# REAL ESTATE GROUP COMMERCIAL REAL ESTATE SOLUTIONS

# **FOR LEASE**

GREEN RIDGE SQUARE | WALKER, MICHIGAN



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## **GREEN RIDGE SQUARE**

**PROPERTY SUMMARY** 



#### PROPERTY INFORMATION

Property Address	3250 – 3410 Alpine Avenue
City/Township	Walker
Shopping Center Size	249,810 SF
Space Available	13,585 SF
Minimum Available	4,400 SF
Maximum Available	9,185 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$5.50 PSF
Parking	1044 Spaces

### **DEMOGRAPHICS (FIVE-MILE RADIUS)**



**POPULATION** 158,865 PEOPLE



**HOUSEHOLDS** 65,150



AVG HOUSEHOLD INCOME \$75,311/ANNUALLY



**MEDIAN AGE** 36.5 YEARS OLD



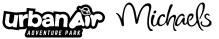
**CONSUMER SPENDING** \$1.8 BILLION ANNUALLY



**DAYTIME EMPLOYEES 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.
- 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.





Best Buy: 44,854 SF

2. Urban Air: 37,544 SF

Shoe Show: 11,759

4. Available: 4,400 SF

5. Available: 4,785 SF

6. GNC: 1,198 SF

7. Lane Bryant: 5,188 SF

8. Bath & Body Works: 2,860 SF

9. Burlington: 28,894 SF

10. Maurices: 5,500 SF

11. Three Happiness Chinese: 3,080 SF

12. Five Below: 7,949 SF

13. Available: 4,400 SF

14. Michaels: 25,200 SF

15. Claire's: 2,200 SF

16. Kirkland's: 8,250 SF

17. Alpine Nails: 2,192 SF 18. Bricks & Minifigs 2,750 SF 19. Sally Beauty Supply: 1,650 SF

20. Kay Jewelers: 3,200 SF

21. Panera Bread: 4,260 SF

22. Honey Baked Ham: 2,498 SF

23. Galactic Toys

24. SVS Vision: 2,861 SF

25. Eleve Wellness & Aesthetics: 2,146 SF

26. Game Stop: 2,586 SF











**AERIAL** 





# **GREEN RIDGE SQUARE**

## DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	
2010 Population	7,139	55,956	149,918	2010 Households	3,118	22,331	
2023 Population	7,861	57,213	158,865	2023 Households	3,432	22,859	
2028 Population Projection	7,924	56,959	159,130	2028 Household Projection	3,458	22,753	
Annual Growth 2010-2022	0.80%	0.20%	0.50%	Owner Occupied Households	1,057	14,252	
Annual Growth 2022-2028	0.20%	-0.10%	0.00%	Renter Occupied Households	2,400	8,501	
Median Age	34	36.8	36.5	Avg Household Income	\$64,335	\$72,529	
Bachelor's Degree or Higher	23%	28%	34%	Median Household Income	\$48,248	\$59,116	
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE	
White	6,132	48,510	129,816	\$25,000 - 50,000	1,072	5,304	
Black	890	4,399	17,231	\$50,000 - 75,000	573	4,760	
American Indian/Alaskan Native	114	572	1,550	\$75,000 - 100,000	551	3,375	
Asian	336	1,316	3,779	\$100,000 - 125,000	240	2,425	
Hawaiian & Pacific Islander	9	63	174	\$125,000 - 150,000	119	1,066	
wo or More Races	380	2,352	6,315	\$150,000 - 200,000	95	1,024	
Hispanic Origin	1,425	7,124	19,321	\$200,000+	81	642	

# **GREEN RIDGE SQUARE**

## DAYTIME POPULATION



	ONE MILE			THREE MILE			FIVE MILE			
DAYTIME EMPLOYMENT	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	
Service-Producing Industries	5,450	474	11	25,137	2,214	11	93,231	10,934	9	
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	
Goods-Producing Industries	231	30	8	6,256	318	20	13,952	796	18	
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	
Total	5,681	504	11	31,393	2,532	12	107,183	11,730	9	



#### **EXCLUSIVELY LISTED BY:**

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RETAIL LEASING
Landlord Representation
& New Project Leasing



TENANT REPRESENTATION
Site Selection &
Negotiations



INVESTMENT SALES

STNL & Multi-Tenant, MultiFamily, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS
Single & Full Portfolio
Transactions



MARKET ANALYSIS

Market Research
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



SHARED DATABASE Retailers & Investors across the U.S.