

**FOR LEASE**

**GREEN RIDGE SQUARE | WALKER, MICHIGAN**



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### PROPERTY INFORMATION

Property Address	3250 – 3410 Alpine Avenue
City/Township	Walker
Shopping Center Size	249,810 SF
Space Available	51,129 SF
Minimum Available	4,400 SF
Maximum Available	37,544 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$5.50 PSF
Parking	1044 Spaces

### DEMOGRAPHICS (FIVE-MILE RADIUS)

	<b>POPULATION</b> 158,865 PEOPLE		<b>MEDIAN AGE</b> 36.5 YEARS OLD
	<b>HOUSEHOLDS</b> 65,150		<b>CONSUMER SPENDING</b> \$1.8 BILLION ANNUALLY
	<b>AVG HOUSEHOLD INCOME</b> \$75,311/ANNUALLY		<b>DAYTIME EMPLOYEES</b> 101,183 EMPLOYEES

### JOIN

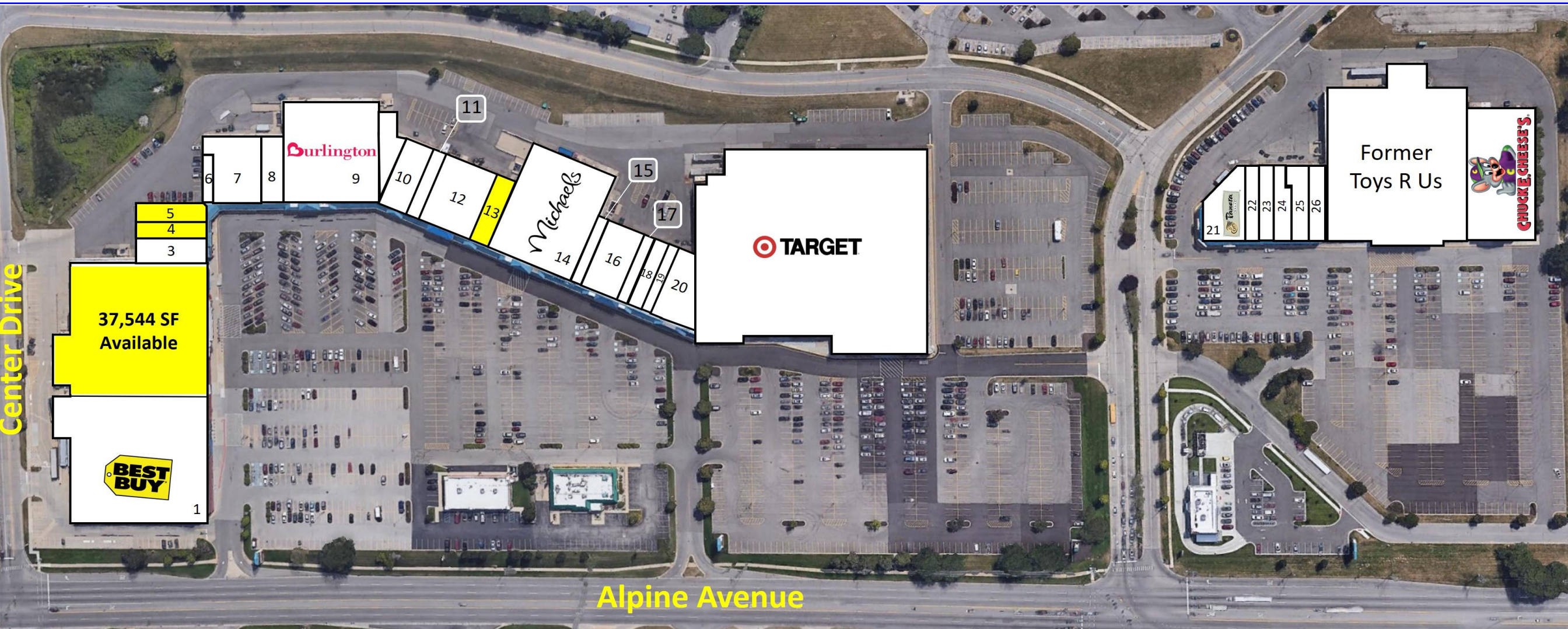


### AREA TENANTS & EMPLOYERS



### PROPERTY HIGHLIGHTS

- Join Green Ridge Square which is situated along Alpine Avenue, one of the major trade areas that serves the Grand Rapids market.
- Green Ridge Square is anchored by a variety of strong national tenants, such as, Best Buy, Burlington, Michaels and more.
- Potential build-to-suit adjacent to Target. Contact Broker for pricing.
- Located at the NEQ of Alpine Avenue (49,680 VPD) and I-96 (74,030 VPD), the subject site benefits from excellent visibility and access.
- Many strong retailers operate within a mile of the site; Such as, Meijer, The Home Depot, Marshalls, ABC Warehouse, Hobby Lobby and many more.



