

# 36th + Patterson

Kentwood, Michigan

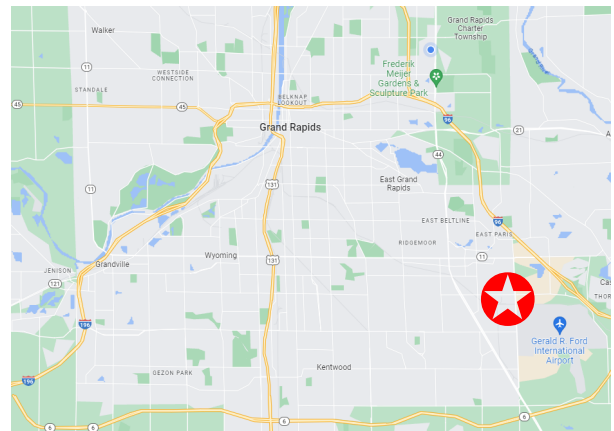


## Eat, Stay, Refuel. Where Convenience Takes Flight

- 1,600 - 8,000 SF Suites
- 1/2 Mile to GRR Airport
- Close to two I-96 interchanges
- Heavily traveled corridor surrounded by airport, industrial and multi-family.
- Neighboring businesses include GE Aviation, Universal Forest Products, Cascade Engineering and Lacks Enterprises.
- Convenient retail location services airport and the main industrial node in the Grand Rapids MSA.

