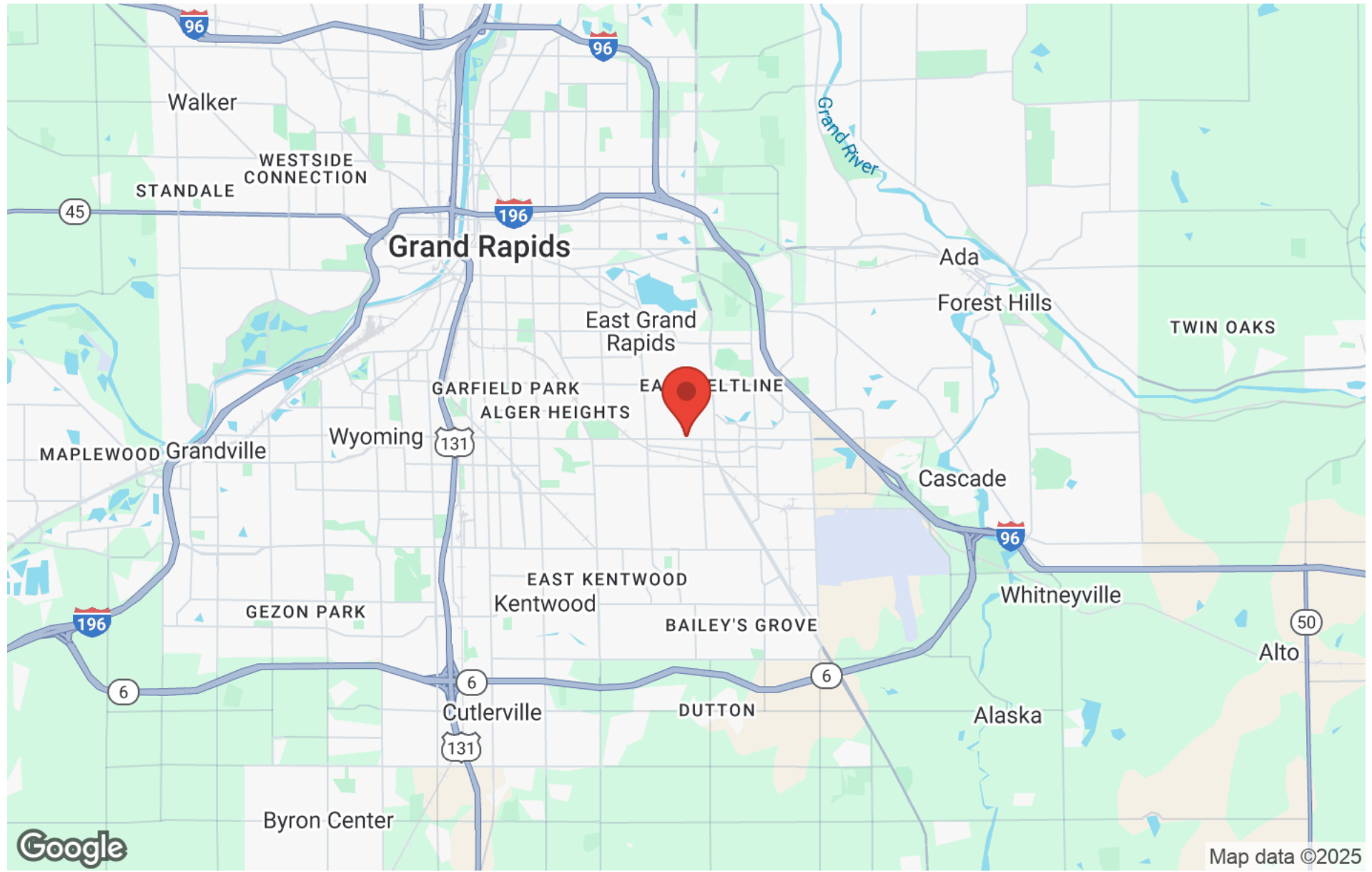
BUSINESS MAP

2975 28TH STREET SOUTHEAST



REGIONAL MAP

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AERIAL MAP

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DEMOGRAPHICS

2975 28TH STREET SOUTHEAST



Population	1 Mile	3 Miles	5 Miles
Male	4,117	37,019	104,233
Female	4,768	40,948	111,196
Total Population	8,885	77,967	215,429

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,806	16,227	48,370
Ages 15-24	1,004	10,276	29,936
Ages 25-54	3,543	31,244	86,547
Ages 55-64	835	8,844	22,532
Ages 65+	1,697	11,376	28,044

Race	1 Mile	3 Miles	5 Miles
White	5,729	55,262	145,849
Black	2,200	15,864	40,208
Am In/AK Nat	N/A	21	323
Hawaiian	N/A	4	17
Hispanic	824	4,806	33,093
Multi-Racial	1,348	8,282	47,568

Income	1 Mile	3 Miles	5 Miles
Median	\$26,965	\$50,199	\$42,186
< \$15,000	986	4,535	12,133
\$15,000-\$24,999	672	3,908	10,138
\$25,000-\$34,999	623	3,176	9,810
\$35,000-\$49,999	567	4,541	12,053
\$50,000-\$74,999	565	6,103	15,168
\$75,000-\$99,999	196	3,672	8,993
\$100,000-\$149,999	222	3,496	7,959
\$150,000-\$199,999	83	1,017	2,306
> \$200,000	66	1,146	2,559

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,451	35,507	92,594
Occupied	4,046	32,457	83,759
Owner Occupied	1,510	18,917	51,027
Renter Occupied	2,536	13,540	32,732
Vacant	405	3,050	8,835

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