

# 20 FULTON EAST

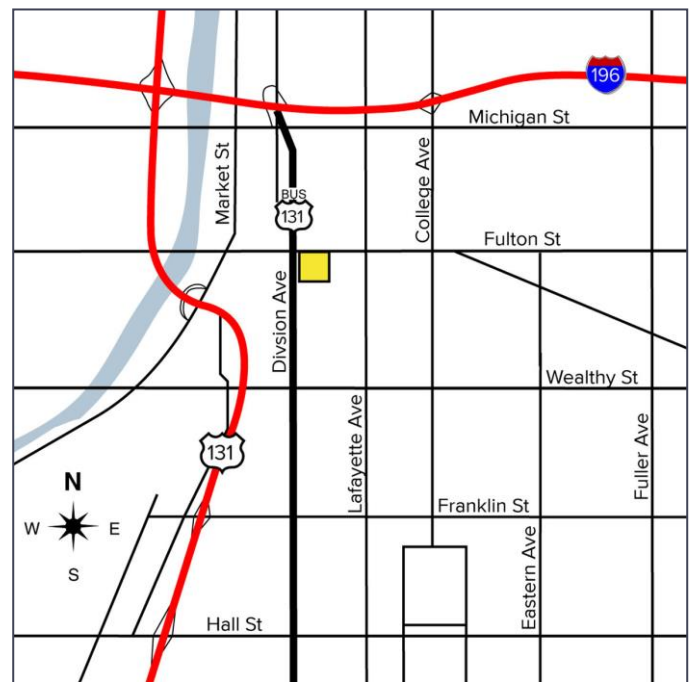


## 20 FULTON STREET EAST | GRAND RAPIDS, MICHIGAN

### PROPERTY FEATURES

- 10,483 available square feet
- Available onsite parking
- Loading dock
- Highly visible building signage opportunity
- Sidewalk snowmelt
- Zoned TN-CC
- Built in 2016
- \$25.00/sf NNN (\$21,840/mo)

**COMMENTS:** Prestigious Class A retail suite in heart of downtown Grand Rapids. Suite offers flexibility in use, size with spacious, high ceilings and ample window frontage. Potential patio seating also available. Additionally, suites are situated at the 110-unit 20 Fulton East Apartment complex; first of its kind with full-service amenities, on-site parking, 24-hour service and walking distance from the Van Andel Arena and 20 Monroe Live. This site is perfect for banks, coffee, office or retail space.



For more information, please contact:

