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THE TEAM No Signature. No Results.



exclusive listings

SEPTEMBER 2010
RETAIL

RETAIL DIVISION

Jeff Chrystal

Scott Kotrch

Scott Ryskamp

Marc Tourangeau

Jeff Tucker

Ted Vliek

E-MAIL

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Exclusive Retail Listings

09/02/10

Grand Rapids Office: (616) 235-0900

Muskegon Office: (231) 799-9900

Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate		Major Tenants
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
ALLEGAN				
1307 Lincoln Road	6,004	N/A	Ted Vliek	N/A
	6,004	N/A	Jeff Chrystal	
Jennings Ct & 29th St	6,004	\$239,900		Great auto body or shop, three overhead doors, retail space.
Street Retail	6,004			
ALLENDALE				
8566 Lake Michigan Drive	5,000	\$6.00	Scott Kotrch	N/A
	5,000	Modified Gross		
84th & 88th	5,000	\$359,900		Very visible property for commercial operation as auto dealership, gas station, or C-Store-development opportunity. Good location for car/boat dealership or auto/boat repair. Near proposed I96/US31 bypass exit to Grand Valley State University. All northbound and southbound I96/US31 traffic going to Grand Valley State University must drive by this location!
Street Retail	5,000			
ALTO				
6790 Whitneyville Avenue SE	2,864	N/A	Scott Ryskamp	N/A
Whitneyville Auto Wash	2,864	N/A		
Corner of 68th & Whitneyville	2,864	\$375,000		1999 built auto wash, on 2 acre site, across the street from Campau Corner Gas Station. Four self-wash bays, one drive through. All Gin San Brand equipment. Priced below construction costs.
General Retail-Commercial	2,864			

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BANGOR				
56633 M-43 Highway	4,800	N/A	Marc R. Tourangeau	N/A
	4,800	N/A	Ted Vliek	
56th & E Arlington Street Retail	4,800	\$214,000		High-visibility building located on east edge of Bangor offering your business lots of traffic flow on M-43. Building is currently utilized by a builder with a showroom and office along with warehouse area to store equipment. Upper level is currently built-out as an apartment. Beautiful showroom area with tile flooring. Many potential uses from retail to automotive repair.
	4,800			
BUCHANAN				
4714 Niles-Buchanan Road, Unit: 3	40,482	\$3.00	Ted Vliek	Harding's and Family Dollar
Red Bud Plaza	5,000	Modified Gross	Jeff Chrystal	
Niles-Buchanan Rd E of town	5,000	N/A		Great location just East of Buchanan. Harding's and Family Dollar are the anchors. Three suites available that could be combined. Very competitively priced.
Strip Center	5,000			
4714 Niles-Buchanan Road	40,482	\$3.00 - \$5.44	Ted Vliek	Harding's and Family Dollar
Red Bud Plaza	5,000	Modified Gross	Jeff Chrystal	
Niles-Buchanan Rd E of town	1,000	N/A		Great location just East of Buchanan. Harding's and Family Dollar are the anchors. Three suites available that could be combined. Very competitively priced.
Strip Center	5,000			
4714 Niles-Buchanan Road, Unit: 4	40,482	\$5.44	Ted Vliek	Harding's and Family Dollar
Red Bud Plaza	2,000	Modified Gross	Jeff Chrystal	
Niles-Buchanan Rd E of town	2,000	N/A		Great location just East of Buchanan. Harding's and Family Dollar are the anchors. Three suites available that could be combined. Very competitively priced.
Strip Center	2,000			

