

4174 Alpine Ave NW
Comstock Park, MI 49321



970-4,285 SF
For Lease



\$17.00-\$23.00
Lease Rate/SF



NNN
Lease Type

MULTIPLE RETAIL SUITES FOR LEASE

Located at a signalized intersection on the busy Alpine Ave corridor, this multi-tenant retail center offers multiple suites available for lease up to 4,285 SF. This property sits just north of I-96, providing quick and easy highway access. Other features include 85 parking spaces on-site, large pylon signage along Alpine Ave, building signage, strong traffic counts, and large storefront windows. Nearby retailers include Menards, Planet Fitness, Culver's, ALDI, Walmart, McDonald's, Sam's Club, Dunkin', Discount Tire, and many others.

CONTACT

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LEASE SNAPSHOT



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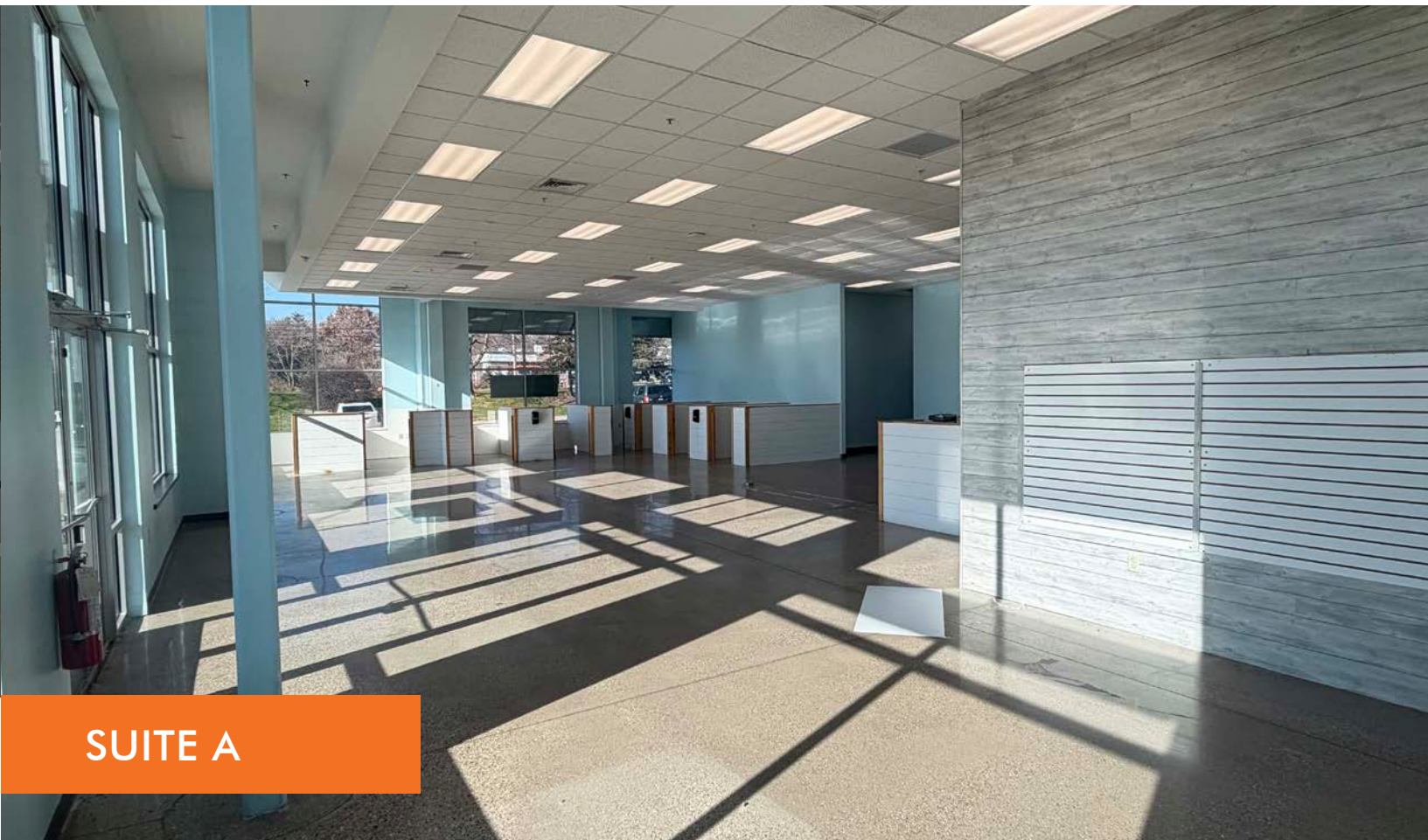
NNN
Lease Type