**JOE RIZQALLAH**

(616) 822 6310

jrizzqallah@signatureassociates.com

**PETER CACHEY**

(616) 259 6386

pcachey@signatureassociates.com



**SIGNATURE  
ASSOCIATES**

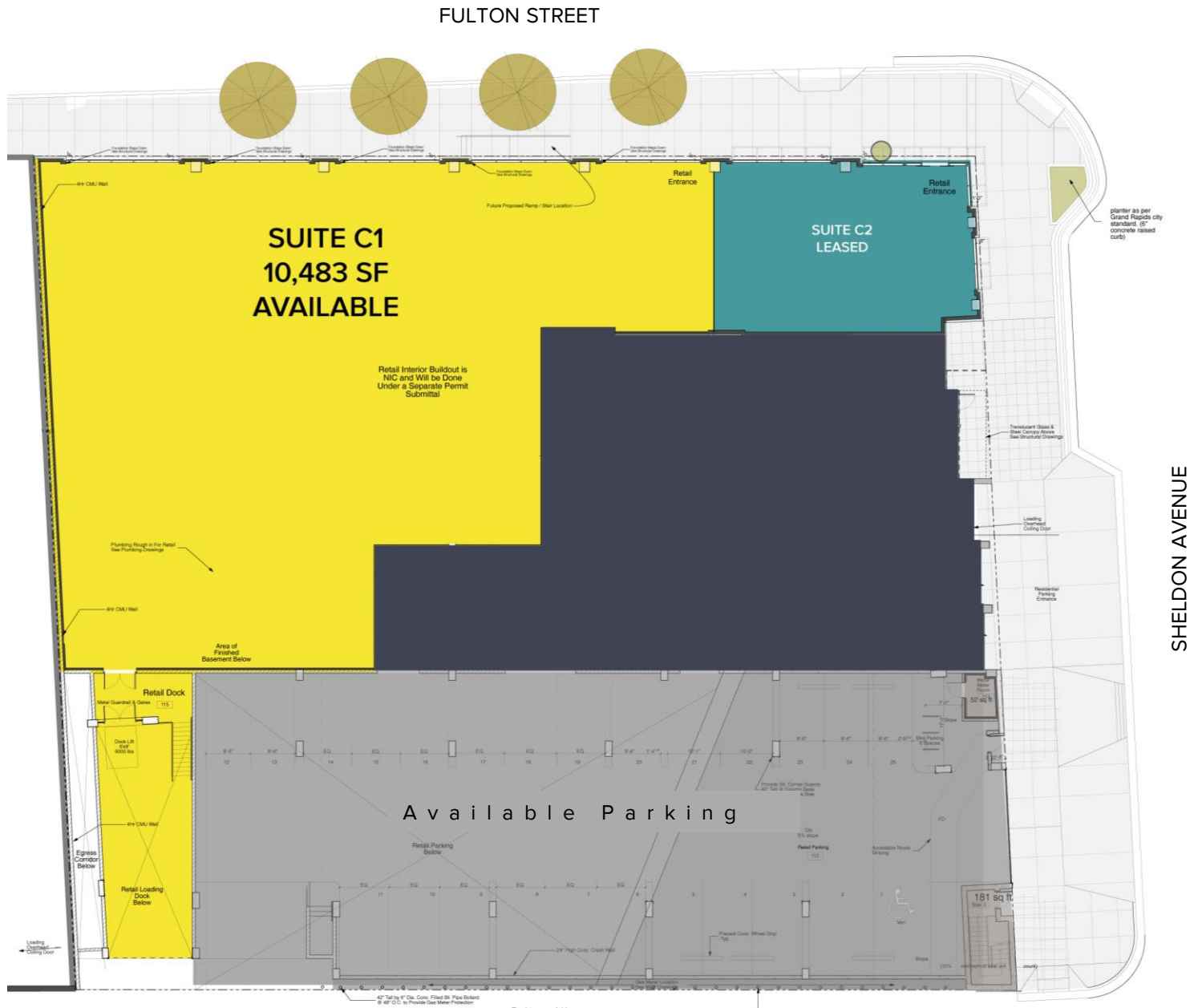
KNOW SIGNATURE | KNOW RESULTS

# 20 Fulton Street E – Grand Rapids, Michigan

## Retail For Lease

**10,483  
Square Feet  
AVAILABLE**

### Floor Plan & Lease Availability



LEASE AVAILABILITY			
SUITE	TOTAL SF	LEASE RATE	MONTHLY RATE
C1	10,483	\$25.00 NNN	\$21,840

For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310  
jrizqallah@signatureassociates.com