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BUCHANAN				
4714 Niles-Buchanan Road, Unit: 5	40,482	\$4.56	Ted Vliek	Harding's and Family Dollar
Red Bud Plaza	1,000	Modified Gross	Jeff Chrystal	
Niles-Buchanan Rd E of town	1,000	N/A		
Strip Center	1,000			
CALEDONIA				
9185 Cherry Valley Avenue SE, Unit: B	21,500	\$4.00	Scott Ryskamp	N/A
Glen Valley	9,240	NNN		
Between 84th & 100th St	9,240	N/A		Former Cherry Valley Presbyterian Church space, vacated Q1 2010. Large worship area with high ceilings, multiple private offices, kitchenette, 3 bathrooms and storage/recreation area with rear entrance and loading dock. Below market rent.
Neighborhood Center	9,240			
9175 Cherry Valley Avenue SE	19,250	\$9.00	Scott Ryskamp	Hallmark/Monterey Grill
Glen Valley Business Center	2,938	NNN	Jeffrey A. Tucker	
W side of Broadmoor between 84th & 100th	1,140	N/A		Two leasing options available in well occupied strip center - a turn-key tanning salon including equipment and small retail space. 2010 NNN's = \$3.50/SF.
Strip Center	1,798			
9175 Cherry Valley Avenue SE, Unit: B	19,250	\$9.00	Scott Ryskamp	Hallmark/Monterey Grill
Glen Valley Business Center	1,798	NNN	Jeffrey A. Tucker	
W side of Broadmoor between 84th & 100th	1,798	N/A		Two leasing options available in well occupied strip center - a turn-key tanning salon including equipment and small retail space. 2010 NNN's = \$3.50/SF.
Strip Center	1,798			
9175 Cherry Valley Avenue SE, Unit: 1	19,250	\$9.00	Scott Ryskamp	Hallmark/Monterey Grill
Glen Valley Business Center	1,140	NNN	Jeffrey A. Tucker	
W side of Broadmoor between 84th & 100th	1,140	N/A		Two leasing options available in well occupied strip center - a turn-key tanning salon including equipment and small retail space. 2010 NNN's = \$3.50/SF.
Strip Center	1,140			

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DOWAGIAC				
67946 M-152	1,393	N/A	Ted Vliek	N/A
Sister Lakes Car Wash	1,393	N/A		
West & Centre	1,393	\$399,000		Two self serve spray booths and a Mark VII Aqua Jet touchless drive through wash system, built five years ago and very well maintained, additional acre plus of land with extra garage in back used for boat storage. Two commercial vacuums.
Street Retail	1,393			
FRUITPORT				
215 N 3rd Avenue	1,500	N/A	Scott Kotrch	N/A
The Hair Station	1,500	N/A		
Beech & Maple	1,500	\$142,900		Excellent exposure makes this stand-alone retail building ideal for liquor/convenience store, small deli/restaurant, video store, or boutique shop in heart of Fruitport.
Street Retail	1,500			
GRAND HAVEN				
507-616 Miller Drive	34,000	\$12.00	Scott Kotrch	Earth's edge
The Village at Grand Landing	14,475	NNN	Mike Mikesell	
Jackson & US-31	1,355	\$2,748,300		The village at Grand Landing features retail pads for lease or sale as condominiums. Anchored by Earth's Edge, Jimmy John's Culver's, Plantenga's Cleaners, and Sweet Temptations. Excellent self-contained neighborhood feel, similar to 8th Street in Holland. Excellent value for bar, clothing store, jewelry, or furniture store.
Power Center	16,322			

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Type of Space	Max Contiguous	Sale Price		Comments
GRAND HAVEN				
Adams Street, Unit: REST-9	9,033	\$18.00	Scott Kotrch	N/A
Grand Landing	9,033	NNN	Mike Mikesell	
US-31 and Adams	4,033	N/A		
Restaurant	9,033			Outstanding restaurant pad on Pavilion can be 2 condominium sites. Ground floor 5,000 SF; upper could be a bar with 4,300 SF. Each restaurant pad comes with approximately 1,000 SF of patio in summer at no additional charge.
Adams Street, Unit: REST-10	9,033	\$18.00	Scott Kotrch	N/A
Grand Landing	9,033	NNN	Mike Mikesell	
US-31 and Adams	4,033	N/A		
Restaurant	9,033			Outstanding restaurant pad on Pavilion can be 2 condominium sites. Ground floor 5,000 sq. ft; upper could be a bar with 4,300 sq. ft. Each restaurant pad comes with approximately 1,000 sq. ft. of patio in summer at no additional charge.
13040 US 31	14,088	\$13.00 - \$16.00	Scott Kotrch	Mancino's
Ferlin Center	5,526	Modified Gross		
Ferris/Lincoln	1,320	N/A		
Street Retail	4,206			Excellent visibility for center near high volume of residential housing on the south side of Grand Haven.
212 South Harbor Drive	5,231	N/A	Scott Kotrch	N/A
	5,231	N/A		
	5,231	\$1,799,000		
Retail Pad	5,231			Fantastic view of Grand Haven channel and Lake Michigan make this one of the premier sites in Grand Haven. Has approval for boutique hotel. Fantastic layout ensures if converted, hotel would be very successful.