LEASE INFORMATION

Suite	A	B	C	D	C+D
Available Area	4,285 SF	3,886 SF	970 SF	2,872 SF	3,862 SF
Lease Rate/SF	\$19.85	\$18.00	\$23.00	\$17.00	\$17.00
Base Rent/Month	\$7,088.10	\$5,829.00	\$1,859.17	\$4,068.67	\$5,471.17
Est. Total Rent/Month	\$8,962.79	\$7,529.13	\$2,283.54	\$5,325.17	\$7,160.79
Date Available	Immediately	TBD	Immediately	Immediately	Immediately
Lease Type	NNN, Est. at \$5.25/SF				
Lease Term	36+ months				

PROPERTY INFORMATION

Total Building Area	12,124 SF
Lot Size	1.64 Acres
Parcel Number	41-09-36-151-017
Year Built	2007
Parking	85 Spaces
Signage	Pylon & Building
Municipality	Alpine Township
Zoning	C-2, Commercial

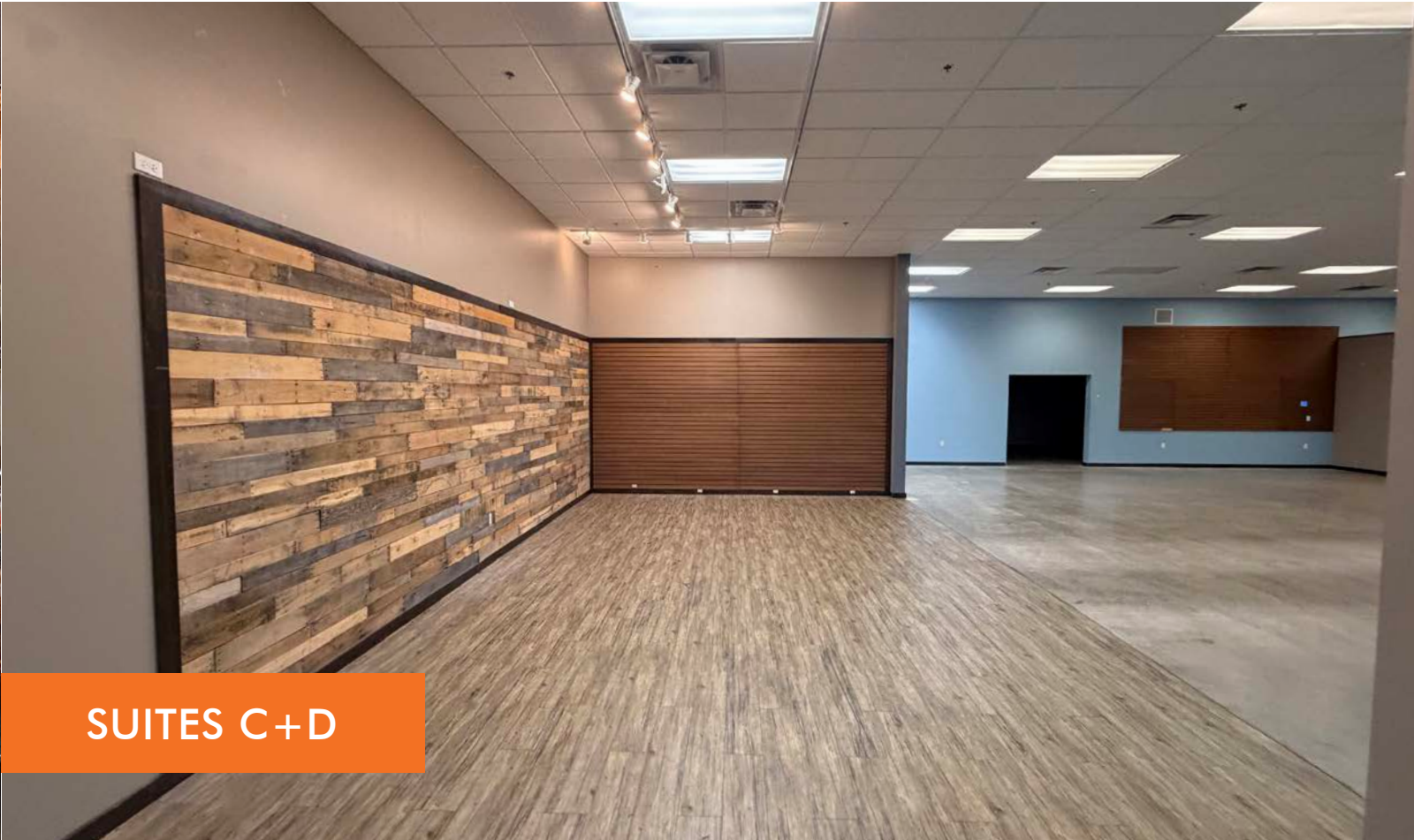


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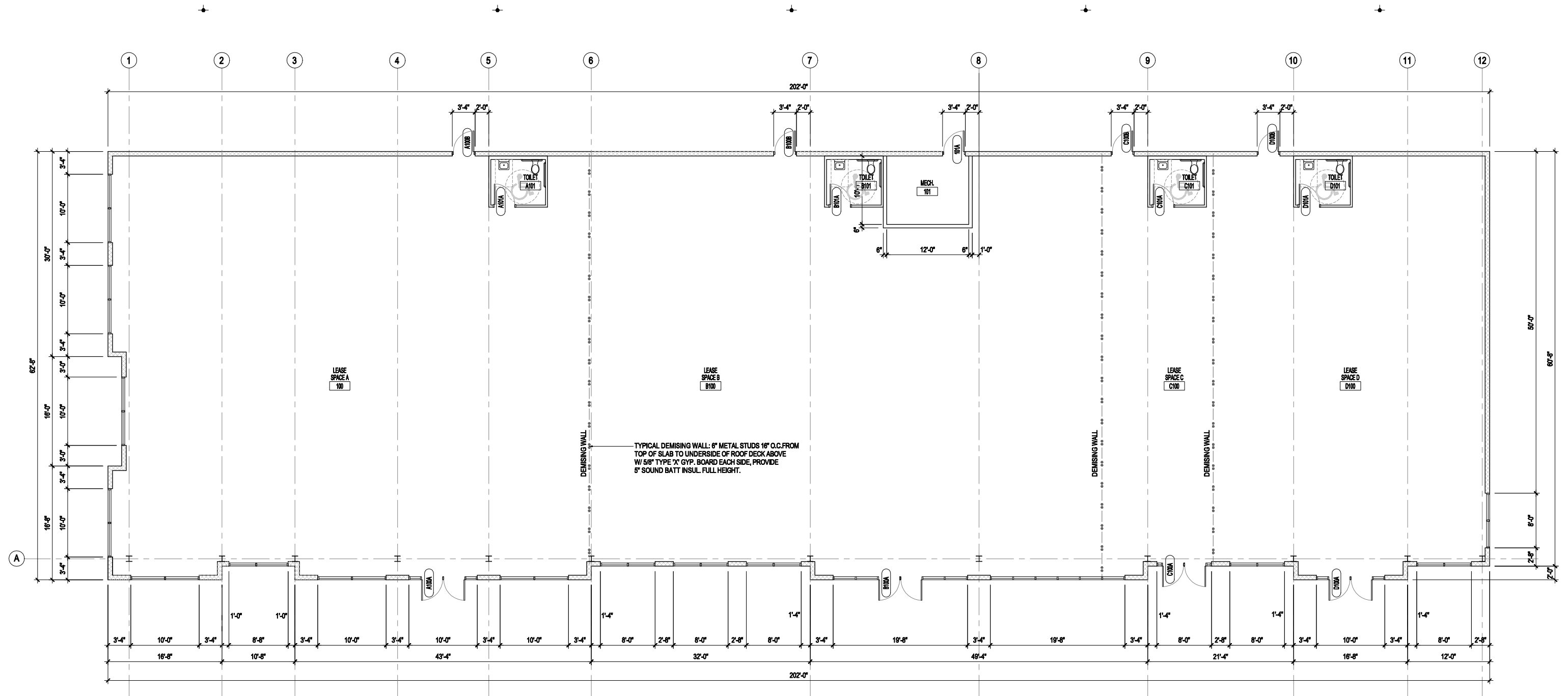