**PETER CACHEY**  
(616) 259 6386  
pcachey@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com

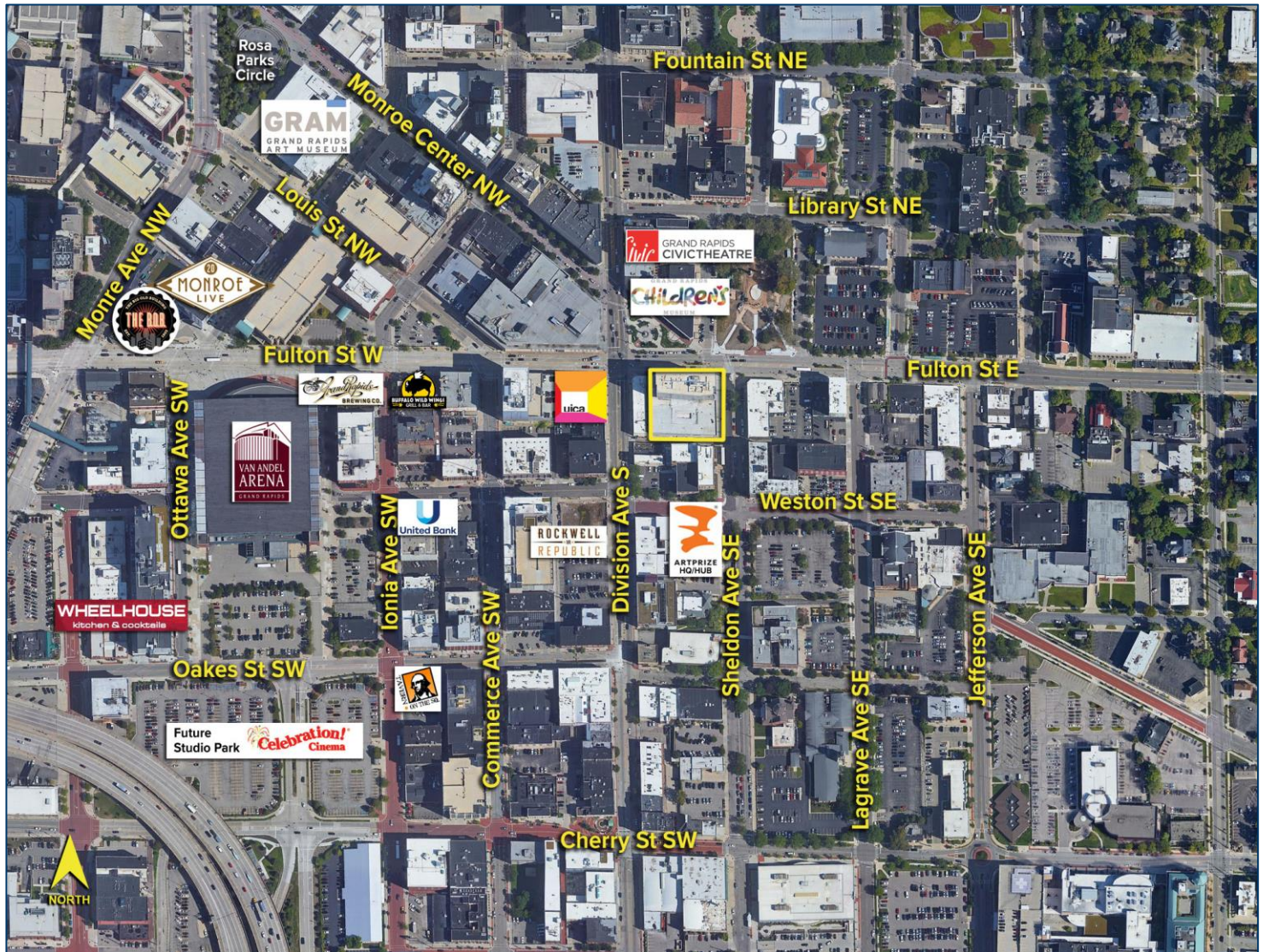
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 20 Fulton Street E – Grand Rapids, Michigan

Retail For Lease

10,483  
Square Feet  
AVAILABLE

Aerial



DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	20,926	\$63,722
3 MILE	148,602	\$66,240
5 MILE	264,117	\$73,176

TRAFFIC COUNTS (TWO-WAY)	
13,113	Fulton west of Division
12,204	Division at Fulton
12,038	Fulton east of Division
9,983	Fulton east of Ionia

For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310  
jrizqallah@signatureassociates.com

**PETER CACHEY**  
(616) 259 6386  
pcachey@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com

# 20 Fulton Street E – Grand Rapids, Michigan

## Retail For Lease

10,483  
Square Feet  
AVAILABLE

### Area Information



Grand Rapids is the second-largest city in the U.S. state of Michigan, and the largest city in West Michigan. It is located on the Grand River about 30 miles east of Lake Michigan. As of the 2010 census, the city population was 188,040. In 2010, the Grand Rapids metropolitan area had a population of 1,005,648, and the combined statistical area of Grand Rapids-Muskegon-Holland had a population of 1,321,557. Grand Rapids is the county seat of Kent County, Michigan.

A historic furniture-manufacturing center, Grand Rapids is still home to five of the world's leading office furniture companies, and is nicknamed Furniture City. Its more common modern nickname of River City refers to the landmark river for which it was named. The city and surrounding communities are economically diverse, based in the health care, information technology, automotive, aviation, and consumer goods manufacturing industries, among others.



