

FOR LEASE

12719 Riley St,
Holland, MI 49424

1,100 - 4,941 SF of prime retail space available for lease in Riley Plaza retail shopping center on the north side of Holland. This space is located on the northwest corner of US-31 and Riley Street; this busy retail corridor offers high visibility, high traffic exposure, and an excellent mix of local and national retailers. Close in proximity to US-31. Join the Riley Plaza Community today!



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RETAIL SUITE
1,100 - 4,941 SF

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LISTING INFORMATION

Suite	55	60/65	55-65	110
Available SF	1,356 SF	3,585 SF	4,941 SF	1,100 SF
Lease Price	\$17.00	\$17.00	\$15.00	\$17.00
Monthly Rent	\$1,921 + NNN	\$5,078.75 + NNN	\$6,176.25 + NNN	\$1,558.33 + NNN
Lease Type	Triple Net	Triple Net	Triple Net	Triple Net
Triple Net (Approx)	\$6.49/SF	\$6.49/SF	\$6.49/SF	\$6.49/SF
Monthly NNN	\$733.37/Month	\$1,938.89/Month	\$2,672.26/Month	\$595/Month
Term	24-36 Months	24-36 Months	24-36 Months	24-36 Months
Divisible	No	No	No	No
Zoning	PUD	PUD	PUD	PUD
Taxing Authority	Holland Charter Township	Holland Charter Township	Holland Charter Township	Holland Charter Township
County	Ottawa	Ottawa	Ottawa	Ottawa

NON COMPETE

- No Nail Salons
- No Hair Cutting or Concepts/ Retailers
- No Chiropractic Services
- No Chinese/Asian Restaurant
- No Retail Sales of Beer, Wine, Lotto, or Distilled Spirits
- No Pizza Stores- Hot or Cold
- No Coffee based retail
- No Mexican Restaurants
- No Frozen ice cream, yogurt, Italian Ice, etc.
- No CBD Shops