SUITE B

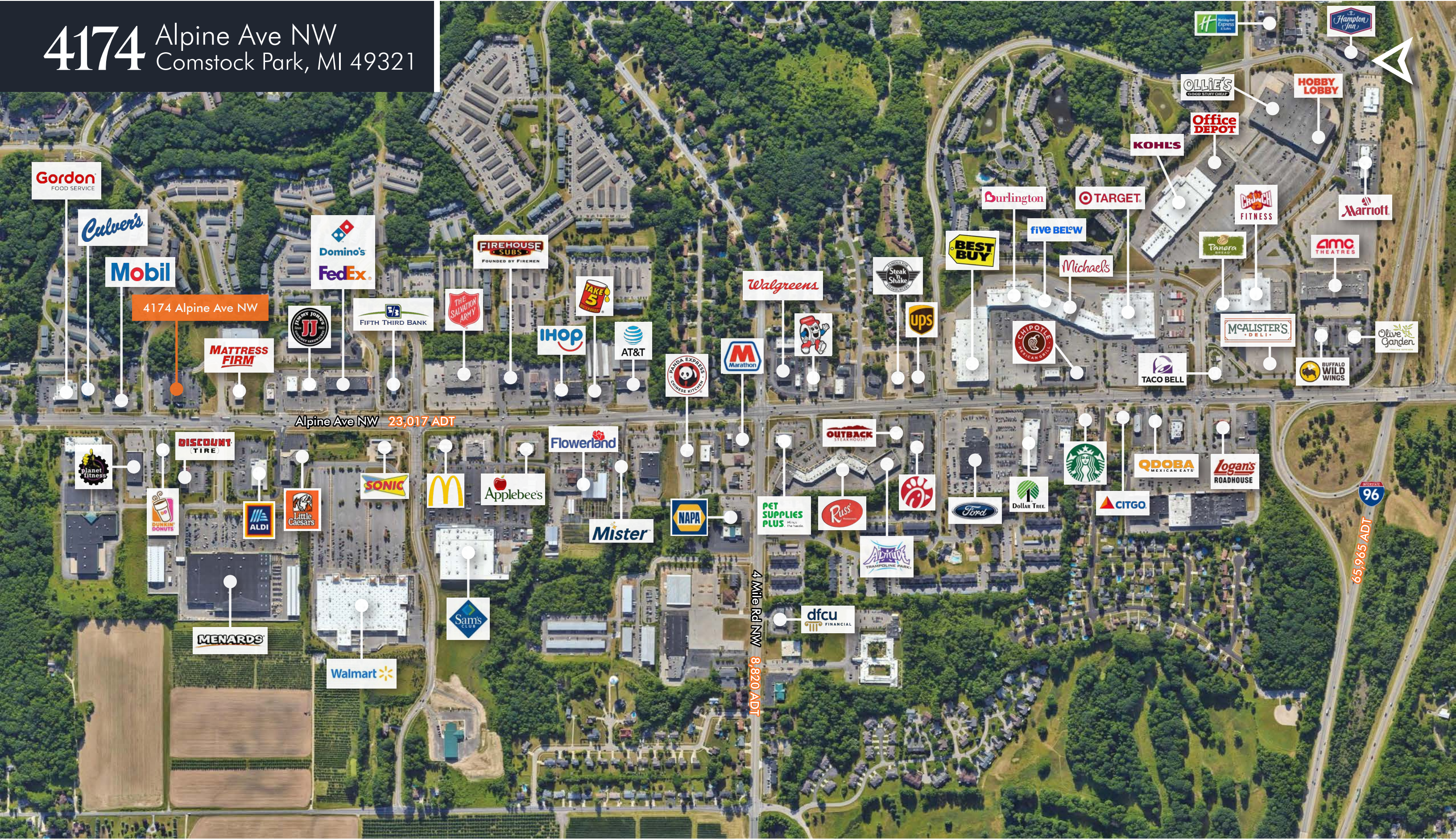
SUITES C+D



FLOOR PLAN



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SITE DEMOGRAPHICS



Total
Population

1 Mile

8,441

3 Miles

30,954

5 Miles

120,443



Median
Age

32.7

37.3

36.2



Total Households

3,938

13,798

52,059

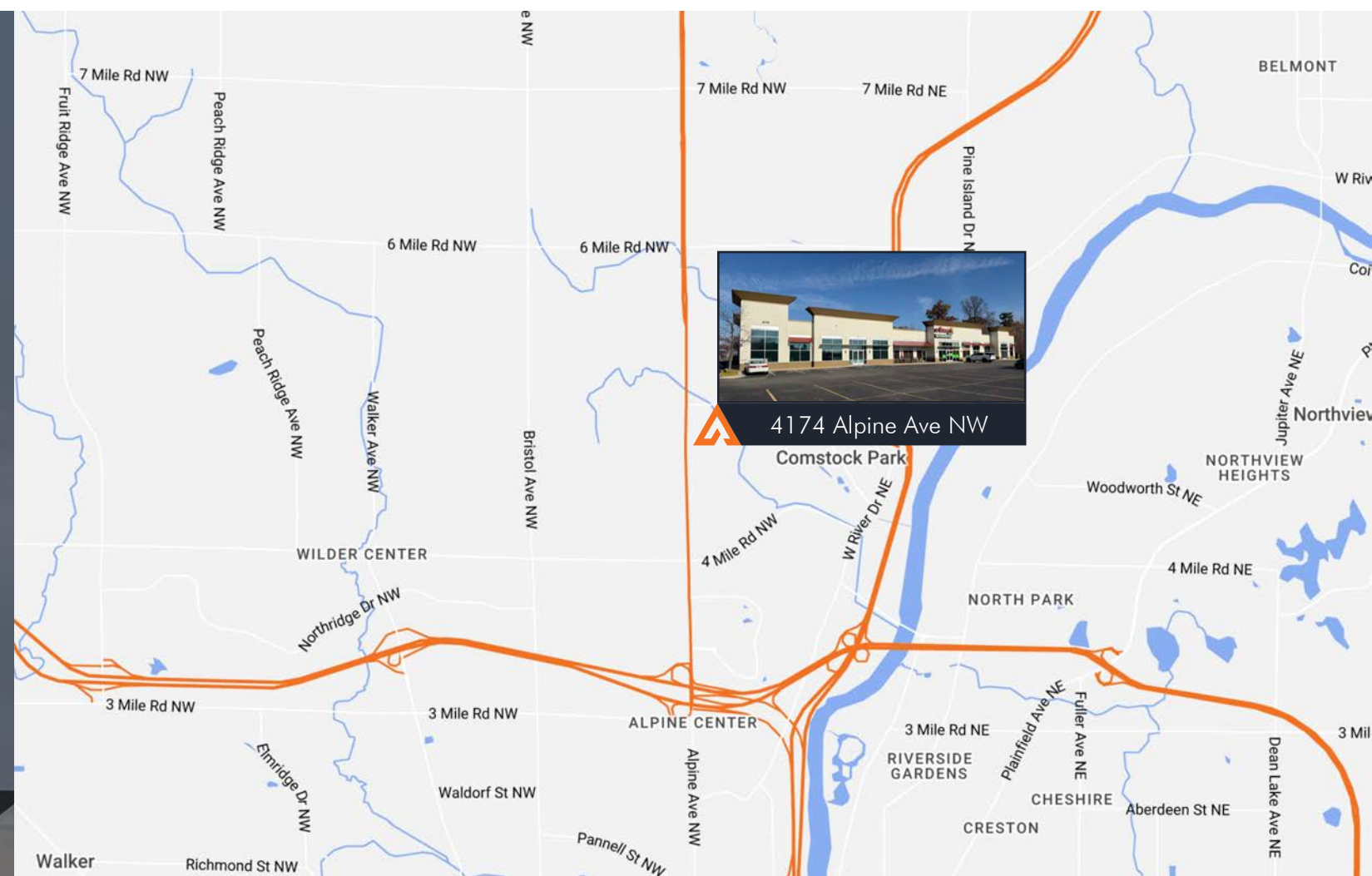


Median Income

\$59,619

\$71,581

\$75,825



PROPERTY MAPPING

PROXIMITY TO

Downtown Grand Rapids

7 miles

Gerald R. Ford International Airport

17 miles

Lansing

73 miles

Detroit

162 miles

Chicago

184 miles

Indianapolis

269 miles



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