SOURCE: Wikipedia

For more information, please contact:

**JOE RIZQALLAH**

(616) 822 6310

[jrizqallah@signatureassociates.com](mailto:jrizqallah@signatureassociates.com)

**PETER CACHEY**

(616) 259 6386

[pcachey@signatureassociates.com](mailto:pcachey@signatureassociates.com)

**SIGNATURE ASSOCIATES**

1188 East Paris Ave SE, Suite 220

Grand Rapids, MI 49546

[www.signatureassociates.com](http://www.signatureassociates.com)

# 20 Fulton Street E – Grand Rapids, Michigan

Retail For Lease

10,483  
Square Feet  
AVAILABLE

## Area Information

### HOUSEHOLD DEMOGRAPHICS

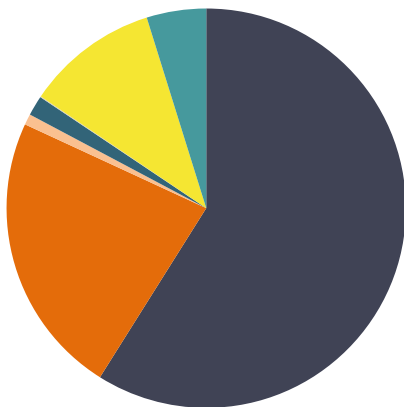
	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	HOUSEHOLD EXPENDITURES ANNUALLY	HOUSEHOLD EXPENDITURES MONTHLY
1 MILE	11,027	\$80,559	\$665.68M	\$5,031
3 MILE	57,271	\$88,447	\$3.69B	\$5,375
5 MILE	104,768	\$98,737	\$7.291B	\$5,800

### Education Within 3 Miles



- High School Graduate - 23.7%
- Some College - 21.8%
- Associate Degree Only - 6.9%
- Bachelor Degree Only - 20.1%
- Graduate Degree - 10.5%

### Race Within 3 Miles



- White - 58.9%
- African American - 23%
- American Indian or Alaskan Native - 0.9%
- Asian - 1.6%
- Hawaiian or Pacific Islander - 0.1%
- Other - 10.7%
- Two or More Races - 4.8%

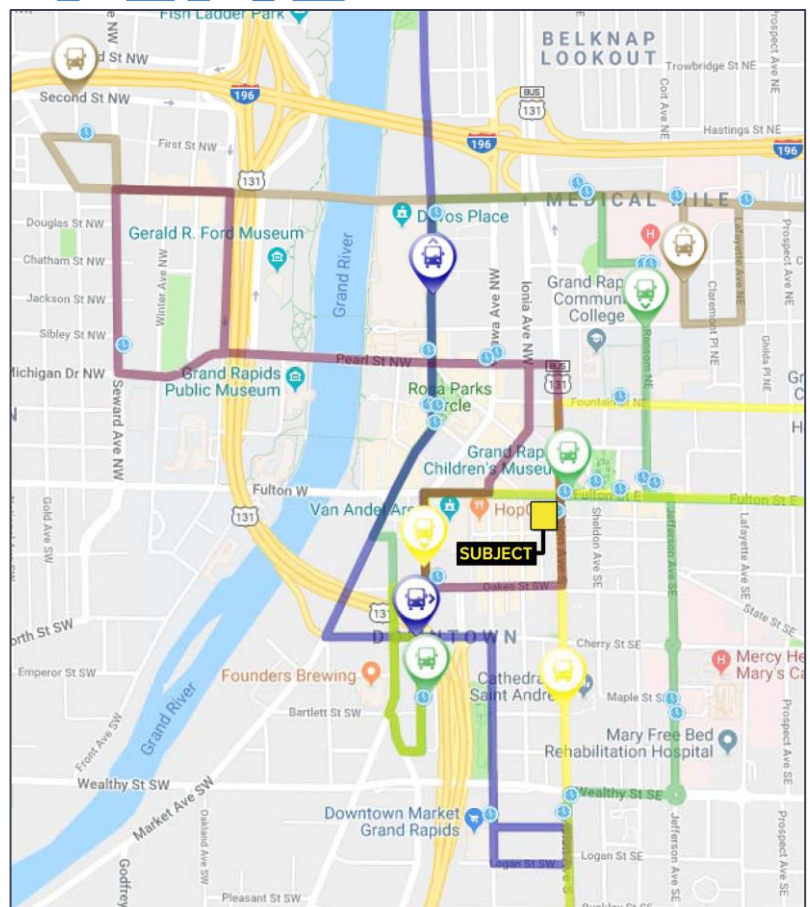
### Daytime Demos Within 3 Miles

7,786 Total Business

109,152 Total Employees



BUS ROUTES NEARBY



For more information, please contact:

