

STRIP CENTER SUITES For Lease

1705 S Beacon Boulevard
Grand Haven, MI 49417



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1705 S Beacon Boulevard, Grand Haven, MI



Four retail suites available in Grand Haven for Lease. The suites vary in size from 820 SF to 1,540 SF. This location has great exposure to US-31 and high traffic counts. With a mix of tenants, this strip center will draw a variety of customers daily.

Lease Information

Suite	RSF	Rate/RSF/Year	Rate/Month
B1	1,540	\$12.00	\$1,540
C2	820	\$12.00	\$820
F	910	\$12.00	\$910
G	1,080	\$12.00	\$1,080

Lease Terms: 36 Months, Triple Net

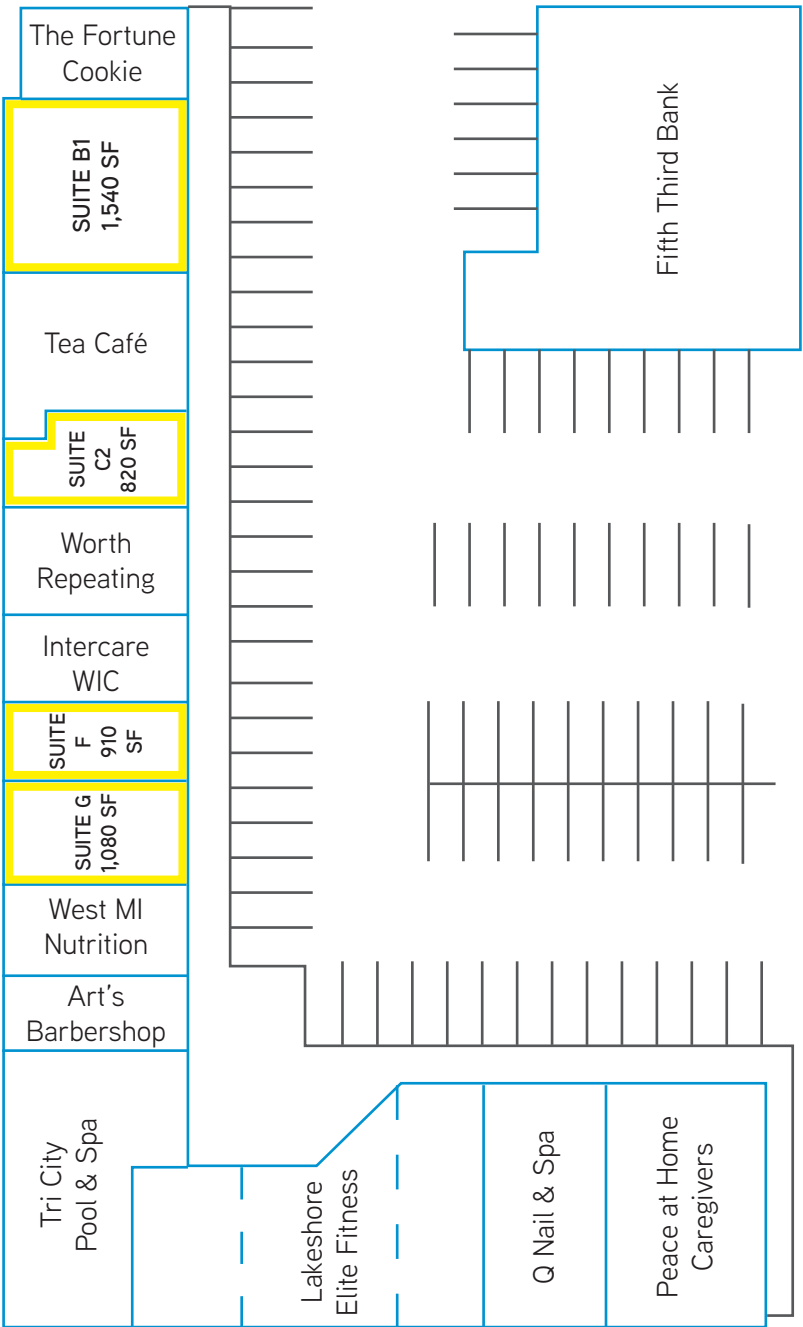
Possession: At Lease Signing



General Building Information

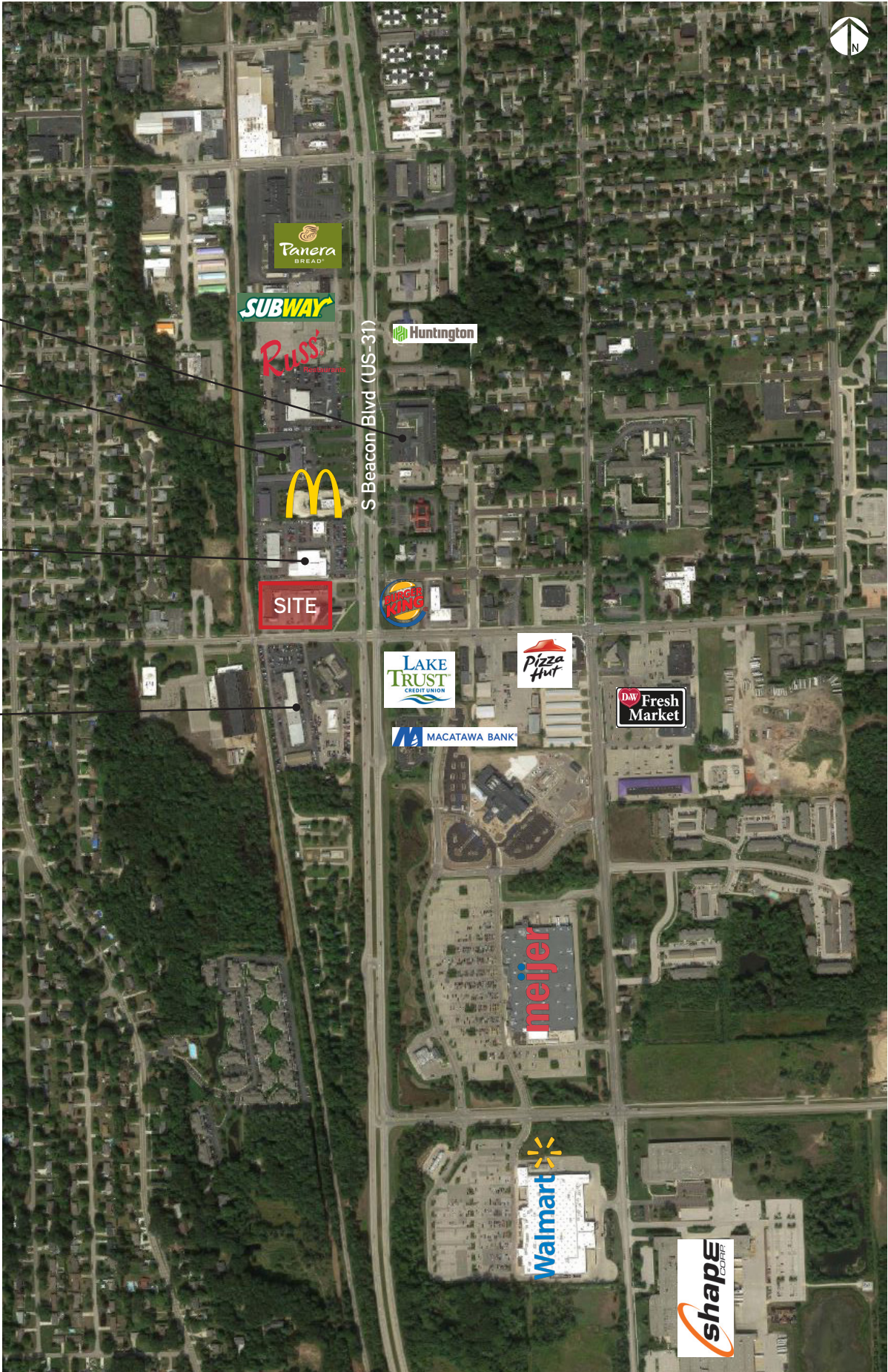
Total Building SF:	23,379
Available SF:	4,350
Parcel Number:	70-03-28-353-013
Acreage Lot Size:	2.270 acres
Lot Dimensions:	300' x 320'
Frontage:	300'
Year Built:	1979
Year Remodeled:	2008
Levels:	1
Construction:	Concrete; Frame/Wood
Clear Height:	12'
Heating:	Natural Gas, Forced Air
Parking Spaces (Auto/Truck):	120
Present Use:	Retail
Signage:	Yes
Zoning:	B-3
Taxing Authority:	City of Grand Haven

