

PAD DEVELOPMENT OPPORTUNITY

CENTENNIAL PAD

2851 CHARLEVOIX DRIVE SE | GRAND RAPIDS, MI 49546

LAND AVAILABLE: +/- 1.15 ACRES

- HIGH PROFILE LOCATION AT THE INTERSECTION OF BUSY 28TH STREET SE & CHARLEVOIX DRIVE SE SECONDS FROM I-96
- PROPERTY SITS ON A HARD CORNER WITH A TRAFFIC LIGHT
- LARGE DAYTIME, PROFESSIONAL EMPLOYEE PRESENCE IN AREA
- MANY HIGH INCOME ROOFTOPS IN IMMEDIATE AREA
- APPROXIMATELY 220' OF ROAD FRONTAGE
- PROMINENT, HIGHLY VISIBLE SIGNAGE AVAILABLE
- NUMEROUS RETAILERS & RESTAURANTS IN IMMEDIATE AREA INCLUDING COSTCO, TARGET, MEIJER & WALMART
- 15 MINUTES TO DOWNTOWN GRAND RAPIDS
- EXPANSIVE OFFICE PARK & RESIDENTIAL COMPONENT ATTRACTING QUALITY, PROSPECTIVE CUSTOMERS TO SITE

| 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|
| DAYTIME POPULATION | | |
| 3,288 | 30,865 | 84,682 |
| AVERAGE HH INCOME | | |
| \$94,180 | \$111,394 | \$103,459 |
| HOUSEHOLDS | | |
| 1,614 | 12,399 | 32,964 |

EXCELLENT
PAD DEVELOPMENT
OPPORTUNITY



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



VISIBLE TO APPROXIMATELY **24,272** VEHICLES PER DAY ON 28TH STREET SE



OVER **1,000,000 SF** OF CRITICAL RETAIL & RESTAURANT MASS ADJACENCIES TO CENTENNIAL PLAZA



VISIBILITY EQUIVALENT TO BILLBOARD ADVERTISING COSTS OF **\$46,157** PER YEAR

LEASING //

HINMANCOMPANY.COM



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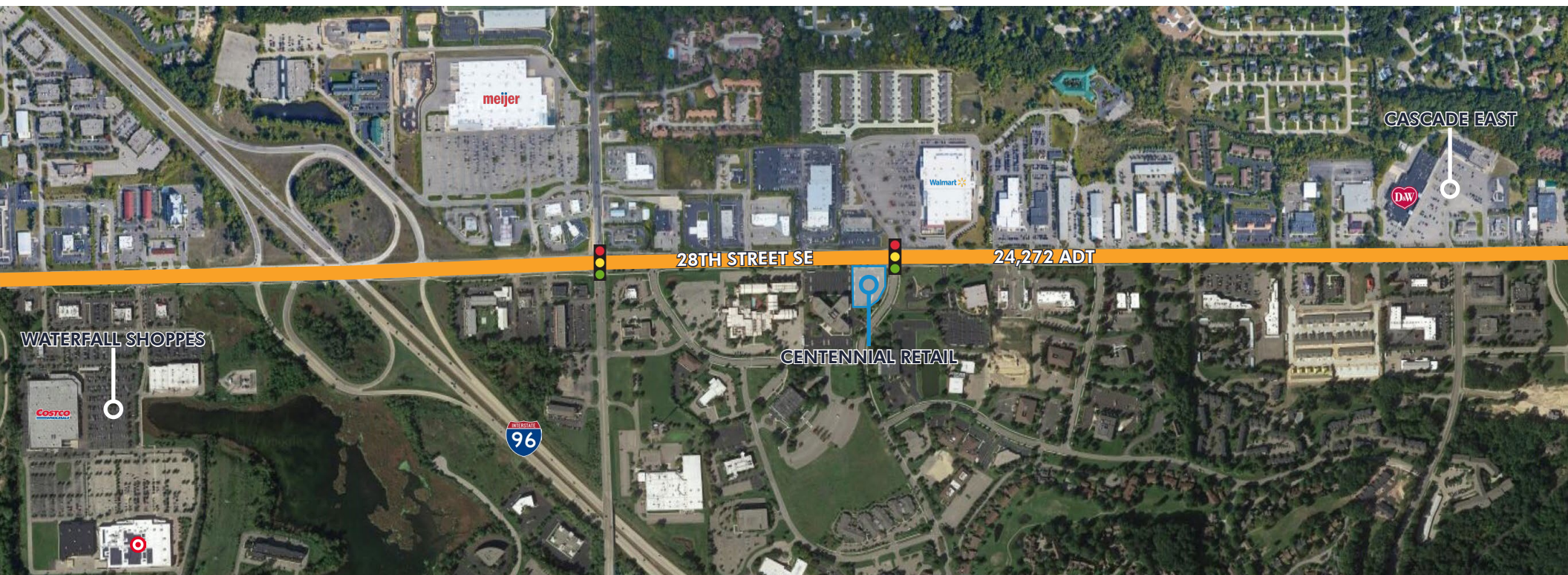
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28TH STREET SE CORRIDOR



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