**JOE RIZQALLAH**

(616) 822 6310

jrizzqallah@signatureassociates.com

**PETER CACHEY**

(616) 259 6386

pcachey@signatureassociates.com

**SIGNATURE ASSOCIATES**

1188 East Paris Ave SE, Suite 220

Grand Rapids, MI 49546

www.signatureassociates.com

### Zoning Description

#### **Sec. 5.6.02. Traditional Neighborhood Mixed-Use Commercial Zone Districts: Purpose and Intent.**

##### A. TN-CC, Traditional Neighborhood—City Center Zone District (City Center).

1. The intent of this District is to maintain and enhance the vitality of downtown, reinforce its intense development pattern, provide compatible services near one another, allow diverse uses, and keep older, often historic, buildings in viable use. The compact development pattern of downtown establishes a pedestrian-oriented and transit-friendly environment. The City Center Zone District stresses pedestrian circulation, urban and civic design, protection of natural features, and encourages the reuse of existing buildings.
2. Placemaking Elements.
  - a. Attractive, affordable residential areas that contribute to the achieving a critical mass of commercial services, workplaces within walking distance, and reduced reliance on private vehicle travel.
  - b. Interesting and fun places to eat and socialize with a mixture of ages, social peers, co-workers, and families.
  - c. Well placed, functional, attractive, and sustainable open spaces, including outdoor cafes, seating areas, and public and private art installations, and other elements to create areas of recreation, rest, and refuge.
  - d. Improved mobility options downtown, and to reduce the need for on-site parking by encouraging alternative means of transportation, including use of mass transit, bicycle use and other traffic demand management options through the creation of appropriate density of development.
  - e. A comfortable and safe walking environment, with a high degree of transparency along pedestrian pathways that connect areas of interest.
  - f. Targeted Commercial Corridors to promote a concentration of retail and entertainment uses that will provide a more consistent shopping experience and enhance the ability of these uses to be financially successful.
  - g. Other elements related to the downtown that create healthy, attractive, safe, and fun areas that will attract new visitors, residents, and shoppers to the downtown.

*SOURCE: City of Grand Rapids, Michigan | Zoning Ordinance*

For more information, please contact:

**JOE RIZQALLAH**

(616) 822 6310

[jrizqallah@signatureassociates.com](mailto:jrizqallah@signatureassociates.com)

**PETER CACHEY**

(616) 259 6386

[pcachey@signatureassociates.com](mailto:pcachey@signatureassociates.com)

**SIGNATURE ASSOCIATES**

1188 East Paris Ave SE, Suite 220

Grand Rapids, MI 49546

[www.signatureassociates.com](http://www.signatureassociates.com)

### Zoning | Use Table

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts									
Use Category	Specific Use		TN			TN MCN MON	MCN MON	NOS	Use or Other Regulations
			CC*	TCC	TBA**	TOD**	C		
<b>RESIDENTIAL</b>									
Household Living	Dwellings	Ground floor	S	P	E	P/S/E	E	P	Exception
		Upper floors	P	P	P	P	P	P	-
	Household living		P	P	P	P	P	P	5.9.03. 5.9.20.
	Lodging, extended stay		P	P	S	S	S	X	-
	Manufactured housing community		X	X	X	X	X	X	5.9.17.
	Live-work unit		P	P	P	P	P	P	5.9.16
Group Living (including residential care)	Group living		P	P	S	S	S	S	5.9.04. 5.9.29. 5.9.30. 5.9.32. 5.9.36.
Accessory Uses	Accessory dwelling unit		P	P	P	P	P	S	5.9.03.
	Accessory structure		X	X	S	X	S	P	5.2.08.
	Home occupation		P	P	P	P	P	P	5.9.14.
<b>EDUCATIONAL, GOVERNMENT AND INSTITUTIONAL</b>									
Educational	Educational use, including residential & accessory facilities		P	S	S	S	S	S	-
Government and Institutional	Adult day care center		P	S	S	S	S	S	5.9.04.
	Amphitheater, outdoor		S	S	X	X	X	X	-
	Cemetery		X	X	X	X	X	X	-
	Child care center		P	S	S	S	S	S	5.9.09.
	Community center		P	S	S	S	P	S	-
	Community garden		P	P	P	P	P	P	-
	Government & institutional uses	Ground floor	P	P	S	S	P	P	-
		Above ground floor	P	P	P	P	P	P	-
	Hospital, clinic, medical center, rehabilitation center, related administrative offices		P	P	S	S	P	X	5.9.29.
	Library		P	P	P	P	P	S	-
	Public, private and urban open		P	P	P	P	P	P	5.11.14.
	Religious institution		P	S	S	S	S	S	-
	Social service facility	Ground floor	P	P	S	S	P	P	5.9.34.
		Upper floors	P	P	P	P	P	P	
Youth center		P	S	S	S	S	S		