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Location Description	Min Contiguous	Rental Rate	Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
GRAND HAVEN				
Adams Street, Unit: REST-9A	9,033	\$18.00	Scott Kotrch	N/A
Grand Landing	5,000	NNN	Mike Mikesell	
US-31 and Adams	5,000	N/A		
Restaurant	5,000			Outstanding restaurant pad on Pavilion can be 2 condominium sites. Ground floor 5,000 SF; upper could be a bar with 4,300 SF. Each restaurant pad comes with approximately 1,000 SF of patio in summer at no additional charge.
Adams Street, Unit: REST-10A	9,033	\$18.00	Scott Kotrch	N/A
Grand Landing	5,000	NNN	Mike Mikesell	
US-31 and Adams	5,000	N/A		
Restaurant	5,000			Outstanding restaurant pad on Pavilion can be 2 condominium sites. Ground floor 5,000 sq. ft; upper could be a bar with 4,300 sq. ft. Each restaurant pad comes with approximately 1,000 sq. ft. of patio in summer at no additional charge.
540 A Way, Unit: O-Lot 1	4,500	\$20.00	Scott Kotrch	N/A
Grand Landing	4,500	NNN	Mike Mikesell	
US-31 and Adams	2,200	N/A		
Strip Center	4,500			Outstanding retail center with US-31 and Adams St frontage. Easy-in/easy-out on US-31 make this center the best opportunity on the north end of Grand Haven.
Adams Street, Unit: REST-10B	9,033	\$18.00	Scott Kotrch	N/A
Grand Landing	4,033	NNN	Mike Mikesell	
US-31 and Adams	4,033	N/A		
Restaurant	4,033			Outstanding restaurant pad on Pavilion can be 2 condominium sites. Ground floor 5,000 SF; upper could be a bar with 4,300 SF. Each restaurant pad comes with approximately 1,000 SF of patio in summer at no additional charge.

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Type of Space	Max Contiguous	Sale Price		Comments
GRAND HAVEN				
Adams Street, Unit: REST-9B	9,033	\$18.00	Scott Kotrch	N/A
Grand Landing	4,033	NNN	Mike Mikesell	
US-31 and Adams	4,033	N/A		
Restaurant	4,033			Outstanding restaurant pad on Pavilion can be 2 condominium sites. Ground floor 5,000 sq. ft; upper could be a bar with 4,300 sq. ft. Each restaurant pad comes with approximately 1,000 sq. ft. of patio in summer at no additional charge.
Adams Street, Unit: REST-12A	4,000	\$23.00	Scott Kotrch	N/A
Grand Landing	4,000	NNN	Mike Mikesell	
US-31 and Adams	4,000	N/A		
Restaurant	4,000			Outstanding pad with direct visibility on US 31. Eye-level visibility make this site the marquis restaurant site for the Gateway to Grand Haven. Approved for deck overlooking water. Building is approved for 4,400 sq. ft.
Adams Street, Unit: O-LOT13A	3,750	\$20.00	Scott Kotrch	N/A
Grand Landing	3,750	NNN	Mike Mikesell	
US-31 and Adams	3,750	N/A		
Strip Center	3,750			Outstanding retail center with US-31 and Adams Street frontage. Easy-in/easy-out on US-31 make this center the best opportunity on the north end of Grand Haven.
540 A Way, Unit: O-LOT 1B	4,500	\$20.00	Scott Kotrch	N/A
Grand Landing	2,300	NNN	Mike Mikesell	
US-31 and Adams	2,300	N/A		
Strip Center	2,300			Outstanding retail center with US-31 and Adams St frontage. Easy-in/easy-out on US-31 make this center the best opportunity on the north end of Grand Haven.
540 A Way, Unit: O-LOT 1A	4,500	\$20.00	Scott Kotrch	N/A
Grand Landing	2,200	NNN	Mike Mikesell	
US-31 and Adams	2,200	N/A		
Strip Center	2,200			Outstanding retail center with US-31 and Adams St frontage. Easy-in/easy-out on US-31 make this center the best opportunity on the north end of Grand Haven.

