

# PAD DEVELOPMENT OPPORTUNITY

# AIRPORT TECH PAD

4665 44TH STREET SE | GRAND RAPIDS, MI 49512

**LAND AVAILABLE:** +/- 1.81 ACRES

- HIGH PROFILE LOCATION NEAR THE INTERSECTION OF BUSY 44TH STREET SE & PATTERSON AVENUE SE MINUTES FROM I-96 & M-6
- SECONDS FROM GERALD R. FORD INTERNATIONAL AIRPORT
- LARGE DAYTIME, PROFESSIONAL & INDUSTRIAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN SURROUNDING AREA
- APPROXIMATELY 180' OF ROAD FRONTAGE
- PROMINENT, HIGHLY VISIBLE SIGNAGE AVAILABLE
- NUMEROUS RETAILERS & RESTAURANTS IN SURROUNDING AREA
- 16 MINUTES TO DOWNTOWN GRAND RAPIDS
- 120,000 SF OF ADJACENT OFFICE SPACE ATTRACTING QUALITY, PROSPECTIVE CUSTOMERS TO SITE

	1 MILE	3 MILE	5 MILE
<b>DAYTIME POPULATION</b>	9,994	84,548	207,034
<b>AVERAGE HH INCOME</b>	\$67,870	\$67,811	\$64,612
<b>HOUSEHOLDS</b>	1	12,812	44,956

## EXCELLENT BUILD-TO-SUIT / LAND LEASE OPPORTUNITY



RETAIL TRADE AREA SERVES A POPULATION OF OVER **1,650,746** PEOPLE & **83,500** HIGHER EDUCATION STUDENTS



VISIBLE TO APPROXIMATELY **12,191** VEHICLES PER DAY ON 44TH STREET SE



OVER **1,000,000** SF OF CRITICAL RETAIL & RESTAURANT MASS NEAR AIRPORT TECHNICAL CENTER



VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF **\$23,183** PER YEAR

# LEASING //

# HINMANCOMPANY.COM



**ANMAR ATCHU**  
 VP OF MARKETING & LEASING  
 269.488.3642  
[ANMARA@HINMANCOMPANY.COM](mailto:ANMARA@HINMANCOMPANY.COM)



**KIRK DRISENGA**  
 REGIONAL DIRECTOR OF LEASING  
 616.301.2731  
[KIRKD@HINMANCOMPANY.COM](mailto:KIRKD@HINMANCOMPANY.COM)

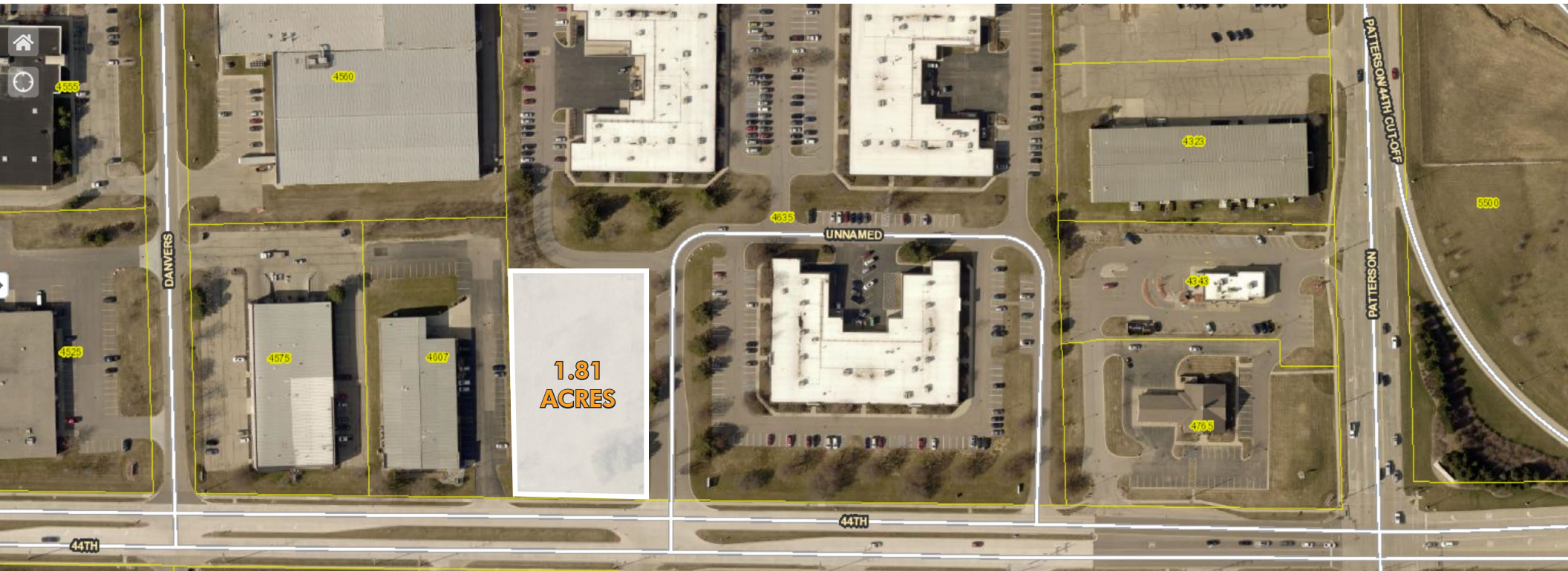
**HINMAN**  
 DEVELOPMENT • MANAGEMENT • LEASING