- |                                |                                       |                                   |
|--------------------------------|---------------------------------------|-----------------------------------|
| 1. Best Buy: 44,854 SF         | 10. Maurices: 5,500 SF                | 19. Sally Beauty Supply: 1,650 SF |
| 2. <b>Available: 37,544 SF</b> | 11. Three Happiness Chinese: 3,080 SF | 20. Kay Jewelers: 3,200 SF        |
| 3. Shoe Show: 11,759           | 12. Five Below: 7,949 SF              | 21. Panera Bread: 4,260 SF        |
| 4. <b>Available: 4,400 SF</b>  | 13. <b>Available: 4,400 SF</b>        | 22. Honeybaked Ham: 2,498 SF      |
| 5. <b>Available: 4,785 SF</b>  | 14. Michaels: 25,200 SF               | 23. Galactic Toys                 |
| 6. GNC: 1,198 SF               | 15. Claire's: 2,200 SF                | 24. SVS Vision: 2,861 SF          |
| 7. Lane Bryant: 5,188 SF       | 16. Kirkland's: 8,250 SF              | 25. Supercuts: 2,146 SF           |
| 8. Bath & Body Works: 2,860 SF | 17. Alpine Nails: 2,192 SF            | 26. Game Stop: 2,586 SF           |
| 9. Burlington: 28,894 SF       | 18. Adventure Credit Union: 2,750 SF  |                                   |





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	7,139	55,956	149,918
2023 Population	7,861	57,213	158,865
2028 Population Projection	7,924	56,959	159,130
Annual Growth 2010-2022	0.80%	0.20%	0.50%
Annual Growth 2022-2027	0.20%	-0.10%	0.00%
Median Age	34	36.8	36.5
Bachelor's Degree or Higher	23%	28%	34%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	6,132	48,510	129,816
Black	890	4,399	17,231
American Indian/Alaskan Native	114	572	1,550
Asian	336	1,316	3,779
Hawaiian & Pacific Islander	9	63	174
Two or More Races	380	2,352	6,315
Hispanic Origin	1,425	7,124	19,321

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	3,118	22,331	61,129
2023 Households	3,432	22,859	65,150
2028 Household Projection	3,458	22,753	65,294
Owner Occupied Households	1,057	14,252	37,936
Renter Occupied Households	2,400	8,501	27,358
<b>Avg Household Income</b>	<b>64,335</b>	<b>72,529</b>	<b>75,311</b>
<b>Median Household Income</b>	<b>48,248</b>	<b>59,116</b>	<b>60,229</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	1,072	5,304	13,964
\$50,000 - 75,000	573	4,760	13,006
\$75,000 - 100,000	551	3,375	9,037
\$100,000 - 125,000	240	2,425	7,292
\$125,000 - 150,000	119	1,066	3,498
\$150,000 - 200,000	95	1,024	2,907
\$200,000+	81	642	2,527

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>5,450</b>	<b>474</b>	<b>11</b>	<b>25,137</b>	<b>2,214</b>	<b>11</b>	<b>93,231</b>	<b>10,934</b>	<b>9</b>
Trade Transportation & Utilities	2,054	101	20	9,031	467	19	16,621	1,047	16
Information	343	16	21	859	55	16	3,645	191	19
Financial Activities	312	71	4	2,553	302	8	7,116	1,066	7
Professional & Business Services	519	51	10	3,175	349	9	13,193	1,579	8
Education & Health Services	457	136	3	2,857	489	6	29,369	5,238	6
Leisure & Hospitality	1,343	55	24	3,414	208	16	11,588	688	17
Other Services	422	44	10	1,961	304	6	5,836	851	7
Public Administration	0	0	-	1,287	40	32	5,863	274	21
<b>Goods-Producing Industries</b>	<b>231</b>	<b>30</b>	<b>8</b>	<b>6,256</b>	<b>318</b>	<b>20</b>	<b>13,952</b>	<b>796</b>	<b>18</b>
Natural Resources & Mining	4	1	4	49	4	12	91	17	5
Construction	140	19	7	1,928	156	12	3,863	402	10
Manufacturing	87	10	9	4,279	158	27	9,998	377	27
<b>Total</b>	<b>5,681</b>	<b>504</b>	<b>11</b>	<b>31,393</b>	<b>2,532</b>	<b>12</b>	<b>107,183</b>	<b>11,730</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

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