



RETAIL/OFFICE
FOR SALE/FOR LEASE

2169 Alpine Ave NW
GRAND RAPIDS, MI 49544



 **CUSHMAN &
WAKEFIELD**

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FOR SALE/FOR LEASE

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Sale/Lease Details

- \$295,000 Sale Price
- \$15.00/SF NNN
- \$1,862.50 Monthly Rent
- 1,490 RSF
- 0.34 Acre Parcel

Property Highlights

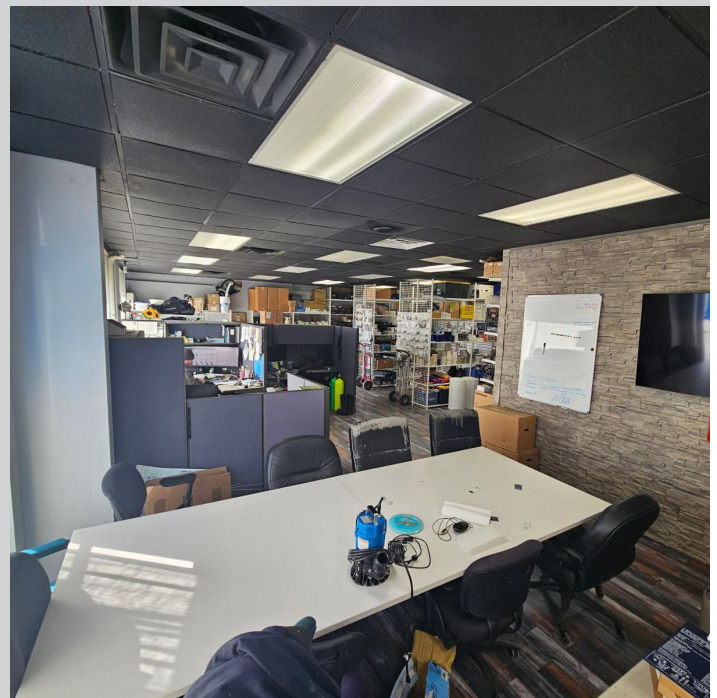
Positioned along the well-traveled Alpine Avenue corridor, 2169 Alpine Ave NW offers an excellent opportunity for a small retail, service, or professional office user seeking strong visibility, convenient access to I-96 and 131, and small yard. The space is well suited for neighborhood-serving businesses, small contractors, or owner-users looking for a functional and adaptable footprint in a highly established commercial area of Grand Rapids.

The property provides ease of access for customers and staff, with frontage along Alpine Avenue and proximity to surrounding residential neighborhoods, regional retailers, and major thoroughfares. Its open layout and location make it an ideal setting for businesses looking to establish or expand their presence in the Northwest Grand Rapids market.

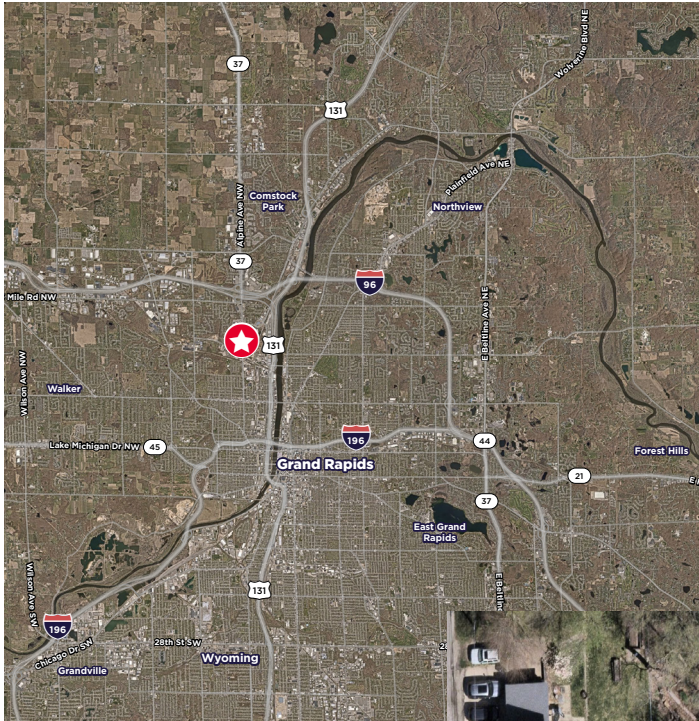
PPN: 41-31-11-476-036

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MAP



Site Demographics

	Population	Average Household Income
2 Miles	39,466	\$81,170
5 Miles	196,471	\$87,663
10 Miles	483,936	\$97,939

Traffic Count
18,049 Cars/Day
(At Alpine Ave &
Hillside Dr.)



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