

# 5255 EASTERN AVE.

5255 EASTERN AVE., KENTWOOD, MI 49508

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover prime retail space available for lease at 5255 EASTERN AVE in Kentwood, MI. This well-managed retail or office space has strong visibility near the SW corner of Eastern Avenue & 52nd Street. The building is in a well-established area with superb on-site parking, over 40 spaces. The 6,755 SF building sits near the epicenter of the Kentwood business district and is ready for its next generation of retail. This property is a well-known retail staple of the Kentwood community for years and offers landmark recognition & engaging signage. Give our team of Kent County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business in Central Michigan.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

|                  |  |
|------------------|--|
| Lease Rate:      | Currently Occupied   Inquire if Interested |
| Number of Units: | 1  |
| Available SF:    |  |
| Building Size:   | 7,048 SF                                   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 5,387    | 32,670   | 79,202   |
| Total Population  | 15,341   | 87,429   | 209,310  |
| Average HH Income | \$61,768 | \$63,565 | \$69,088 |

Presented By:

**Legacy Commercial Property**

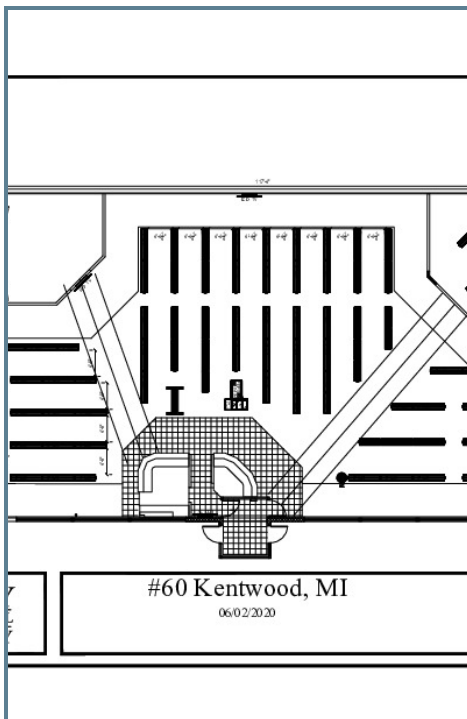
847-904-9200

info@legacypro.com

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## ADDITIONAL PHOTOS



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209 Powell Place  
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PLANS



## LEASE INFORMATION

|              |   |             |  |
|--------------|---|-------------|--|
| Lease Type:  | - | Lease Term: | Negotiable                                 |
| Total Space: | - | Lease Rate: | Currently Occupied   Inquire if Interested |

## AVAILABLE SPACES

| SUITE               | TENANT                         | SIZE     | TYPE | RATE | DESCRIPTION |
|---------------------|--------------------------------|----------|------|------|-------------|
| 5255 Eastern Ave SE | Marvelous Kids Learning Center | 7,048 SF | NNN  | -    | -           |

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RETAILER MAP



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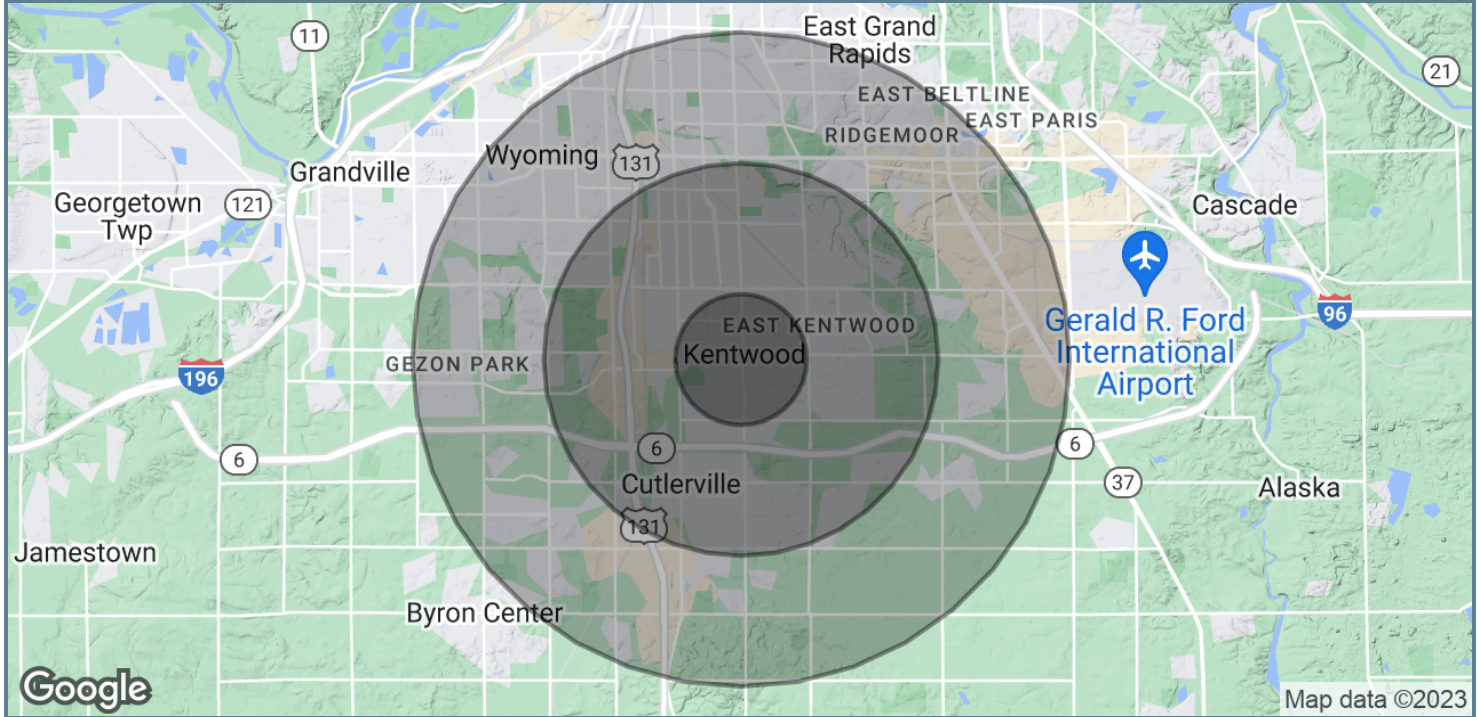
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 15,341    | 87,429    | 209,310   |
| Average Age          | 34.5      | 35.2      | 35.2      |
| Average Age (Male)   | 32.0      | 33.2      | 33.2      |
| Average Age (Female) | 35.9      | 36.6      | 36.8      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 5,387     | 32,670    | 79,202    |
| # of Persons per HH  | 2.8       | 2.7       | 2.6       |
| Average HH Income    | \$61,768  | \$63,565  | \$69,088  |
| Average House Value  | \$139,994 | \$141,497 | \$154,432 |

\* Demographic data derived from 2020 ACS - US Census

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# ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



## RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

## CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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**Chat With a Leasing Agent Today**

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