### LOCATION

Northwest Corner  
36th Street & Patterson Avenue  
City of Kentwood



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## AREA OVERVIEW

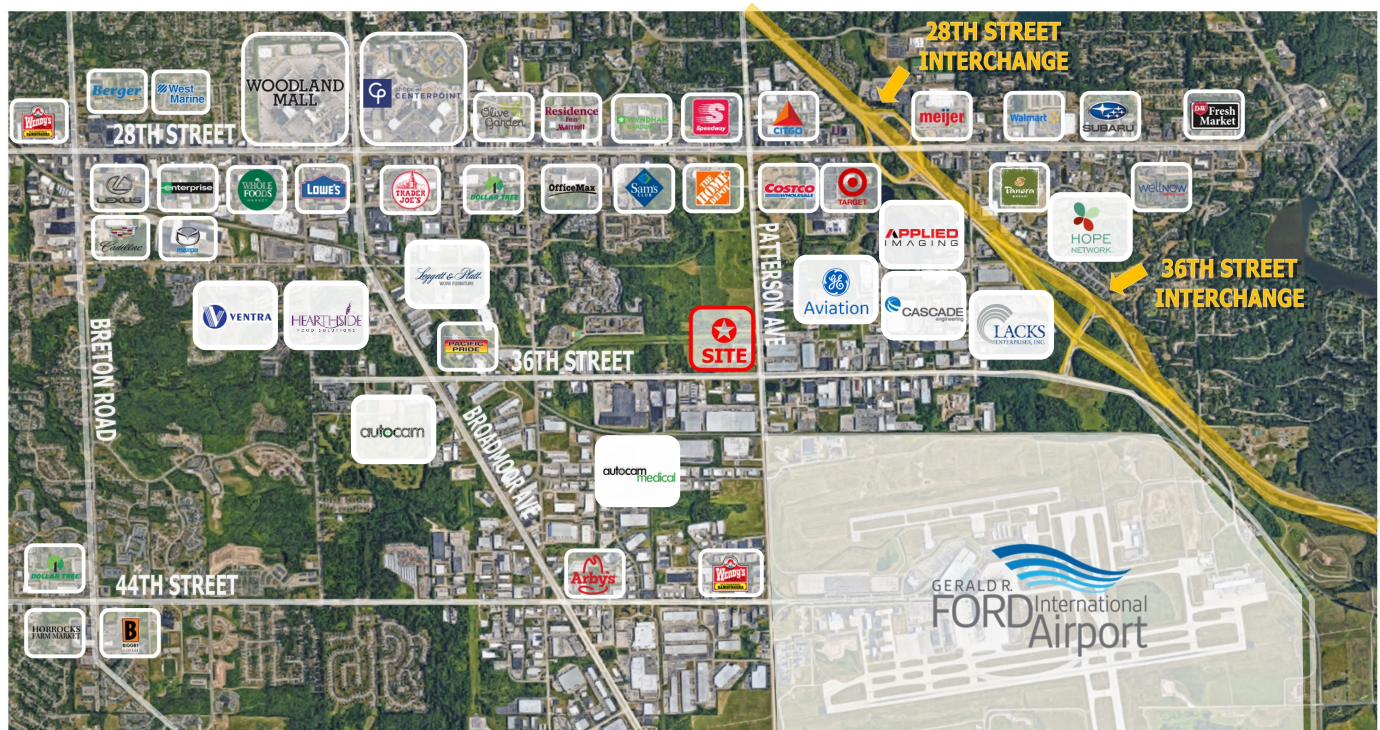


Description	1 Mile	3 Miles	5 Miles
<b>Population (2023)</b>	2,036	39,672	129,710
<b>Population Growth Forecast (2028/2023)</b>	+3.68%	+3.48%	+3.53%
<b>Avg Household Income</b>	\$56,998	\$102,854	\$115,083
<b>Traffic Count (AADT 2021)</b>	Patterson Ave SE: 26,877 VPD		

### Area Specifics:

- Gerald R Ford International Airport Average Passengers (Jan-May 2022): 9,212 per day.
- Airline travel has risen 150% from Q3 2020 to Q3 2023.
- Development is central to some of West Michigan's largest employers:
 

Lacks Enterprises (3,000)	Hope Network (2,162)	Ventra (1,173)
GE Aviation (1,100)	Hearthside Foods (830)	Cascade Engineering (700)
Trace3 (500)	Work Furniture Group (450)	Autocam (440)