PAD DEVELOPMENT OPPORTUNITY

# AIRPORT TECH PAD

4665 44TH STREET SE | GRAND RAPIDS, MI 49512

SITE PLAN



LEASING //

HINMANCOMPANY.COM



**ANMAR ATCHU**  
VP OF MARKETING & LEASING  
269.488.3642  
[ANMARA@HINMANCOMPANY.COM](mailto:ANMARA@HINMANCOMPANY.COM)



**KIRK DRISENGA**  
REGIONAL DIRECTOR OF LEASING  
616.301.2731  
[KIRKD@HINMANCOMPANY.COM](mailto:KIRKD@HINMANCOMPANY.COM)

**HINMAN**  
DEVELOPMENT • MANAGEMENT • LEASING

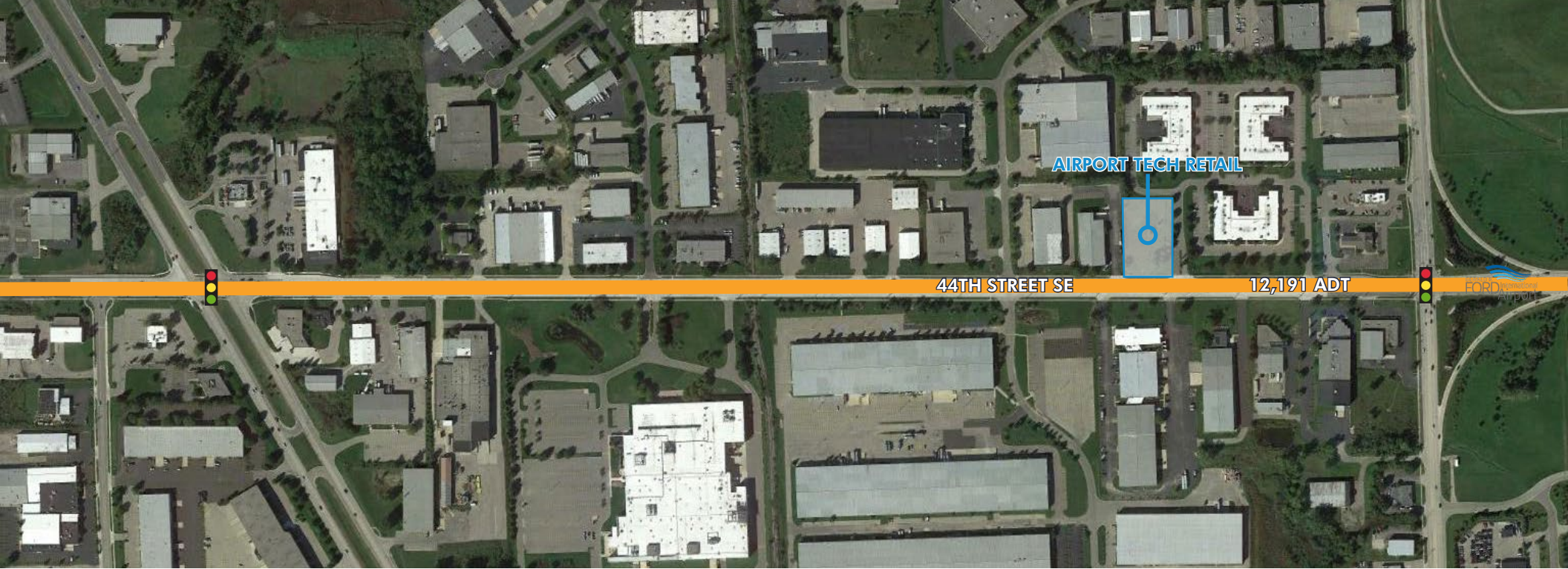


PAD DEVELOPMENT OPPORTUNITY

# AIRPORT TECH PAD

4665 44TH STREET SE | GRAND RAPIDS, MI 49512

44TH STREET SE CORRIDOR



LEASING //

HINMANCOMPANY.COM



**ANMAR ATCHU**  
 VP OF MARKETING & LEASING  
 269.488.3642  
[ANMARA@HINMANCOMPANY.COM](mailto:ANMARA@HINMANCOMPANY.COM)



**KIRK DRISENGA**  
 REGIONAL DIRECTOR OF LEASING  
 616.301.2731  
[KIRKD@HINMANCOMPANY.COM](mailto:KIRKD@HINMANCOMPANY.COM)

**HINMAN**  
 DEVELOPMENT • MANAGEMENT • LEASING