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Type of Space	Max Contiguous	Sale Price		Comments
GRAND HAVEN				
507-616 Miller Drive, Unit: 613	34,000	\$12.00	Scott Kotrch	Earth's edge
The Village at Grand Landing	2,195	NNN	Mike Mikesell	
Jackson & US-31	2,195	\$329,250		
Power Center	2,195			
<hr/>				
507-616 Miller Drive, Unit: 601	34,000	\$12.00	Scott Kotrch	Earth's edge
The Village at Grand Landing	2,000	NNN	Mike Mikesell	
Jackson & US-31	2,000	\$300,000		
Power Center	2,000			
<hr/>				
507-616 Miller Drive, Unit: 519	34,000	\$12.00	Scott Kotrch	Earth's edge
The Village at Grand Landing	2,000	NNN	Mike Mikesell	
Jackson & US-31	2,000	\$300,000		
Power Center	2,000			
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GRAND HAVEN				
507-616 Miller Drive, Unit: 616	34,000	N/A	Scott Kotrch	Earth's edge
The Village at Grand Landing	1,847	N/A	Mike Mikesell	
Jackson & US-31	1,847	\$277,050		
Power Center	1,847			
507-616 Miller Drive, Unit: 507	34,000	\$12.00	Scott Kotrch	Earth's edge
The Village at Grand Landing	1,505	NNN	Mike Mikesell	
Jackson & US-31	1,505	\$225,750		
Power Center	1,505			
13040 US 31, Unit: B	14,088	\$13.00	Scott Kotrch	Mancino's
Ferlin Center	1,470	Modified Gross		
Ferris/Lincoln	1,470	N/A		
Street Retail	1,470			
13040 US 31, Unit: D	14,088	\$16.00	Scott Kotrch	Mancino's
Ferlin Center	1,368	Modified Gross		
Ferris/Lincoln	1,368	N/A		
Street Retail	1,368			

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Type of Space	Max Contiguous	Sale Price		Comments
GRAND HAVEN				
13040 US 31, Unit: C	14,088	\$16.00	Scott Kotrch	Mancino's
Ferlin Center	1,368	Modified Gross		
Ferris/Lincoln	1,368	N/A		Excellent visibility for center near high volume of residential housing on the south side of Grand Haven.
Street Retail	1,368			
507-616 Miller Drive, Unit: 511	34,000	\$12.00	Scott Kotrch	Earth's edge
The Village at Grand Landing	1,355	NNN	Mike Mikesell	
Jackson & US-31	1,355	\$203,250		The village at Grand Landing features retail pads for lease or sale as condominiums. Anchored by Earth's Edge, Jimmy John's Culver's, Plantenga's Cleaners, and Sweet Temptations. Excellent self-contained neighborhood feel, similar to 8th Street in Holland. Excellent value for bar, clothing store, jewelry, or furniture store.
Power Center	1,355			
507-616 Miller Drive, Unit: 608	34,000	\$12.00	Scott Kotrch	Earth's edge
The Village at Grand Landing	1,355	NNN	Mike Mikesell	
Jackson & US-31	1,355	\$203,250		The village at Grand Landing features retail pads for lease or sale as condominiums. Anchored by Earth's Edge, Jimmy John's Culver's, Plantenga's Cleaners, and Sweet Temptations. Excellent self-contained neighborhood feel, similar to 8th Street in Holland. Excellent value for bar, clothing store, jewelry, or furniture store.
Power Center	1,355			
507-616 Miller Drive, Unit: 609	34,000	\$12.00	Scott Kotrch	Earth's edge
The Village at Grand Landing	1,355	NNN	Mike Mikesell	
Jackson & US-31	1,355	\$203,250		The village at Grand Landing features retail pads for lease or sale as condominiums. Anchored by Earth's Edge, Jimmy John's Culver's, Plantenga's Cleaners, and Sweet Temptations. Excellent self-contained neighborhood feel, similar to 8th Street in Holland. Excellent value for bar, clothing store, jewelry, or furniture store.
Power Center	1,355			

