



7 E Muskegon St

Kent City, MI 49330

RETAIL FOR LEASE | LIGHT EATERY BUILDOUT



LIGHT EATERY BUILDOUT | 2100 SQFT | Available Immediately

Cassie Uccello | Cell: 616.262.8987 | Email: Cassie@uccelloproperties.com

www.uccelloproperties.com

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Property Overview

Turnkey Downtown Eatery Opportunity

Located in the heart of downtown Kent City, this 2,100 SF turnkey light eatery space offers an excellent opportunity for a restaurant, café, bakery, deli, or takeout concept looking to open with existing infrastructure already in place. The space includes restaurant equipment and features strong downtown visibility within a mixed-use building surrounded by local businesses and residential traffic. Landlord covers sewer, lawn care, and snow removal, with no water bill due to well service, while tenants are responsible for gas, electric, and trash. A rare opportunity to bring your food concept to a growing small-town community with limited restaurant-ready space available.

Demographics

Population 2023	5769
Households	17,062
Average Household Income	\$101.31K
Median Household Income	\$78,68K

Traffic Counts

6,000 TO 8,000 VEHICLES PER DAY



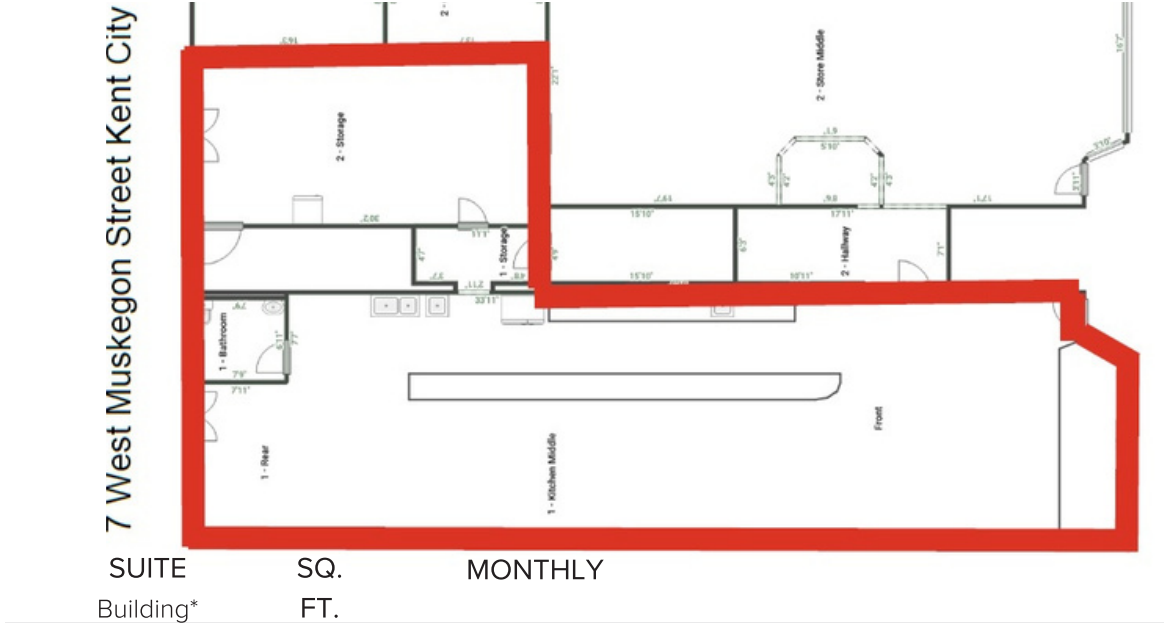
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All information should be verified prior to purchase or lease. Property outlines approx. Demographics: CARWM, Traffic Counts: GVMC (*18), Maps/Aerials: Google.



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