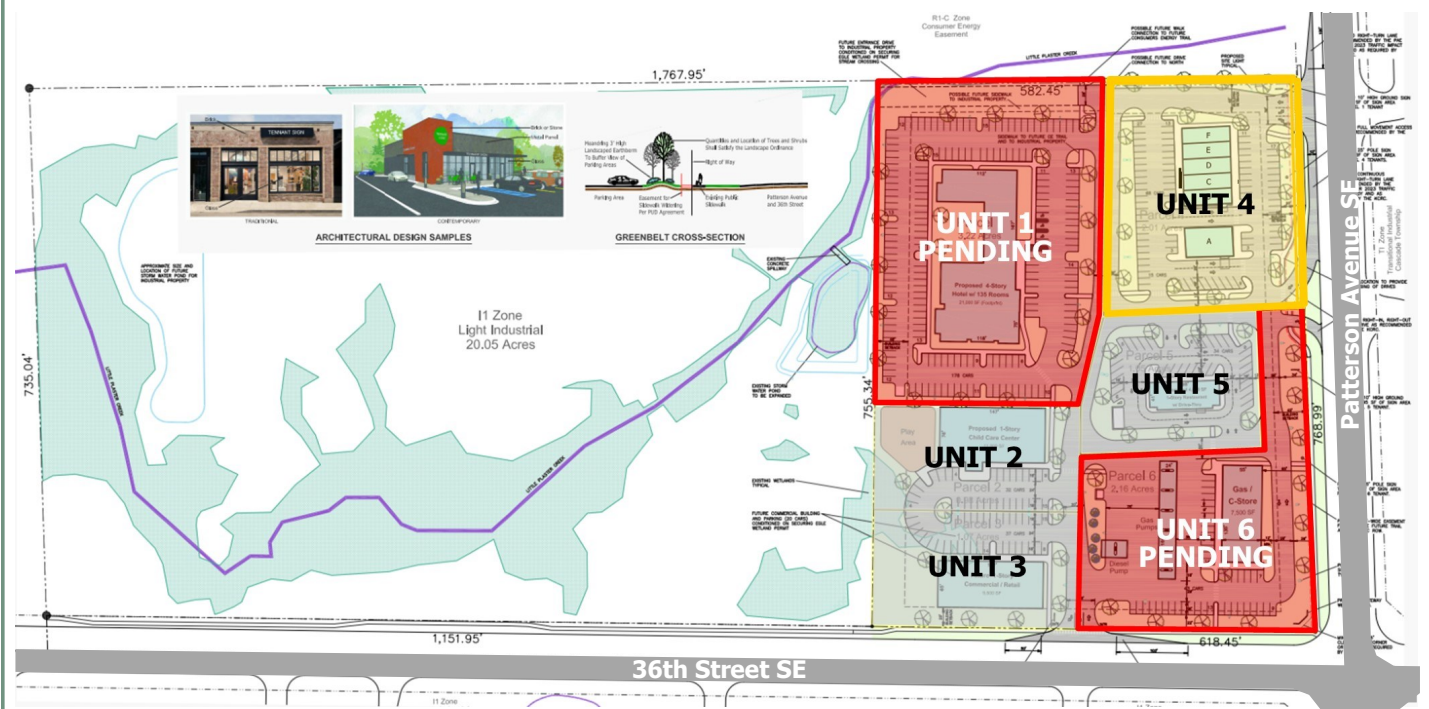


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## SITE LAYOUT



**Concept Site Layout**  
Final site plan approval is required.

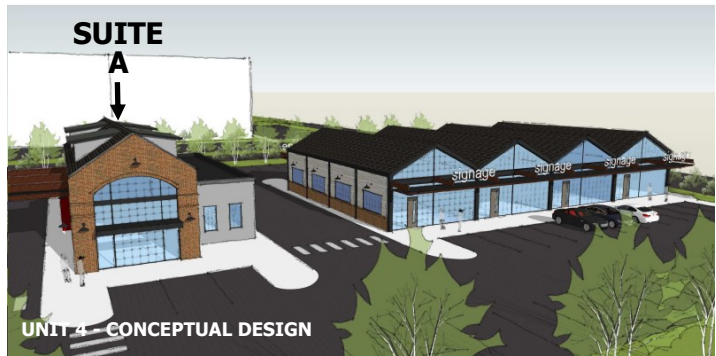
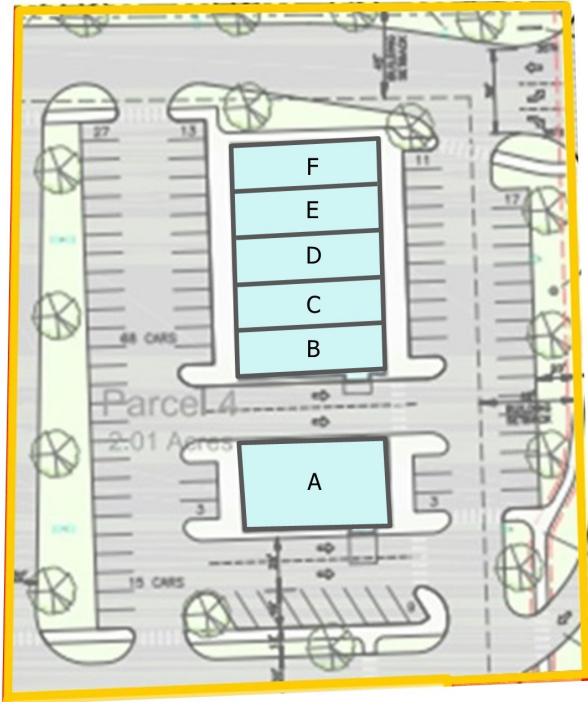


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## UNIT 4 LEASE DETAIL



## UNIT 4

SUITE	SUITE SIZE	PRICE PSF/YR	MONTHLY RATE
A	3,000 SF	\$47.50	\$11,875 (NNN)
B	1,600 SF	\$36.50	\$4,867 (NNN)
C	1,600 SF	\$31.50	\$4,200 (NNN)
D	1,600 SF	\$31.50	\$4,200 (NNN)
E	1,600 SF	\$31.50	\$4,200 (NNN)
F	1,600 SF	\$36.50	\$4,867 (NNN)
B-F	8,000 SF	\$33.50	\$22,333 (NNN)