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GRAND HAVEN				
507-616 Miller Drive, Unit: 515	34,000	\$12.00	Scott Kotrch	Earth's edge
The Village at Grand Landing	1,355	NNN	Mike Mikesell	
Jackson & US-31	1,355	\$203,250		
Power Center	1,355			
<hr/>				
13040 US 31, Unit: G	14,088	\$13.00	Scott Kotrch	Mancino's
Ferlin Center	1,320	Modified Gross		
Ferris/Lincoln	1,320	N/A		
Street Retail	1,320			
<hr/>				
GRAND RAPIDS				
1415 Lake Drive SE	86,170	N/A	Jeffrey A. Tucker	Kent Records
1415 Lake Drive SE	86,170	N/A	John A. Mundell III, CPM®, SIOR	
Corner of Lake Dr & Robinson Rd	86,170	\$1,900,000		
Street Retail	86,170			
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GRAND RAPIDS				
1850 28th Street SE	21,000	\$8.40 - \$9.36	Ted Vliek	Ridge & Kramer Auto Parts
	21,000	Modified Gross	Jeff Chrystal	
Between Kalamazoo & Breton	2,500	\$1,380,000	Scott Kotrch	
Strip Center	21,000			Ideal for Body shop, general Mechanical repair, Brake, shock absorber/muffler shops. Suites can accommodate Hoists and have two (2) drive through bays.
525 Eastern Avenue SE	10,208	N/A	Gene Szpeinski	N/A
	10,208	N/A		
Wealthy & Sherman	10,208	\$185,000		
Street Retail	10,208			Former Kregel Book store. Possible multi-tenant use. Upper floor areas ready for apartment/office with remodeling. Substantial parking at rear. On a corner lot. Large basement with high ceilings.
2035 28th Street SE	58,000	\$5.75 - \$7.75	Scott Ryskamp	BW3
Grand Central Plaza	9,544	NNN		
Between Breton & Kalamazoo	1,216	N/A		
Strip Center	9,544			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Rent-A-Center, Curves and more.
2035 28th Street SE, Unit: ABN	58,000	\$6.00	Scott Ryskamp	BW3
Grand Central Plaza	9,544	NNN		
Between Breton & Kalamazoo	9,544	N/A		
Strip Center	9,544			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Rent-A-Center, Curves and more.
2035 28th Street SE, Unit: AB	58,000	\$7.00	Scott Ryskamp	BW3
Grand Central Plaza	6,484	NNN		
Between Breton & Kalamazoo	6,484	N/A		
Strip Center	6,484			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.

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GRAND RAPIDS				
2035 28th Street SE, Unit: AN	58,000	\$6.00	Scott Ryskamp	BW3
Grand Central Plaza	6,120	NNN		
Between Breton & Kalamazoo	6,120	N/A		
Strip Center	6,120			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Rent-A-Center, Curves and more.
2023 Eastern Avenue SE	7,160	\$7.50 - \$10.50	Scott Ryskamp	Rite Aid
Seymour Square	5,400	NNN		
S on Eastern just past Burton	2,000	N/A		
Strip Center	5,400			Multiple retail opportunities at Seymour Square. Center has great tenant mix, with ample parking and signage. Aggressive rent. Landlord willing to look at any offer.
2055 28th Street SE	0	\$7.75	Scott Ryskamp	Rent A Center
Grand Central Plaza	5,100	NNN		
Between Breton & Kalamazoo	1,200	N/A		
Strip Center	5,100			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Rent-A-Center, Curves and more.
2055 28th Street SE, Unit: 15-17	0	\$7.75	Scott Ryskamp	Rent A Center
Grand Central Plaza	5,100	NNN		
Between Breton & Kalamazoo	5,100	N/A		
Strip Center	5,100			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Rent-A-Center, Curves and more.
1850 28th Street SE, Unit: 300 & 400	21,000	\$8.40	Ted Vliek	Ridge & Kramer Auto Parts
	5,000	Modified Gross	Jeff Chrystal	
Between Kalamazoo & Breton	5,000	N/A	Scott Kotrch	
Strip Center	5,000			Ideal for Body shop, general Mechanical repair, Brake, shock absorber/muffler shops. Suites can accommodate Hoists and have two (2) drive through bays.