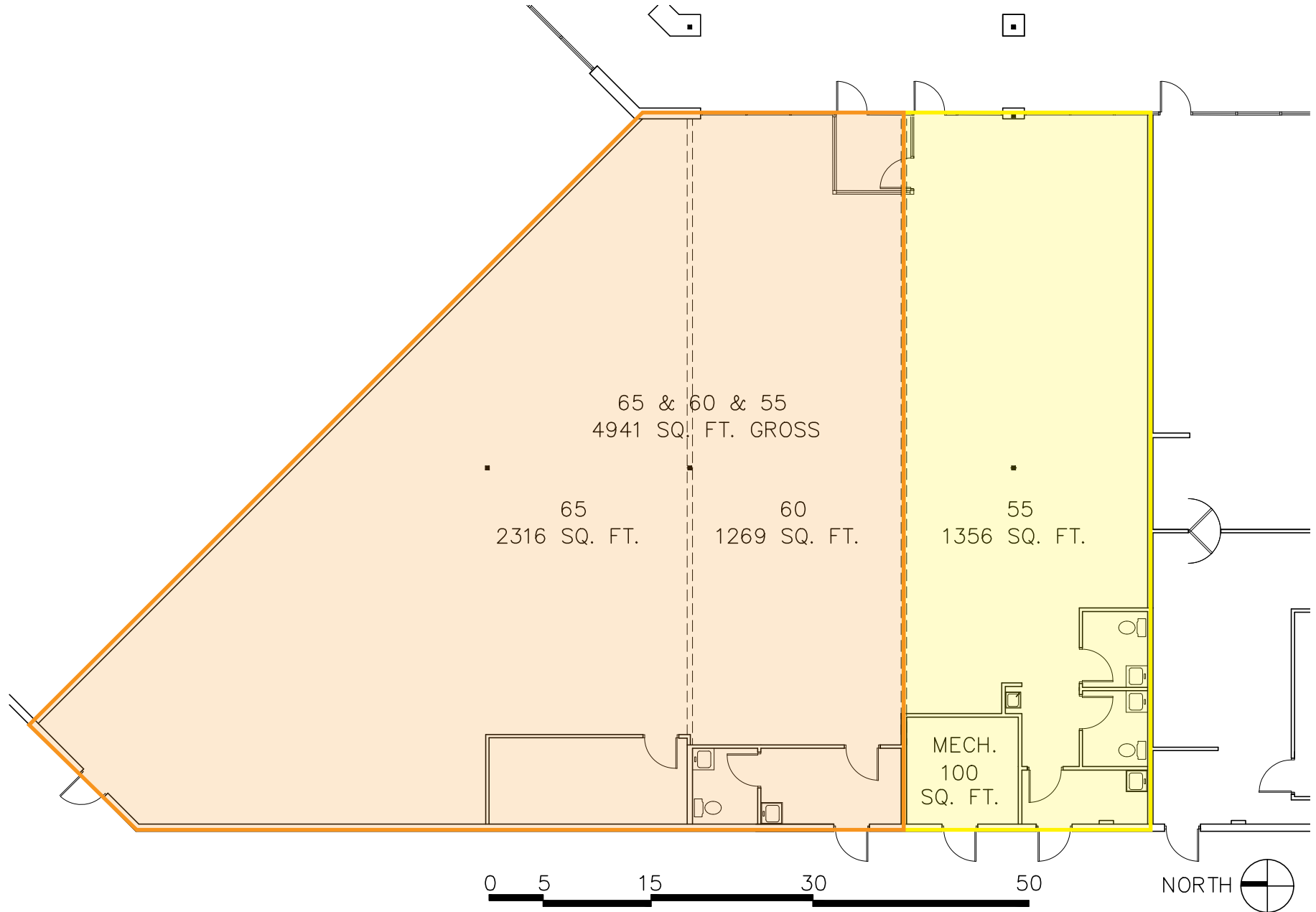
BUILDING HIGHLIGHTS

- High visibility
- Easy access to US-31
- Excellent tenant mix with local and national retailers
- Ample on-site parking
- 2024 AADT Traffic Counts
US-31- 43,004
Riley- 25,267

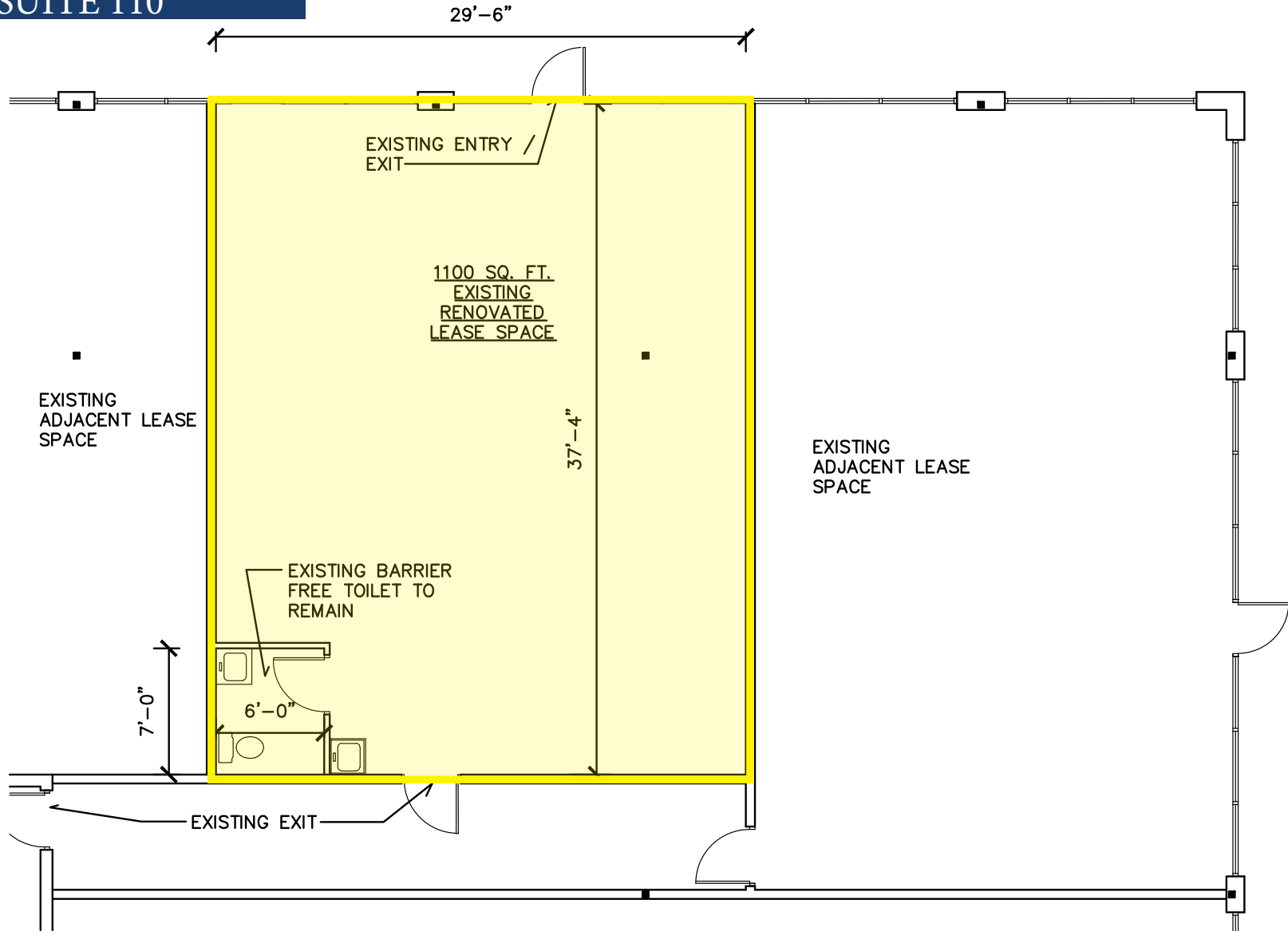
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LAYOUT- SUITES 55-65