\* Unit 4 Anticipated Delivery Date: Spring 2025

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## ZONING

### C-PUD COMMERCIAL PLANNED UNIT DEVELOPMENT

A. **Permitted Uses:** The following uses of land or structures may be permitted within a Commercial PUD.

1. Any "Permitted Use" within the C-2 or C-4 Districts.
2. Customary accessory uses as permitted in the C-2 or C-4 Districts.
3. Adult and Child Care Facilities in accordance with Section 3.20

Use	C-2	C-3	C-4
<b>Retail</b>			
Building supply and equipment establishments.	SLU	NP	NP
Commercial enterprises producing merchandise on the premises	SLU	SLU	NP
Convenience Stores	P	NP	NP
Drive through service establishments	SLU	NP	NP
Open Air Businesses.	SLU	SLU	NP
Pawnshops	SLU	NP	NP
Restaurants, drive-through	SLU	SLU	NP
Restaurants, Freestanding but excluding drive-through establishments	P	P	SLU
Restaurants within shopping centers, excluding drive-through establishments	P	P	NP
Retail businesses	P	P	NP
Retail with on site Warehousing/Distribution	SLU	NP	NP
Vehicle rental establishments.	SLU	NP	NP
<b>Service</b>			
Animal hospitals and kennels.	SLU	NP	NP
Commercial schools	SLU	SLU	SLU
Financial Institutions, Freestanding	SLU	SLU	SLU
Funeral homes and Crematoria	SLU	NP	P
Hotels and motels	SLU	SLU	SLU
Personal service establishments	P	P	P
Radio and television stations	P	P	P
Repair and service establishments	P	NP	NP
Vehicle Fuel Stations	SLU	NP	NP
Vehicle Repair, Major	SLU	SLU	NP
Vehicle Repair, Minor	P	SLU	NP
Vehicle washes	SLU	NP	NP
<b>Institutional, Recreational and Utilities</b>			
Assisted Living Facilities	NP	NP	NP
Assisted Living Family Facility	NP	NP	NP
Assisted Living Group Facility	NP	NP	NP
Colleges and universities	SLU	SLU	SLU
Convalescent Homes	NP	NP	NP
Elementary and secondary schools	SLU	NP	NP
Emergency Medical Centers	SLU	SLU	SLU
Training Facility	P	P	SLU
Hospitals	SLU	SLU	SLU
Municipal and Public Service Activities	P	P	P

Use	C-2	C-3	C-4
Nursing Homes	NP	NP	NP
Private Clubs or Lodges	P	NP	NP
Recreation Facilities, Indoor	P	P	SLU
Recreational Facilities, Outdoor	P	P	SLU
Recycling Station	SLU	NP	NP
Theaters	SLU	SLU	NP
Utility substations, transmission lines and pressure controls	SLU	SLU	SLU
<b>Offices</b>			
Clinics	P	NP	P
Offices	P	P	P
<b>Other</b>			
Accessory buildings and uses subject to Sections 3.15 and 3.16	P	P	P
Assembly buildings	P	P	P
Billboards	NP	NP	NP
Conference Meeting and Banquet Facility	P	P	P
Elderly Housing	NP	NP	NP
Freestanding Off Street Parking	P	P	P
Places of Religious Worship	P	P	P
Residential Child and Adult Care Institutions	Refer to Section 3.20		

This brochure is intended solely for the limited use of those who review it (hereafter "The Prospect") in considering whether to pursue negotiations regarding 3511-3551 Patterson Ave SE ("The Property"). This brochure, prepared by Ben M. Muller Realty Co., Inc. (hereafter referred to as "Broker") contains brief, selected information pertaining to The Property and does not purport to be all-inclusive or to contain all the information, which The Prospect may desire. This brochure will be delivered with the understanding that The Prospect will conduct its own analysis and investigation of The Property, independently and without reliance upon The Owner, Broker or this brochure and based on such documents, information and other matters as The Prospect, in its sole discretion, deems appropriate in evaluating a negotiation regarding The Property.

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