SOURCE: City of Grand Rapids, Michigan | Zoning Ordinance

For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310  
jrizqallah@signatureassociates.com

**PETER CACHEY**  
(616) 259 6386  
pcachey@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com

### Zoning | Use Table

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts								
Use Category	Specific Use	TN			TN MCN MON	MCN MON	NOS	Use or Other Regulations
		CC*	TCC	TBA**	TOD**	C		
COMMERCIAL, OFFICE, RETAIL								
Auto-Oriented	Automobile rental, short-term	S	S	S	S	P	X	5.9.39.
	Auto supply/accessory sales (new)	X	P	P	X	P	X	5.9.39.G.
	Auto supply/accessory sales (used)	X	X	P	X	S	X	5.9.39.G.
	Car wash	X	X	S	X	P	X	-
	Drive-in or drive-through facility	S	S	S	S	S	X/S	5.9.02.
	Vehicle service or repair	S	S	S	X	P	X	5.9.40.
	Vehicle fuel station (without vehicle repair, may include 1,000 sq. ft. convenience store)	S	S	S	X	P	X	5.9.38.
	Vehicle towing and storage (including auto, RV, boat) - indoor and outdoor	S	S	S	X	S	X	5.9.18.
	Vehicle sale/lease (including auto, RV, boat) indoor	See Section 5.9.39.G. State Licenses						5.9.39.
	Outdoor display	X	X	X	X	S	X	
Entertainment, Hospitality and Recreation	Alcohol sales for on-site consumption (LCC permit)	See Section 5.9.05. Alcohol Sales						5.9.05.
	Arcade, amusement devices, gaming, pool hall	P	S	S	S	P	X	-
	Auditorium, cinema, concert hall, theater, banquet hall	P	S	S	S	S	X	5.9.05. 5.9.07. 5.9.12.
	Bar, tavern, taproom, tasting room	See Section 5.9.05. Alcohol Sales						5.9.05.
	Boat house, marina, boat launch	P	S	X	X	X	X	-
	Bowling alley, skating rink	P	S	S	S	P	X	-
	Casino	S	X	X	X	X	X	—
	Catering business	P	S	S	S	P	X	Exception
	Convention center	P	X	X	X	X	X	-
	Dance club, night club	S	S	X	X	S	X	5.9.05. 5.9.12.
	Dance, entertainment (LCC permit), including after hours (LCC permit)	S	S	S	S	S	X	5.9.05. 5.9.12.
	Entertainment, live (not including regulated uses)	P	S	S	S	S	X	5.9.12.
	Golf course, country club	X	P	P	P	P	P	-
	Health or athletic club, sports complex (e.g. tennis, swimming, golf,	P	P	S	S	P	X	Exception
	Hookah lounge, cigar lounge	S	S	S	S	S	X	5.9.05. 5.9.12.
Lodging, short-term (hotel, motel, bed & breakfast)	P	P	P	P	P	X	5.9.08.	