LAYOUT- SUITE 110



FLOOR PLAN

1/8" = 1'-0"

RILEY PLAZA Suite #110



TENANTS

Building 1: 12659 Riley St

SUITE	TENANT	SF
10	Rita's Italian Ice & Frozen Custard	1,500
20	Army National Guard Office	2,000
30	UBeHome Real Estate	2,166
40	El Rancho Mexican Restaurant	5,420

Building 2: 12719 Riley St

SUITE	TENANT	SF
5	Biggby Coffee	1,650
10/15	Re Pete's Party Store	7,269
20	Don Petrino's Pizzeria	2,000
30	Mr. You Chinese Food	2,000
40	Sports Clips Haircuts	1,560
50	D- Dogs	1,465
55	VACANT	1,356
60/65	VACANT	3,585
70	Charter Communications	2,740
80	Shuluga Chiropractic Center	1,955
85	Journey of Hope Yoga	2,770
90	Salon Centric	2,427
100	Unique Nails and Spa	1,200
110	VACANT	1,100
120	Lakeshore CBD	1,120
130	Jimmy Johns	1,286

Building 3: 3260 Laroc Rd

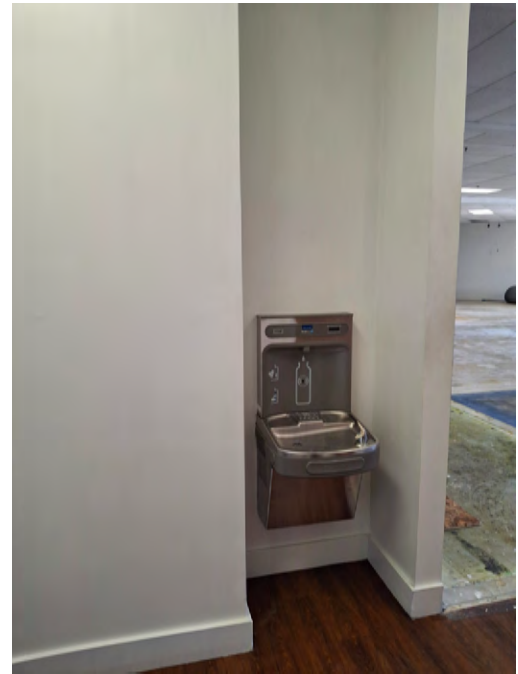
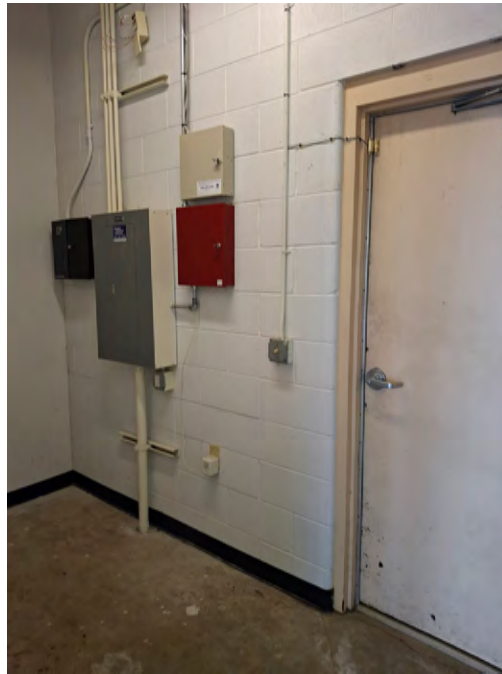
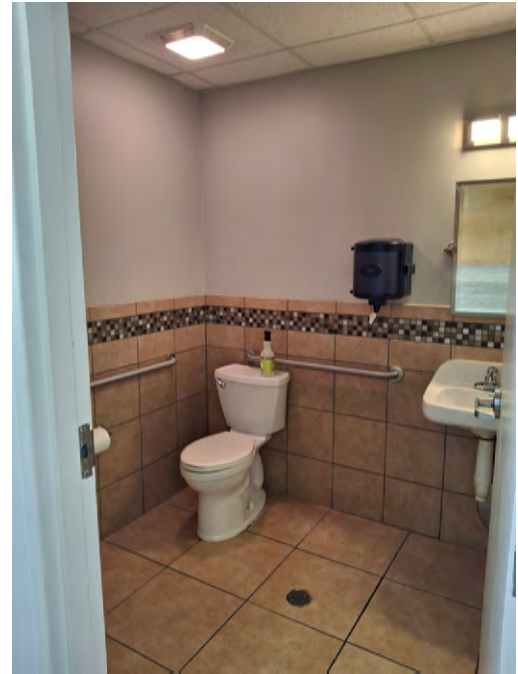
SUITE	TENANT	SF
10	MyEyeDr. RX Optical	2,475



