



First Floor Retail Available in New Mixed Use Building

The Gateway at Belknap

525 Clancy Avenue NE & Hastings Street NE, Grand Rapids, MI, 49503



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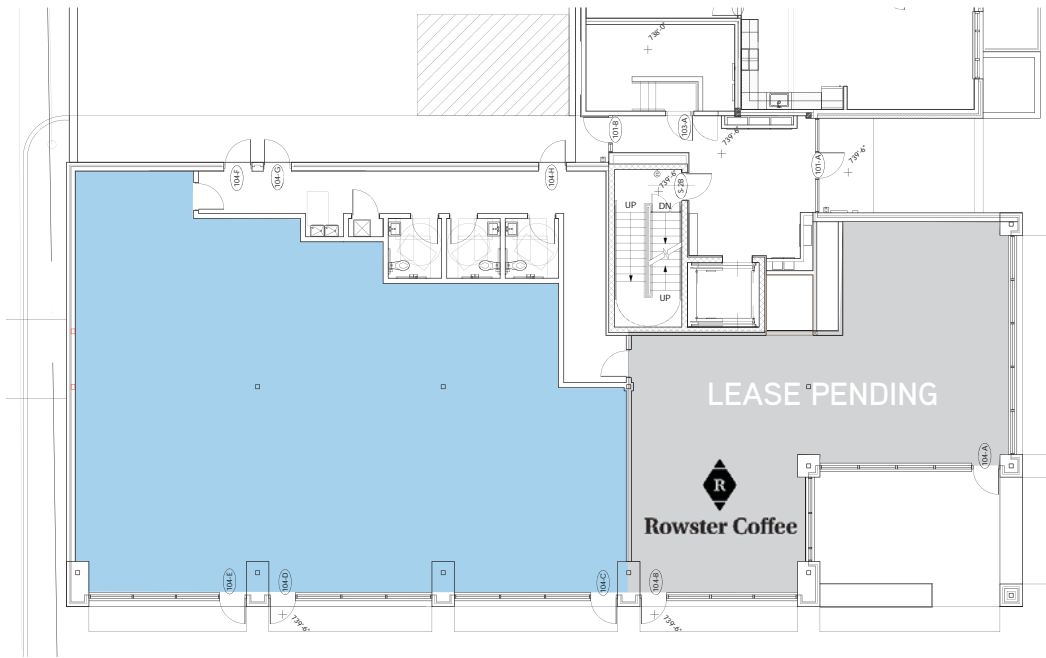
525 Clancy Avenue NE

The Gateway at Belknap is a new construction, mixed use project nearing completion at the corner of Hastings Street NE and Clancy Avenue NE that promises to be a bustling hub for medical students and professionals. There is dedicated parking for all residential and commercial tenants. Located just north of the Medical Mile, Gateway is an easy walk to hospitals, GVSU Cook-DeVos Center of Health Sciences, MSU College of Human Medicine, Van Andel Institute, just to name a few. Join Rowsters Coffee and a Meritage Group restaurant in this lively neighborhood hub.

- > 88 Market rate apartments and 161 designated parking spaces
- > New expanding retail area
- > Located just one block to Medical Mile
- > Just blocks from the new GVSU expansion
- > Commerical zoning
- > Multiple tenants/residential
- > Surface and street parking

Demographics			
	Population	Median HH Income	Median Age
1 Mile:	16,888	\$28,254	29.5
3 Miles:	135,438	\$36,909	31.3
5 Miles:	251,822	\$42,608	32.8

Available Retail Suites



SUITE B
1,200 SF
\$20.00/SF

SUITE C
1,467 SF
\$20.00/SF

SUITE B & C
2,627 SF
\$19.50/SF



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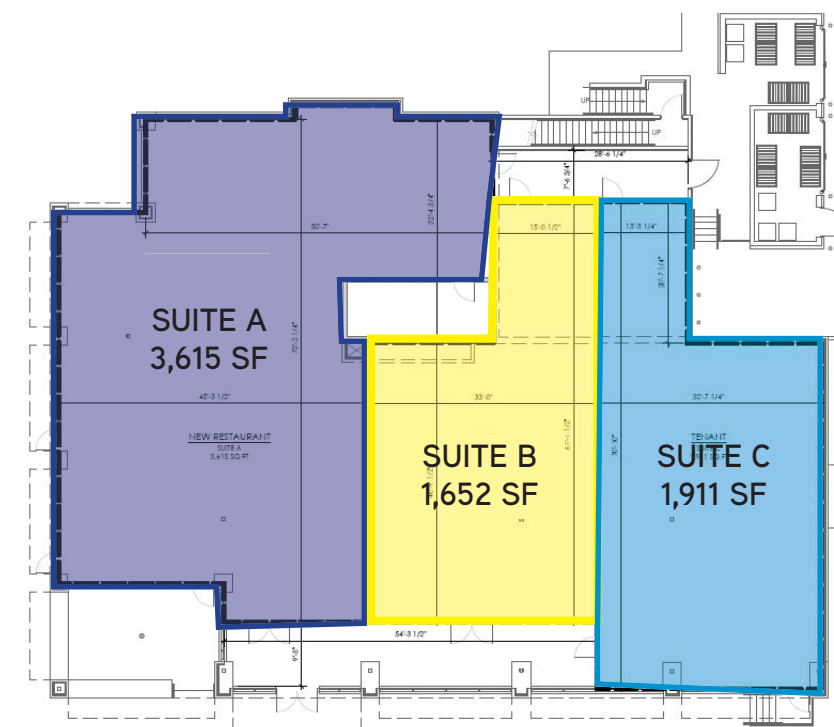
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201 Hastings Street NE

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Available Restaurant Suites



SUITE A
3,615 SF
\$24.00/SF

SUITE B
1,652 SF
\$20.00/SF

SUITE C
1,911 SF
\$22.00/SF

West Michigan Overview

West Michigan is home to over 1.5 million people and encompasses the 7 counties of Kent, Ottawa, Muskegon, Allegan, Ionia, Barry, and Newaygo. Throughout history, the area has been known primarily for its diverse manufacturing base and highly skilled labor, with its major industries centering on furniture manufacturing and tool and die. As the area progresses into the 21st century, health care has emerged as the major economic driver.

Within the past few years, over \$1.25 billion has been invested in real estate in the downtown Grand Rapids area alone, all of which is attributed to the increasing demand for state of the art health care and medical research facilities in the area. Major corporations throughout all sectors of the West Michigan economic base provide some of the largest employment figures in the nation. These corporations include Spectrum Health, Meijer, Mercy Health, Amway, Gentex, and Perrigo. The largest institute of higher learning is Grand Valley State University, with more than 25,000 students and 3,000 employees.

Building on its strong traditions of entrepreneurship, innovation, community involvement, civic pride, family orientation and a famous work ethic - West Michigan is thriving, vibrant and progressive.



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