SOURCE: City of Grand Rapids, Michigan | Zoning Ordinance

For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310

jrizzqallah@signatureassociates.com

**PETER CACHEY**  
(616) 259 6386

pcachey@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com



# 20 Fulton Street E – Grand Rapids, Michigan

## Retail For Lease

10,483  
Square Feet  
AVAILABLE

### Zoning | Use Table

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts									
Use Category	Specific Use		TN			TN MCN MON	MCN MON	NOS	Use or Other Regulations
			CC*	TCC	TBA**	TOD**	C		
	Outdoor food preparation and		S	S	S	S	S	X	5.9.22.
	Restaurant (not including regulated uses)	With alcohol (beer, wine)	P/S	S	S	S	S	X	5.9.05. 5.9.12.
		Without alcohol	P	P	P	P	P	X	-
	24-hour/after-hours operations		P/S	S	S	S	S	X	5.9.05. 5.9.12.
	Outdoor seating	Ground level, abutting front façade and public row	P	P	P	P	P	X	5.9.24.
		Other ground level, or above ground level	S	S	S	S	S	X	5.9.24.
	Social or service club		P	S	S	S	S	X	5.9.05. 5.9.07. 5.9.33.
	Sports and entertainment arena		S	X	X	X	X	X	-
	Studio for aerobics, dance, yoga, martial arts, music instruction		P	P	P	P	P	S	-
Office	Bank, credit union	Ground floor	P	P	S	S	P	P	-
		Upper floors	P	P	P	P	P	P	-
		2,000 sq. ft. or more GFA at ground level	P	P	S	S	P	P	-
	Entertainment/news media	Ground floor	P	P	S	X	P	X	Exception
		Upper floors	P	P	P	P	P	X	-
	General or professional uses	Ground floor	P	P	S	S	P	P	Exception
		Upper floors	P	P	P	P	P	P	-
	Marihuana safety compliance facility		X	S	S	S	S	S	5.9.19.
	Medical or dental	Ground floor	P	P	S	S	P	P	Exception
		Upper floors	P	P	P	P	P	P	-
	Medical laboratory	Collection	P	P	P	S	P	P	-
		Processing	P	P	S	X	P	P	
	Copying, mailing, courier services, parcel receiving, shipping station		P	P	P	P	P	X	-
Research uses		P	P	S	X	P	P	-	

SOURCE: City of Grand Rapids, Michigan | Zoning Ordinance

For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310  
jrizzqallah@signatureassociates.com

**PETER CACHEY**  
(616) 259 6386  
pcachey@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com

### Zoning | Use Table

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts									
Use Category	Specific Use	TN			TN MCN MON	MCN MON	NOS	Use or Other Regulations	
		CC*	TCC	TBA***	TOD**	C			
Personal Services	Animal sales, services, day care (w/o boarding)	P	P	P	P	P	S	-	
	ATM - walk-up	P	P	P	P	P	P		
	Beauty and spa services	P	P	P	P	P	P	-	
	Funeral home, mortuary	P	P	S	X	P	P	Exception	
	Kennel (w/ boarding and/or	X	X	X	X	S	X	-	
	Massage, licensed therapeutic	P	P	P	P	P	P	-	
	Photo finishing service	P	P	P	P	P	X	-	
	Shoe repair, shoeshine parlor	P	P	P	P	P	X	-	
	Tailor, dry cleaning drop/pick up station, coin operated laundry	P	P	P	P	P	X	-	
	Tattoo shop, piercing service	P	P	P	P	P	X	-	
	Veterinary clinic or hospital (including boarding)	S	S	S	S	S	S	Exception	
Retail Sales	Retail sales, single tenant on ground floor (except as noted below)	14,999 sq. ft. or less GFA	P	P	P	P	P	X	-
		15,000—24,999 sq. ft. GFA	P	P	P	S	P	X	-
		25,000 sq. ft. or more GFA	S	S	S	S	P	X	
	Retail Sales, upper level, any size (except as noted below)		P	P	P	P	P	X	-
	Alcohol sales for off-site consumption (including package good store - LCC Permit)	See Section 5.9.05. Alcohol Sales							
		More than 25,000 sq. ft. GFA	P	P	P	P	P	X	5.9.05.
	Antique, second-hand store		P	P	P	P	P	X	-
	Art studio, gallery		P	P	P	P	P	X	-
	Cash advance		X	S	S	S	S	X	-
	Contractor, building (e.g. plumbing, heating, electrical)		S	P	S	X	P	X	-
	Firearms sales	25,000 sq. ft. or less GFA	S	S	S	S	S	X	-
		25,000 sq. ft. or more GFA	P	P	P	P	P	X	-
	Landscaping, nursery services		X	S	X	X	S	X	-
Marihuana provisioning center		X	S	S	S	S	S	5.9.19.	