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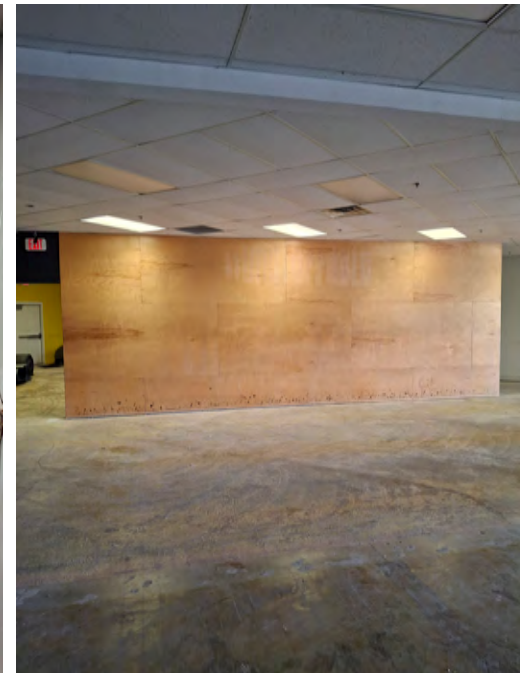
PHOTOS - SUITE 55



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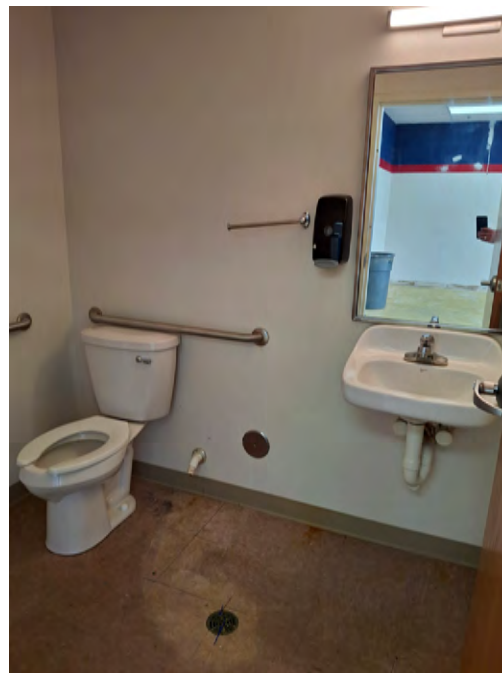
PHOTOS - SUITE 60/65



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PHOTOS - SUITE 110



AERIAL MAP



- Other National Retailers within 1.5 Miles
- | | |
|-----------------------|--------------------|
| AT&T | Maurices |
| Aldi | Michaels |
| Barnes & Noble | Old Navy |
| Best Buy | Petco |
| Dick's Sporting Goods | PetSmart |
| Dollar Tree | Red Robin |
| Five Below | Shops at Westshore |
| Gordon's Food Service | Taco Bell |
| Hobby Lobby | Target |
| IHOP | T.J. Maxx |
| Kohl's | Ulta Beauty |
| Lowe's | Verizon Wireless |

YOUR PREMIER BROKER IN WEST MICHIGAN



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Lakeshore Commercial Real Estate has over 100 years of experience in the industry. We have seen many changes and evolutions over the years, but our focus has always remained the same: to serve businesses in our community and help them achieve their success. We specialize in all aspects of commercial real estate, including sales, management, and leasing. We have a deep understanding of the local market and the unique needs of different businesses. We use our expertise to help our clients find the right property, negotiate the best deals, and manage their properties efficiently and effectively. We don't just have you covered on the Lakeshore. We have created excellent relationships with brokers outside of the Lakeshore area to ensure we are serving you best. We are committed to our clients and their success. We work closely with each client to understand their needs and goals, and we develop customized solutions to help them achieve those goals.