ADVANTAGE
COMMERCIAL REAL ESTATE

GREEN ORCHARD
SHOPPING CENTER

MULTI-TENANT POWER CENTER | 313,421 SF | 6.83-YEAR WALT | GRAND RAPIDS MSA

Executive
SUMMARY

Green Orchard Shopping Center is a multi-tenant power center located off Alpine Avenue in Walker, Michigan, one of West Michigan's primary retail corridors. The center benefits from strong traffic counts along Alpine Avenue and nearby I-96, providing excellent visibility and regional accessibility. The property is surrounded by a dense concentration of national retailers, including Target, Meijer, Sam's Club, Walmart, Menards, and The Home Depot.

Tenants include Kohl's, Hobby Lobby, Ollie's Bargain Outlet, Lava Island, Office Depot, Uptown Cheapskate, Shoe Carnival, and Hibachi Grill, providing diversified income and consistent consumer traffic. The property's established anchor tenants and corridor location support stable performance and position the property competitively within the Walker/Alpine Avenue retail market.

The property is well-positioned and has had strong leasing activity. With three new tenants on 10-year leases and a new 10-year lease with Hobby Lobby, the property offers a diverse tenant mix and strong weighted average lease term. The center offers a steady income stream and an attractive basis.

Investment
SUMMARY

Green Orchard Shopping Center represents a largely stabilized, income-producing retail investment supported by a strong weighted average lease term, an established roster of well-performing tenants, and strong positioning within one of West Michigan's most attractive retail markets.

Recent leasing activity has rejuvenated the center and driven occupancy to 93.6%, leaving the asset substantially leased with a single remaining vacancy. The result is a durable, credit-supported income stream that delivers stability from day one, complemented by a clear and immediate avenue to add value through the leasing of the last remaining suite. From an investment standpoint, the appeal lies in the combination of dependable in-place cash flow, high-quality tenancy with proven sales, and modest, achievable upside.