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate		Major Tenants
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
GRAND RAPIDS				
2055 28th Street SE, Unit: 15-16	0	\$7.75	Scott Ryskamp	Master Spa
Grand Central Plaza	3,900	NNN		
Between Breton & Kalamazoo	3,900	N/A		
Strip Center	3,900			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.
2035 28th Street SE, Unit: B	58,000	\$7.75	Scott Ryskamp	BW3
Grand Central Plaza	3,424	NNN		
Between Breton & Kalamazoo	3,424	N/A		
Strip Center	3,424			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.
2035 28th Street SE, Unit: O	58,000	\$7.75	Scott Ryskamp	BW3
Grand Central Plaza	3,289	NNN		
Between Breton & Kalamazoo	3,289	N/A		
Strip Center	3,289			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.
2035 28th Street SE, Unit: N	58,000	\$5.75	Scott Ryskamp	BW3
Grand Central Plaza	3,060	NNN		
Between Breton & Kalamazoo	3,060	N/A		
Strip Center	3,060			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Rent-A-Center, Curves and more.
2035 28th Street SE, Unit: A	58,000	\$6.50	Scott Ryskamp	BW3
Grand Central Plaza	3,060	NNN		
Between Breton & Kalamazoo	3,060	N/A		
Strip Center	3,060			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.

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Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate		Major Tenants
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
GRAND RAPIDS				
2675 East Paris Avenue SE, Unit: G	14,140	\$14.00	Scott Ryskamp	International Beverage
	2,800	NNN	Mike Mikesell	
	2,800	N/A		
Strip Center	2,800			End cap space available for sublease next to International Beverage. Term offered goes to 01/31/2016. Subject to approval of tenant use and credit by Landlord and Sublessor. Rent increases per Sublessor's current lease.
2035 28th Street SE, Unit: I	58,000	\$7.75	Scott Ryskamp	BW3
Grand Central Plaza	2,600	NNN		
Between Breton & Kalamazoo	2,600	N/A		
Strip Center	2,600			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.
1850 28th Street SE, Unit: 400	21,000	\$9.36	Ted Vliek	Ridge & Kramer Auto Parts
	2,500	Modified Gross	Jeff Chrystal	
	2,500	N/A	Scott Kotrch	
Between Kalamazoo & Breton	2,500			
Strip Center	2,500			Ideal for Body shop, general Mechanical repair, Brake, shock absorber/muffler shops. Suites can accommodate Hoists and have two (2) drive through bays.
2035 28th Street SE, Unit: R	58,000	\$5.75	Scott Ryskamp	BW3
Grand Central Plaza	2,300	NNN		
Between Breton & Kalamazoo	2,300	N/A		
Strip Center	2,300			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate		Major Tenants
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
GRAND RAPIDS				
2035 28th Street SE, Unit: J	58,000	\$7.75	Scott Ryskamp	BW3
Grand Central Plaza	2,140	NNN		
Between Breton & Kalamazoo	2,140	N/A		
Strip Center	2,140			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.
2055 28th Street SE, Unit: 16	0	\$7.75	Scott Ryskamp	Master Spa
Grand Central Plaza	2,100	NNN		
Between Breton & Kalamazoo	2,100	N/A		
Strip Center	2,100			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.
316 Wealthy Street SE	2,076	N/A	Scott Ryskamp	N/A
	2,076	N/A		
Between Lafayette & Prospect	2,076	\$175,000		
Convenience Store	2,076			Neighborhood convenience store located on newly repaved Wealthy Street amidst Heritage Hill homes. Directly across from St. Mary's Hospital. No beer/wine or liquor licenses are included.
2035 28th Street SE, Unit: D	58,000	\$7.75	Scott Ryskamp	BW3
Grand Central Plaza	2,000	NNN		
Between Breton & Kalamazoo	2,000	N/A		
Strip Center	2,000			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.
2055 28th Street SE, Unit: 2	0	\$7.75	Scott Ryskamp	Master Spa
Grand Central Plaza	1,800	NNN		
Between Breton & Kalamazoo	1,800	N/A		
Strip Center	1,800			Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.

