

NEW HUDSONVILLE DEVELOPMENT  
**Coming Summer 2018**

3425 Chicago Drive  
Hudsonville, MI



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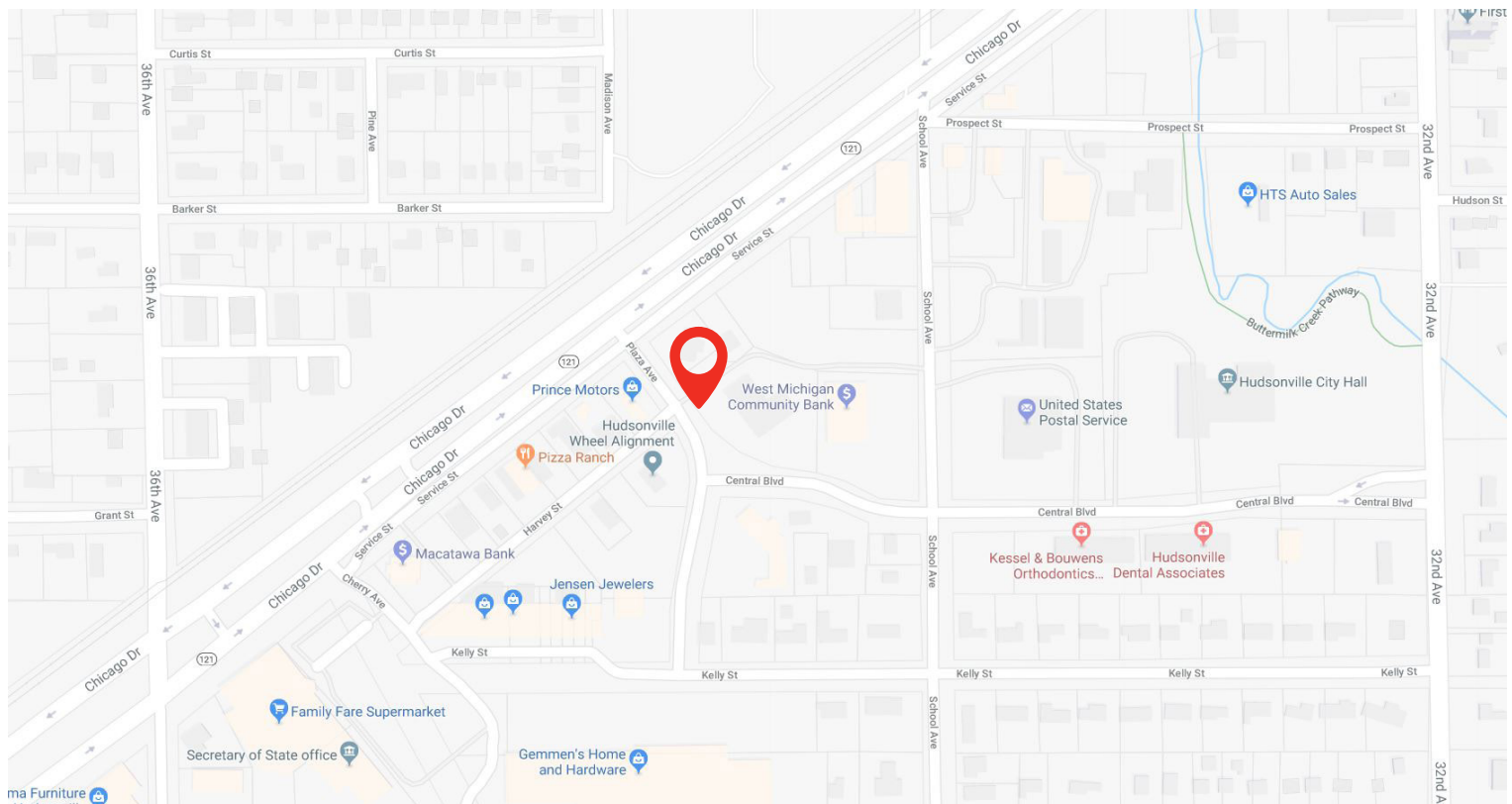
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# 3424 Chicago Drive, Hudsonville, MI