SALE PRICE

$38,920,000

CAP RATE

8.00%

NOI

$3,113,464

BUILDING SIZE

313,421 SF

TENANTS

Nine

OCCUPANCY

93.6%

STRONG LEASE TERM

6.83-Year WALT

NEW LEASES

4 Executed

WEIGHTED AVG TENANT TENURE

21.49 Years

LEASE UP OF 20,160 SF VACANCY

Immediate Upside

RETAIL CORRIDOR

Alpine Avenue

LOT SIZE

30.1 Acres

Property
OVERVIEW

BUILDING SIZE

313,421 SF

LOT SIZE

30.1 Acres

PYLON SIGNAGE

2 Pylon Signs

PARKING

1,256 Spaces

YEAR BUILT

1991/1993/2001

RENOVATIONS

Continuous

ZONING

CPUD

MUNICIPALITY

City of Walker

ALPINE AVE TRAFFIC

44,760 ADT

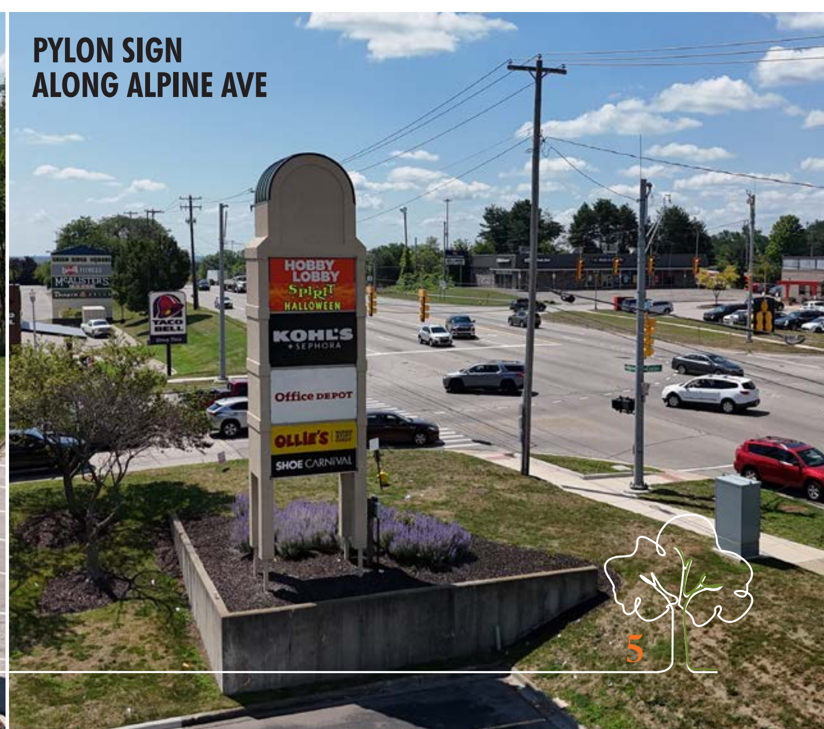
I-96 TRAFFIC

110,519 ADT

Site PLAN

TENANT	SF
Shoe Carnival	14,100
Hibachi Grill	10,000
Kohl's	104,508
Uptown Cheapskate	5,033
Office Depot	23,500
Lava Island	40,873
Ollie's	39,183
Hobby Lobby	56,064
Vacant/Spirit Halloween	20,160
Total	**313,421**

PYLON SIGN ALONG I-96



PYLON SIGN ALONG ALPINE AVE


Walmart
Sam's Club
MENARDS
The Range on Alpine Development
PLATO'S CLOSET
ALDI
Flowerland
York Creek
CITGO
mtm THRIFT
Dollar Tree
Once upon a child
QDOBA MEXICAN EATS
Chick-fil-A
cricket
The UPS Store
Green Ridge Square
BEST BUY
maurices
Kirkland's
SHOE DEPT.
Burlington
SALLY BEAUTY
urbanAir
five BELOW
KAY JEWELERS
Bath & Body Works
Michaels
TARGET
T-Mobile
AspenDental
Alpine Ave NW
Cane's
CHIPOTLE
FIVE GUYS BURGERS and FRIES
TACO BELL
Green Ridge
GREEN ORCHARD SHOPPING CENTER
Panera BREAD
CRUNCH
GalacticTour
CHUCK E. CHEESE'S
Fairfield BY MARRIOTT
Center Dr NW
Holiday Inn Express & Suites
SPRINGHILL SUITES BY MARRIOTT
BioLife
Hampton Inn


745 CENTER DR NW
SHOE CARNIVAL
KOHL'S
Office DEPOT

555 CENTER DR NW
Lava Island storefront is a rendering

Alpine Corridor
STATS

Green Orchard Shopping Center is a multi-tenant retail property located off Alpine Avenue in Walker, Michigan, one of West Michigan's primary retail corridors. The center is supported by approximately 44,760 vehicles per day and is surrounded by a dense concentration of national retailers including Target, Meijer, Sam's Club, Walmart, Menards, and The Home Depot. National retailers have continued to express interest in the corridor with recent additions including Raising Cane's, McAlister's, Crunch Fitness, and Urban Air. The property's established anchor tenants and close proximity to I-96 support stable performance and position the property competitively within the Walker/Alpine Avenue retail market.

ALPINE AVENUE INVENTORY
2,396,120 SF

ALPINE RETAIL BUILDING COUNT
110 Buildings

Q3 2026 WEIGHTED AVG RATE
$15.54/SF

CURRENT LEASE LISTINGS
18

AVAILABLE SF
79,855 SF

VACANCY RATE
3.33%

WEIGHTED AVG LEASE RATE
$17.27/SF

LEASES SIGNED (2025-YTD 2026)
17

AVERAGE LEASED (2025-YTD 2026)
7,474 SF

TOTAL LEASED (2025-YTD 2026)
127,059 SF

Site
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	66,310	169,043	446,032
Median Age	35.2	34.7	35.7
Total Households	29,308	75,229	181,663
Median Household Income	$71,529	$75,733	$80,085

