

FOR LEASE

HARBOR FREIGHT EXCESS SPACE

408 PERRY AVE, BIG RAPIDS, MI 49307



PROPERTY DETAILS

LOCATION:	408 Perry Ave Big Rapids, MI 49307
PROPERTY TYPE:	Shopping Center
RENT:	\$10.50/SF GROSS
AVAILABLE SPACE:	7,926 SF
GLA:	24,049 SF
ZONING:	C-3
TRAFFIC COUNT:	Perry Ave (17,897 CPD) State St (17,866 CPD)

EXCLUSIVELY LISTED BY:



**GORDON S.
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7,926 SF

AVAILABLE

\$10.50/SF GROSS

RENT

HIGHLIGHTS

- Located on the busiest retail corridor of Big Rapids
 - Perry Ave (17,897 CPD)
 - State St (17,866 CPD)
- Close proximity to Ferris State University (10,361 students)
- Cross-cut with adjacent shopping center
- Multiple points of ingress/egress

MICRO AERIAL



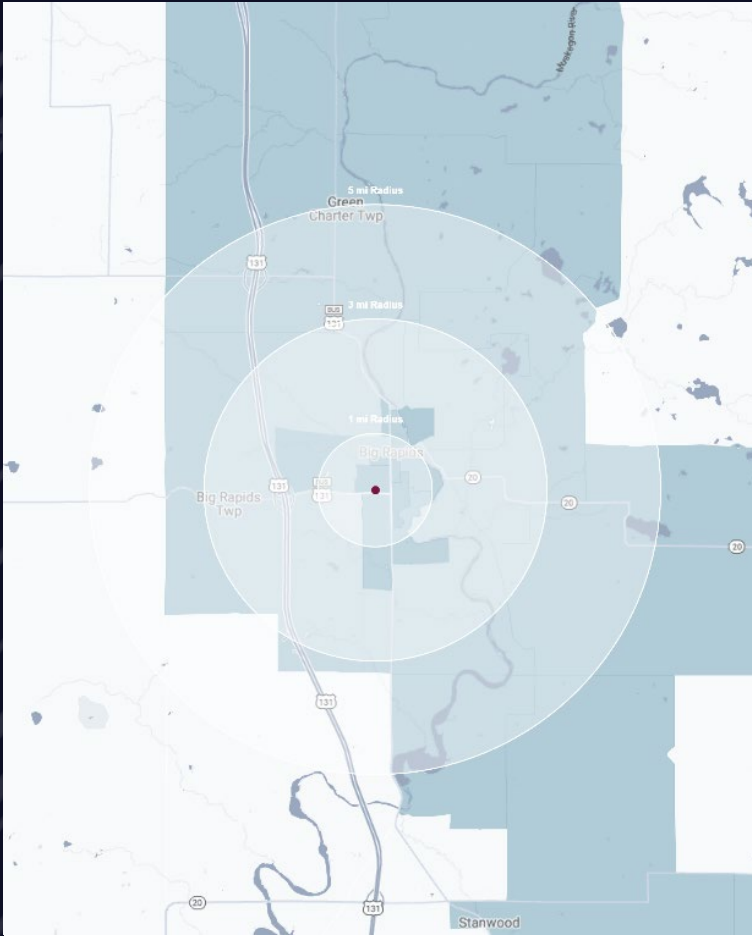
MACRO AERIAL



RENDERING



DEMOGRAPHICS



HARBOR FREIGHT EXCESS SPACE

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimated Population	4,970	11,663	15,991
2029 Projected Population	5,173	11,913	16,386
2020 Census Population	5,292	12,446	16,711
2010 Census Population	7,305	14,750	19,045
Projected Annual Growth 2024 to 2029	0.8%	0.4%	0.5%
Historical Annual Growth 2010 to 2024	-2.3%	-1.5%	-1.1%
HOUSEHOLDS			
2024 Estimated Households	1,895	4,736	6,512
2029 Projected Households	2,042	4,971	6,841
2020 Census Households	1,913	4,819	6,592
2010 Census Households	1,974	4,893	6,630
Projected Annual Growth 2024 to 2029	1.5%	1.0%	1.0%
Historical Annual Growth 2010 to 2024	-0.3%	-0.2%	-0.1%
RACE			
2024 Est. White	83.9%	86.3%	88.0%
2024 Est. Black	6.8%	5.6%	4.6%
2024 Est. Asian or Pacific Islander	2.7%	1.8%	1.6%
2024 Est. American Indian or Alaska Native	0.5%	0.4%	0.3%
2024 Est. Other Races	6.2%	5.8%	5.5%
INCOME			
2024 Est. Average Household Income	\$69,422	\$67,588	\$73,356
2024 Est. Median Household Income	\$51,000	\$49,339	\$55,291
2024 Est. Per Capita Income	\$28,315	\$28,386	\$30,572
BUSINESS			
2024 Est. Total Businesses	301	589	662
2024 Est. Total Employees	3,552	7,098	7,636

CONTACT US



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