SOURCE: City of Grand Rapids, Michigan | Zoning Ordinance

For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310

jrizzqallah@signatureassociates.com

**PETER CACHEY**  
(616) 259 6386

pcachey@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com

### Zoning | Use Table

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts									
Use Category	Specific Use	TN			TN MCN MON	MCN MON	NOS	Use or Other Regulations	
		CC*	TCC	TBA***	TOD**	C			
	Outdoor activities (display/sales of products, not including vehicles or	P	P	P	P	P	X	5.9.22.	
	Pawn broker, pawnshop	S	S	S	S	S	X	-	
	24-hour operations	P	S	S	S	S	X	-	
INDUSTRIAL, TRANSPORTATION, UTILITIES									
Industrial	Assembly, manufacturing, or production of textile products, technology, wood products, furniture and fixtures, paper, clay, glass or	S	S	E	X	X	X	5.3.05.F	
	Artisanal and creative industry	5,000 sq. ft. or less GFA	P	P	P	P	P	-	-
		5,000 sq. ft. or more GFA	S	S	S	P	S	-	
	Commercial laundry, dry cleaning	X	S	X	X	X	X	-	
	Commercial production of alcohol, baked goods or similar consumable products	15,000 sq. ft. or less GFA	P	P	P	P	P	X	5.9.05.
		15,000 – 30,000 sq. ft. GFA	P	P	S	S	P	X	5.9.05.
		More than 30,000 sq. ft.	S	S	S	S	S	X	5.9.05.
	Flex-office	X	X	X	P	P	P	-	
	Marihuana processor, commercial production of infused products only	15,000 sq ft or less GFA	X	S	S	S	S	X	5.9.19.
		15,000 sq ft or more GFA	X	S	X	X	S	X	5.9.19.
	Materials recovery and recycling	X	S	X	X	X	X	X	5.9.18.
	Printing, publishing and allied	X	S	E	X	X	X	-	
	Self-storage facility	X	S	X	X	S	X	5.9.31.	
	Stone monument works	X	S	S	X	S	X	-	
	Warehousing, storage	X	S	E	X	X	X	-	
Wholesaling activities	X	S	E	X	X	X	-		
Transportation	Bike-share facilities	P	P	P	P	P	P	5.10.10.B-C.	
	Helistop (not to include heliport)	S	S	X	X	X	X	5.9.13.	
	Car-share lots	P	S	S	P	P	X	-	
	Inter-modal transportation facility	P	S	S	P	S	X	-	
	Off-street surface parking (accessory use on same lot)	P	P	P	P	P	P	5.11.11.	
	Off-street surface parking (principal	S	S	S	S	P	S	5.11.11.	

SOURCE: City of Grand Rapids, Michigan | Zoning Ordinance

For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310

jrizzqallah@signatureassociates.com

**PETER CACHEY**  
(616) 259 6386

pcachey@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com

### Zoning | Use Table

Table 5.6.06.B. Uses: Mixed-Use Commercial Zone Districts									
Use Category	Specific Use		TN			TN MCN MON	MCN MON	NOS	Use or Other Regulations
			CC*	TCC	TBA***	TOD**	C		
	Overhead walkway		S	S	X	S	S	X	5.9.25.
	Parking structure		S	P	S	P	S	X	5.9.26.
	Transit center or station		P	S	S	P	S	X	-
	Transit stop		P	P	P	P	P	P	-
Utilities	Electrical substations and private		S	P	P	P	P	P	5.9.11.
	Wireless communication facilities	Co-located	P	P	P	P	P	P	5.9.41.
		Freestanding tower	X	X	X	X	S	X	5.9.41.

P = Permitted Use; S = Special Land Use; E = Existing; X = Not Permitted; "-" = Not Applicable; GFA = Gross Floor Area

\*Parcels in the TN-CC Zone District are subject to Section 5.6.06.C.

\*\*Parcels located in the TOD Zone Districts are subject to Section 5.6.06.D.

\*\*\*Parcels located in the TBA Zone District are subject to Sections 5.6.06.E. and 5.6.06.F.

SOURCE: City of Grand Rapids, Michigan | Zoning Ordinance

For more information, please contact:

**JOE RIZQALLAH**  
(616) 822 6310  
jrizqallah@signatureassociates.com

**PETER CACHEY**  
(616) 259 6386  
pcachey@signatureassociates.com

**SIGNATURE ASSOCIATES**  
1188 East Paris Ave SE, Suite 220  
Grand Rapids, MI 49546  
www.signatureassociates.com