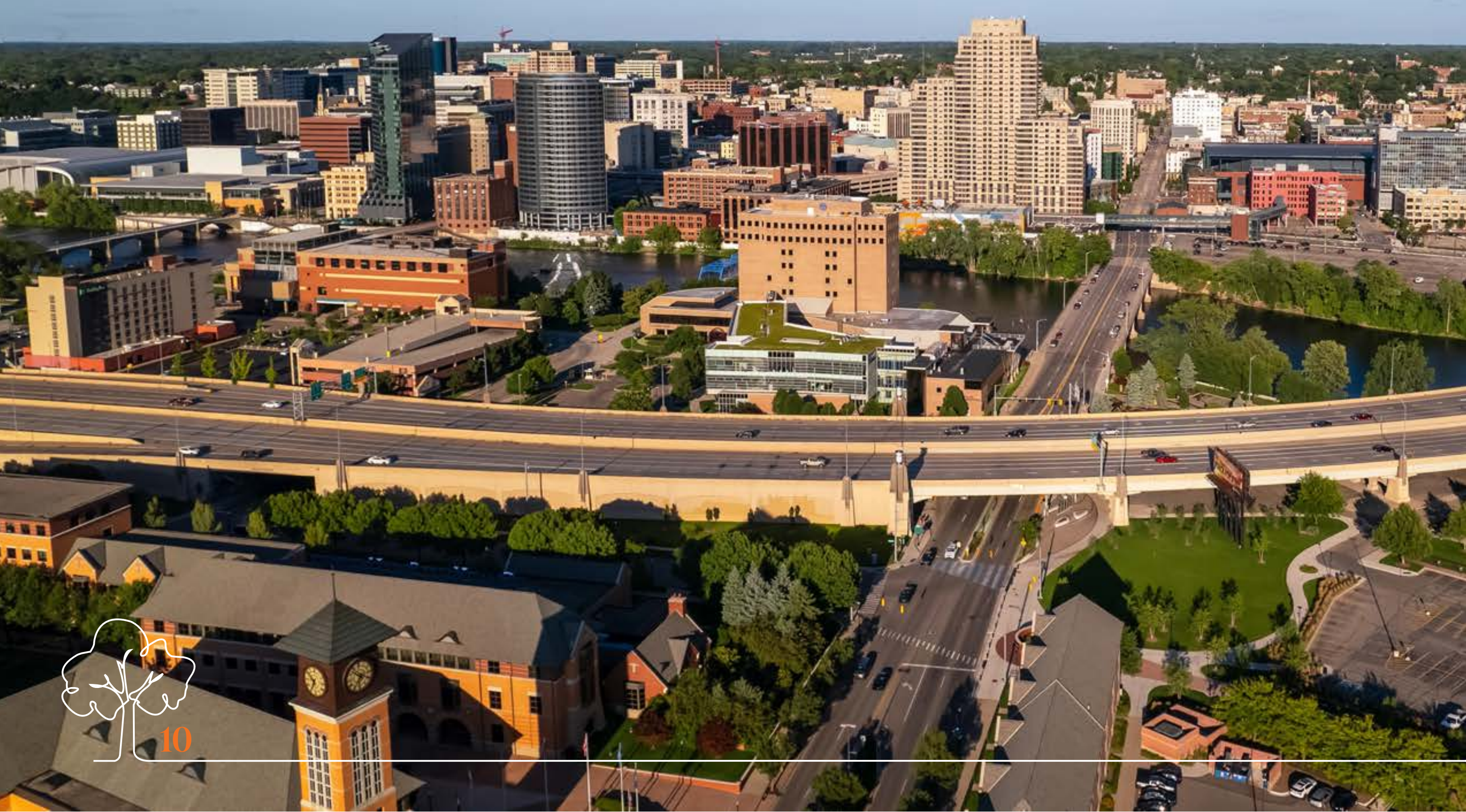
Grand Rapids
OVERVIEW

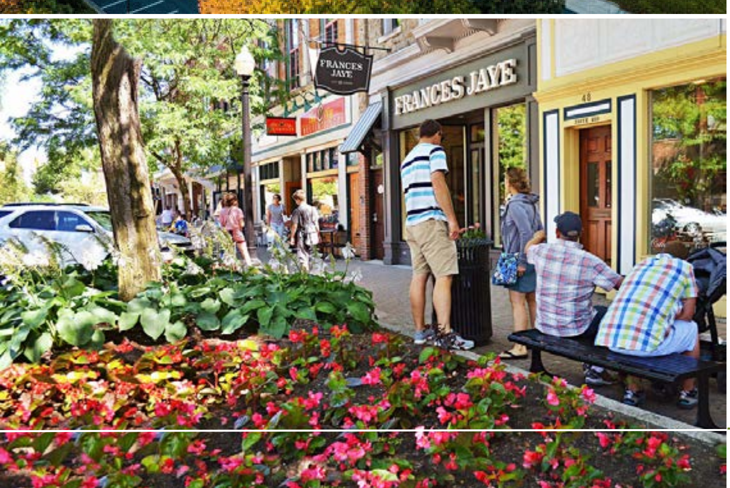
Grand Rapids, Michigan, a city nestled in the western part of the state, offers a captivating blend of history, economic vibrancy, and tight-knit community bonds. With a population of approximately 200,117, Grand Rapids stands as Michigan's second-largest city, attributed in part to a thriving economy and a reputation as an educational and healthcare hub. The city also boasts a median age of approximately 32 years, reflecting a youthful populace drawn by educational opportunities and career prospects.

