

345 STATE STREET SE
GRAND RAPIDS, MICHIGAN

RETAIL FOR LEASE
2,700 Square Feet Available



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HERITAGE HILL DISTRICT



PROPERTY FEATURES

- 52,030 total building square feet
- 2,700 square feet available for lease
- Zoned TN-CC
- Built in 1956; Remodeled in 2019
- Lease Rate: \$15.00/sf NNN (\$3,375/mo)
- Estimated NNN Expense: \$3.50/sf

Comments: Retail space in Heritage Hill District. A perfect blend of bustling city life with quiet downtown living. Site has beautiful large windows and glass exterior entrance welcoming guests. Additionally, suite has strong vehicle and foot-traffic counts, while walking distance from many bars and restaurants. A bonus main level patio deck with gas grills and fireplace is available for use. Great for a cafe, coffee shop, bank, dine-in restaurant and more!



For more information, please contact:

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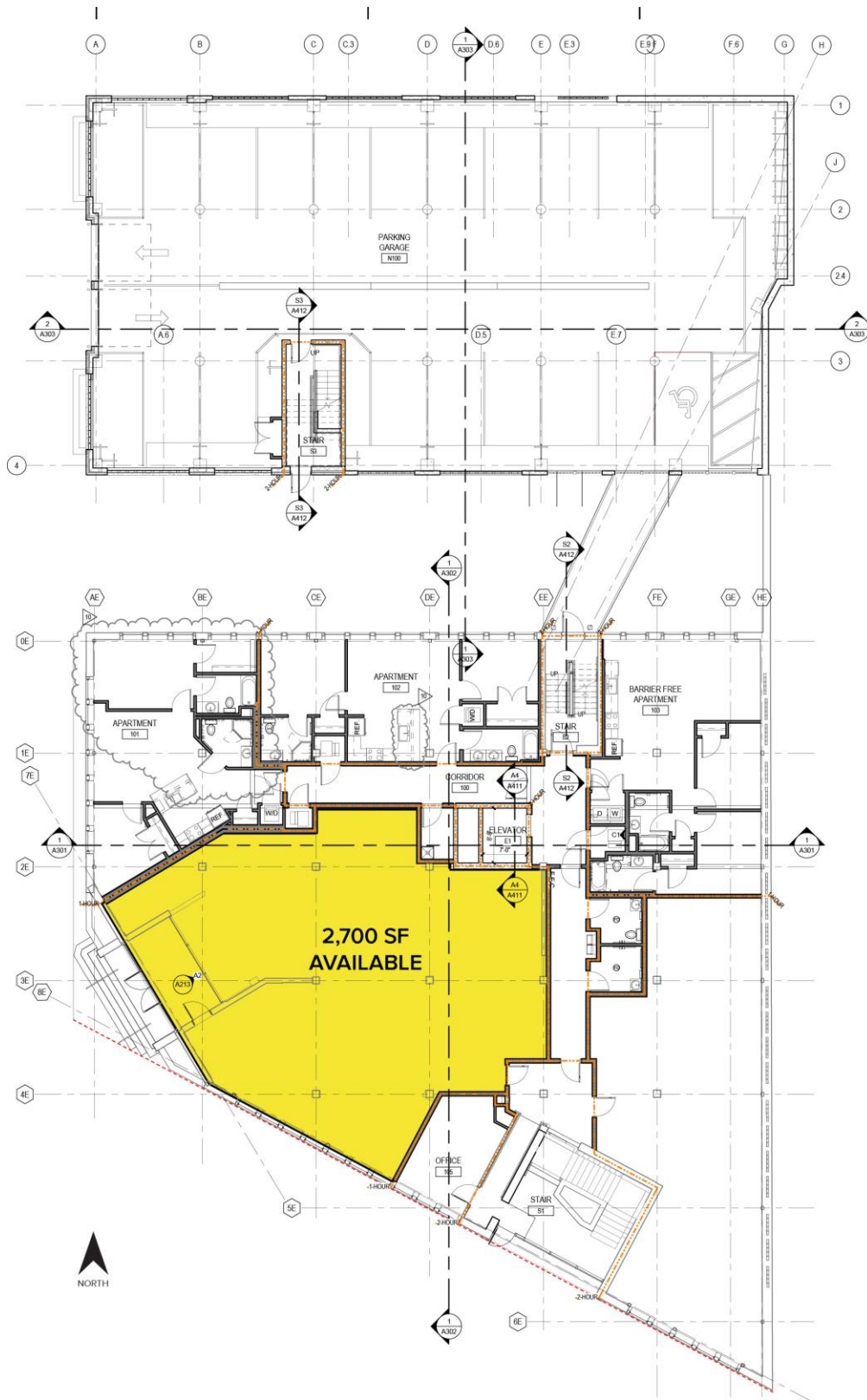
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345 State Street SE— Wyoming, Michigan

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Floor Plan



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Aerial



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	23,417	\$62,078
3 MILE	151,230	\$68,175
5 MILE	262,377	\$73,582



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