## LEASE INFORMATION

Retail	SF	Price
102	1,362	\$16.50
103	1,301	\$16.50

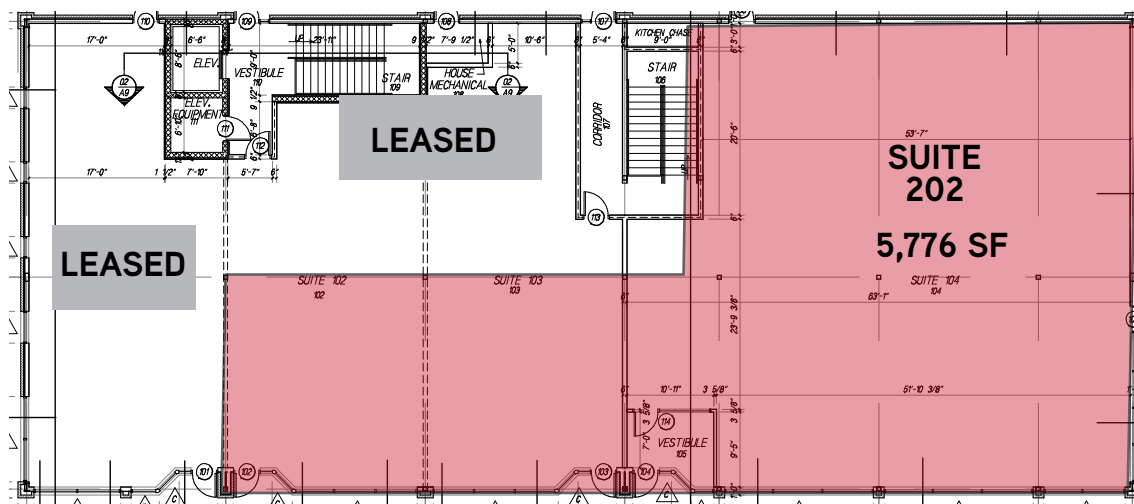
Office	SF	Price
202	5,776	\$15.50



## FIRST FLOOR RETAIL - TWO SUITES AVAILABLE



## SECOND FLOOR OFFICE - TWO SUITES AVAILABLE



## SITE PLAN





# 3424 Chicago Drive, Hudsonville, MI

## HUDSONVILLE AREA



The growing City of Hudsonville is a community of 7,324 people and seven constituent neighborhoods. The local community and business continue to flourish with new businesses and activity.

### AMENITIES

- Glass storefront
- Full glass entry door
- 2x4 suspended acoustical ceiling
- 1-ADA compliant unisex bathroom
- Lighting - Emergency, Egress, 2x4 acrylic drop in fixtures
- 1-10-gallon electric water heater for bath
- All walls are drywalled and prime painted
- 4 ton HVAC - Tenant may require more cooling
- 1-110v outlet for sign power (sign and connection by others)

### NEIGHBORING RETAILERS



61,676  
Population



35  
Median Age



22,250  
Households

## TERRA SQUARE

This historical building is located in the heart of Downtown Hudsonville, adjacent to the new development. It's space is used to host local events, a farmer's market, free work space and includes a restaurant within Terra Square.





# 3424 Chicago Drive, Hudsonville, MI

## HUDSONVILLE DEVELOPMENT





#7 Best state to make a living  
- *Forbes*

#1 Most improved state for business  
- *CNBC*

#2 Best US city to start a business  
- *Wallethub*

#3 MSA in the nation for economic development  
- *Area Development Magazine*

#13 Best place to live in the USA  
- *U.S. News & World Report*

#18 city most likely to prosper in the next decade  
- *Forbes*

#4 smartest city in America  
- *Forbes*

## West Michigan Overview

West Michigan is home to over 1.5 million people and encompasses the seven 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. As the area progresses into the 21st century, health care has emerged as the major economic driver. The region is also known for a burgeoning food and beverage industry, as well as cultural events such as ArtPrize, which every year attracts artists and art fans from all over the world.

Within the past few years, over \$1.25 billion has been invested in real estate in the downtown Grand Rapids area alone. Some of the major corporations in West Michigan include Spectrum Health, Meijer, Mercy Health, Amway, Gentex, and Perrigo. In fact, more than 130 international companies call West Michigan home. The largest institute of higher learning is Grand Valley State University, with more than 25,000 students and 3,000 employees.

The lower-than-average cost of living, close proximity to the scenic shores of Lake Michigan, and abundance of amenities create a vibrant and productive environment. Building on its strong traditions of entrepreneurship, innovation, community involvement, family orientation and a famous work ethic - West Michigan is thriving.

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