Education thrives in Grand Rapids, where esteemed institutions like Grand Valley State University and Calvin University contribute to a well-educated populace. The city's economy, a mosaic of manufacturing, healthcare, technology, and services, supports a low unemployment rate and appeals to job seekers from near and far.

Its affordable cost of living compared to larger urban centers further enhances its allure. These fundamentals resulted in Grand Rapids being ranked the number one fastest-growing U.S. metro for jobs and new talent by LinkedIn based on 2025 hiring data.

Downtown Grand Rapids stands out as an enticing destination for businesses seeking a central and accessible location. Its high foot traffic and thriving business community create an environment where companies can thrive, benefiting from a young population and an active social scene. The presence of cultural attractions and recreational offerings in the area also contributes to its appeal, making it an ideal place to attract and retain top talent.





West Michigan
OVERVIEW

West Michigan, made up of Kent, Ottawa, Muskegon, Allegan, Ionia, Barry, and Newaygo counties, is home to more than 1.45 million people and a wide range of businesses. The region's proximity to major markets such as Chicago and Detroit supports the efficient transportation and distribution of goods and services. The area also features miles of Lake Michigan shoreline, with popular beach communities including Grand Haven, Holland, and Muskegon attracting residents and visitors for their scenic views, recreational opportunities, and seasonal festivals.

Along with the appeal of the lakeshore, West Michigan is anchored by Grand Rapids, Michigan's second-largest city. The city serves as the region's primary economic, retail, healthcare, and entertainment center, drawing shoppers, employees, and visitors from lakeshore communities throughout West Michigan. Major commercial corridors such as Alpine Avenue benefit from this regional draw, offering a concentration of national retailers, restaurants, and entertainment options that attract consumers from Grand Haven, Muskegon, Holland, and surrounding communities. Grand Rapids' thriving economy, educational institutions, and vibrant cultural scene continue to attract a young and growing population, while ongoing investment has further solidified the city's role as the economic center of the region.

West Michigan is home to several universities, colleges, and vocational schools, including Grand Valley State University, Hope College, and Calvin University. These institutions create a steady pipeline of skilled graduates and help support the region's diverse industries. Local incentives and grants also contribute to a business-friendly environment that encourages continued growth and investment.

With its combination of quality of life, relative affordability, economic opportunity, and access to both urban amenities and the Lake Michigan shoreline, West Michigan is an attractive place to live, work, and invest.

Contact
US

INVESTMENT

MICHAEL VISSER
direct 616 327 2617
mobile 616 262 7591
Michael.Visser@AdvantageCRE.com

TYLER SCHEWE
direct 616 327 2619
mobile 734 536 8898
Tyler.Schewe@AdvantageCRE.com

RETAIL

MARK ANSARA
direct 616 327 2611
mobile 616 745 9290
Mark.Ansara@AdvantageCRE.com

MURPHY WYNSMA
direct 616 327 2645
mobile 616 802 2608
Murphy.Wynsma@AdvantageCRE.com

ADVANTAGE
COMMERCIAL REAL ESTATE

3333 Deposit Drive NE, Suite 100
Grand Rapids, MI 49546
616 327 2800
www.AdvantageCRE.com

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum was prepared by Advantage Commercial Real Estate ("Advisor") on behalf of the Owner, and is confidential. This Offering Memorandum is being furnished to prospective purchasers of the property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Offering Memorandum is intended solely to assist prospective purchasers in their evaluation of the property and their consideration of whether to purchase the property. It is not to be used for any other purpose or made available to any other person without the prior written consent of Owner or Advisor.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner/Advisor and their sources. Financial projections are provided as a reference and are based on assumptions made by Owner/Advisor and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete or accurate descriptions.

This Offering Memorandum was prepared on the basis of information available to the Owner/Advisor in connection with the sale of the property. It contains pertinent information about the property and the surrounding area but does not contain all the information necessary for a complete evaluation of the property. The projected cash flow and other financial information contained herein are for general reference only.

Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither the Owner nor its Advisor guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an "as is" basis, prospective buyers should make their own independent assessments, investigations, and projections regarding the property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Advisor.

Neither Owner nor Advisor nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of the contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in this Offering Memorandum is solely the responsibility of the prospective purchaser.

The Owner expressly reserves the right, in its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time, with or without notice. The Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to the Owner's obligations thereunder have been fully satisfied or waived.

The Owner is responsible for any commission due its Advisor in connection with the sale of the property. The Owner shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the property. No other party, including the Owner's Advisor, is authorized to make any representation or agreement on behalf of the Owner. This Offering Memorandum remains the property of the Owner and its Advisor and may be used only by parties approved by the Owner and its Advisor. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.