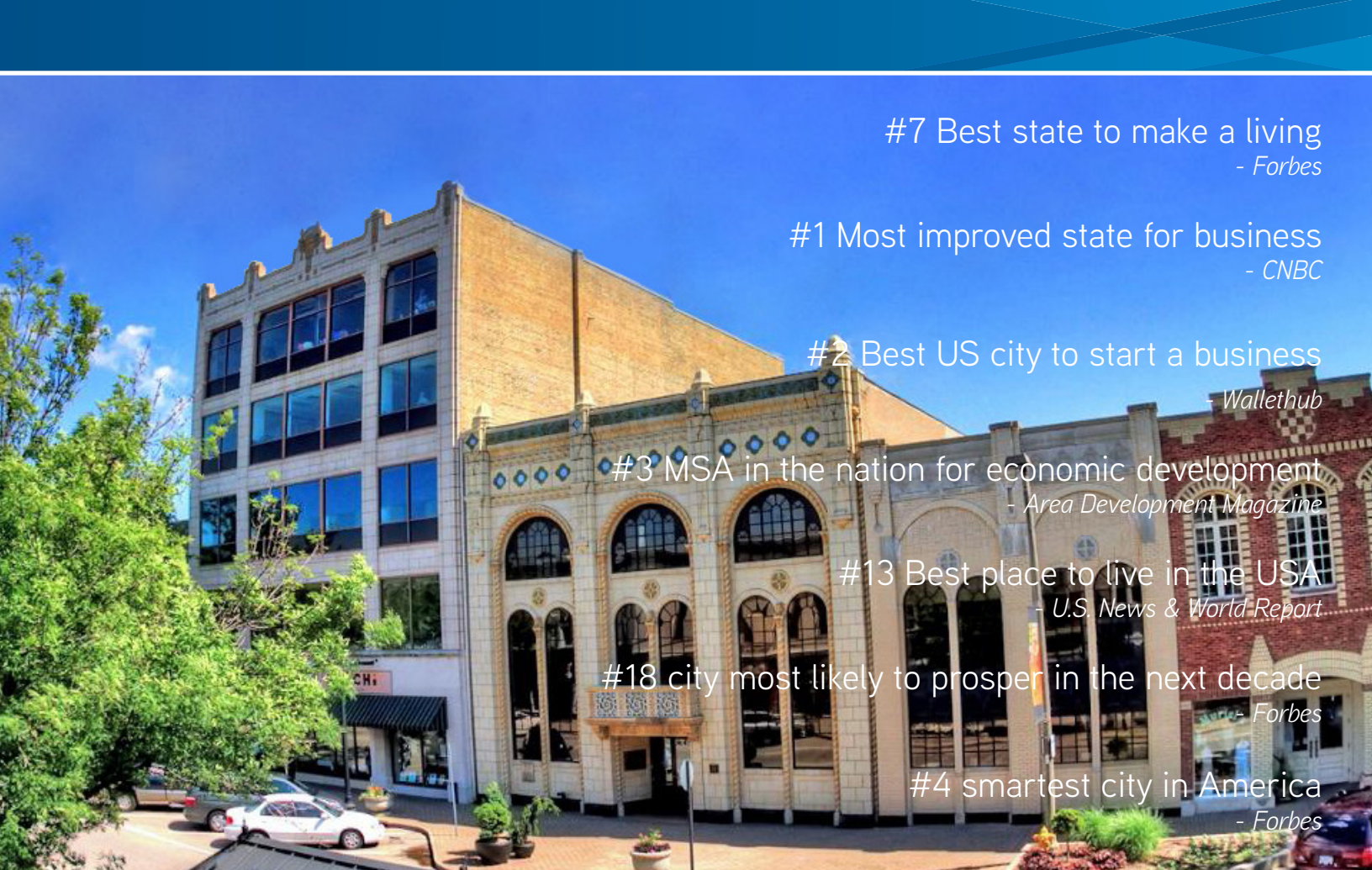
S BEACON BLVD - US-31



ROBBINS ROAD

1705 S Beacon Boulevard, Grand Haven, MI





#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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