

9041 N. RODGERS COURT SE
CALEDONIA, MICHIGAN

OFFICE FOR LEASE
2,600 Square Feet Available



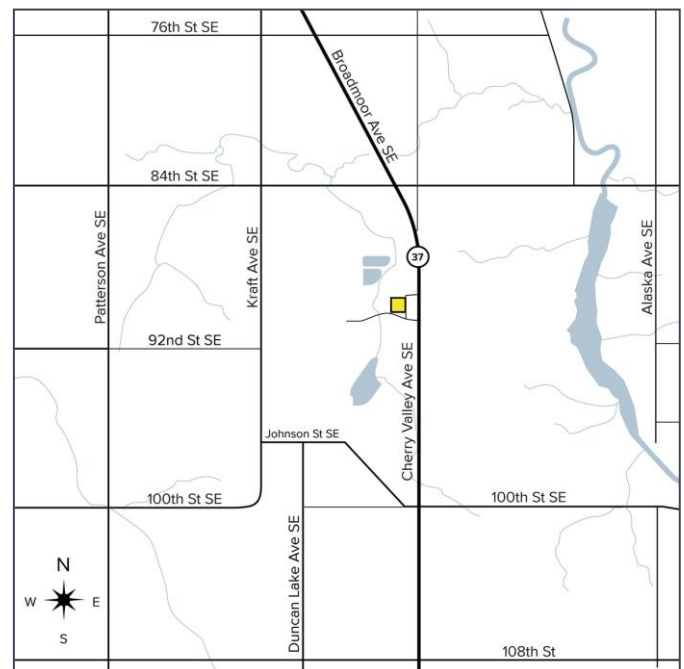
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MEDICAL-READY LAYOUT



PROPERTY FEATURES

- 2,600 square foot available
- Prime Caledonia location in a busy, growing neighborhood with strong foot traffic
- Easy access to major arteries, ideal for maximizing patient flow.
- Medical-ready layout with flexible suites that can be used cohesively for multi-provider practices
- Two entrances – front and rear
- On-site amenities tailored to medical use including a dedicated lab area, a staff kitchen/break area, and two compliant bathrooms
- Excellent parking and visibility ample
- Flexible growth and branding opportunities
- \$16.50/sf NNN (\$3,575/mo)
- 2026 Est. NNN: \$4.00/sf



For more information, please contact:

CAROLYN BOJI
(616) 213 4560
cboji@signatureassociates.com

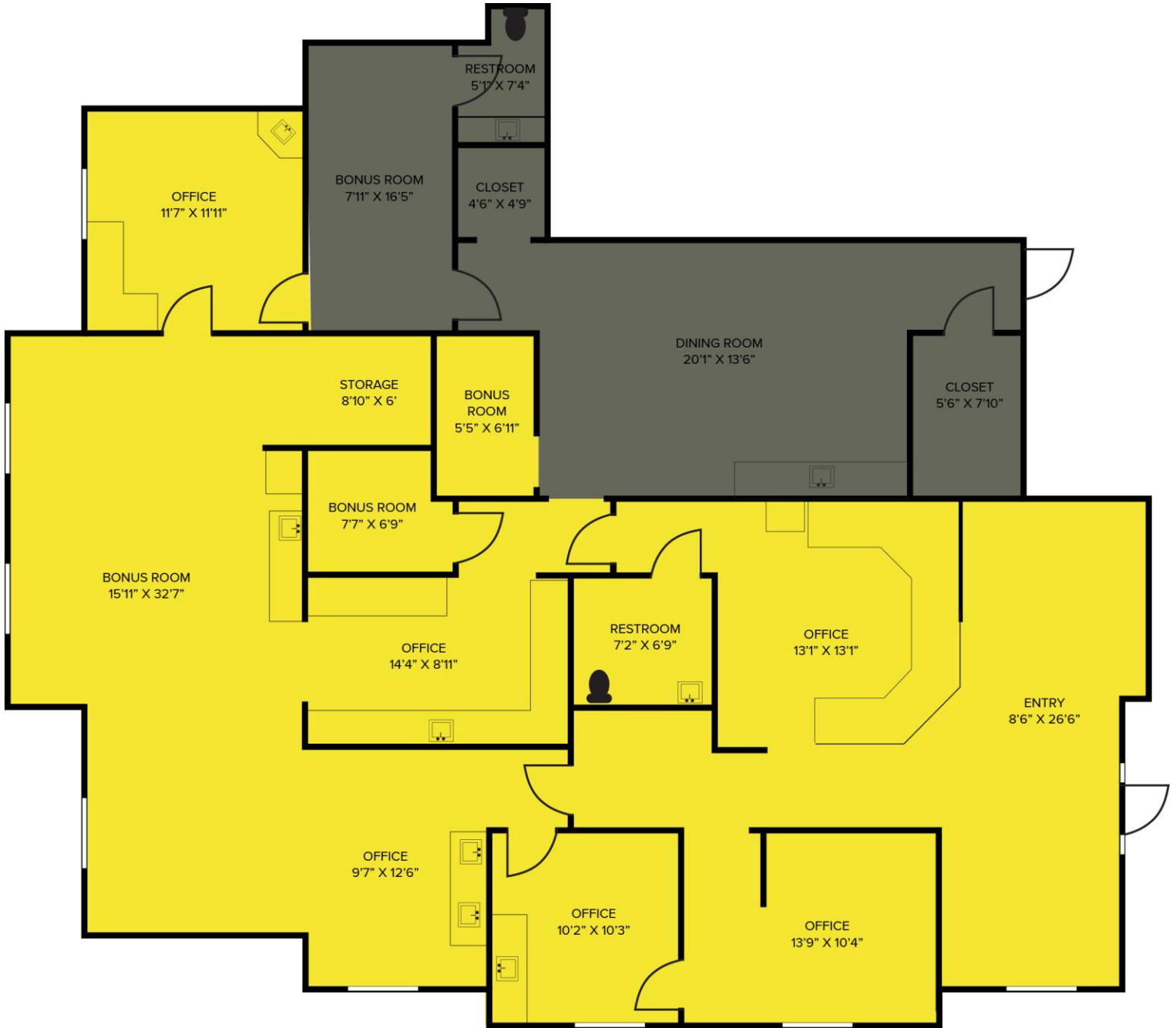
SIGNATURE ASSOCIATES
1188 East Paris Ave SE, Suite 220
Grand Rapids, MI 49546
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Floor Plan



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Aerial



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	3,317	\$96,000
3 MILE	11,813	\$112,659
5 MILE	26,237	\$115,018
10 MILE	193,321	\$91,526

TRAFFIC COUNTS (TWO-WAY)	
20,790	Cherry Valley Ave south of 84 th St
18,399	Cherry Valley Ave north of 100 th St
4,534	84 th St west of Cherry Valley Ave
8,649	84 th St east of Cherry Valley Ave

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Surrounding Area



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