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Property Address	Total GLA	Rental Rate	Major Tenants
Building Name	Available SqFt	Sale Price	Comments
Location Description	Min Contiguous	Associate(s)	
Type of Space	Max Contiguous		
GRAND RAPIDS			
2055 28th Street SE, Unit: 15	0	\$7.75	Scott Ryskamp
Grand Central Plaza	1,800	NNN	
Between Breton & Kalamazoo	1,800	N/A	
Strip Center	1,800		Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.
2055 28th Street SE, Unit: 7	0	\$7.75	Scott Ryskamp
Grand Central Plaza	1,350	NNN	
Between Breton & Kalamazoo	1,350	N/A	
Strip Center	1,350		Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.
2035 28th Street SE, Unit: F	58,000	\$7.75	Scott Ryskamp
Grand Central Plaza	1,280	NNN	
Between Breton & Kalamazoo	1,280	N/A	
Strip Center	1,280		Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Little Tykes, Holland Bar Stools, Curves and more.
2055 28th Street SE, Unit: 17	0	\$7.75	Scott Ryskamp
Grand Central Plaza	1,200	NNN	
Between Breton & Kalamazoo	1,200	N/A	
Strip Center	1,200		Vibrant retail center on 28th Street. Excellent exposure and signage available. Center includes great parking with an array of retail tenants. Buffalo Wild Wings, Rent-A-Center, Curves and more.

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
GRANDVILLE				
4365 Canal Avenue SW, Unit: C-F	28,560	\$13.00	Scott Kotrch	Texas Roadhouse
	6,617	NNN		
Intersection of Canal & 44th	6,617	N/A		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.
Strip Center	6,617			
4365 Canal Avenue SW	28,560	\$12.00 - \$33.00	Scott Kotrch	Texas Roadhouse
	6,617	NNN		
Intersection of Canal & 44th	1,553	N/A		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.
Strip Center	6,617			
4365 Canal Avenue SW, Unit: D-F	28,560	\$14.00	Scott Kotrch	Texas Roadhouse
	5,048	NNN		
Intersection of Canal & 44th	5,048	N/A		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.
Strip Center	5,048			

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
GRANDVILLE				
4365 Canal Avenue SW, Unit: C-E	28,560	\$14.00	Scott Kotrch	Texas Roadhouse
	4,675	NNN		
Intersection of Canal & 44th	4,675	N/A		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.
Strip Center	4,675			
4365 Canal Avenue SW, Unit: E-F	28,560	\$14.50	Scott Kotrch	Texas Roadhouse
	3,495	NNN		
Intersection of Canal & 44th	3,495	N/A		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.
Strip Center	3,495			
4365 Canal Avenue SW, Unit: C-D	28,560	\$14.50	Scott Kotrch	Texas Roadhouse
	3,122	NNN		
Intersection of Canal & 44th	3,122	N/A		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.
Strip Center	3,122			

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Building Name	Available SqFt	Sale Price	Associate(s)
Location Description	Min Contiguous		Comments
Type of Space	Max Contiguous		
GRANDVILLE			
4365 Canal Avenue SW, Unit: D-E	28,560	\$14.50	Scott Kotrch
	3,106	NNN	
Intersection of Canal & 44th	3,106	N/A	
Strip Center	3,106		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.
4365 Canal Avenue SW, Unit: 4391	28,560	\$33.00	Scott Kotrch
	1,868	NNN	
Intersection of Canal & 44th	1,868	N/A	
Strip Center	1,868		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.
4365 Canal Avenue SW, Unit: C	28,560	\$15.00	Scott Kotrch
	1,569	NNN	
Intersection of Canal & 44th	1,569	N/A	
Strip Center	1,569		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.

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Property Address	Total GLA	Rental Rate	Major Tenants
Building Name	Available SqFt	Sale Price	Associate(s)
Location Description	Min Contiguous		Comments
Type of Space	Max Contiguous		
GRANDVILLE			
4365 Canal Avenue SW, Unit: E	28,560	\$15.00	Scott Kotrch
	1,553	NNN	
Intersection of Canal & 44th	1,553	N/A	
Strip Center	1,553		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.
4365 Canal Avenue SW, Unit: D	28,560	\$15.00	Scott Kotrch
	1,553	NNN	
Intersection of Canal & 44th	1,553	N/A	
Strip Center	1,553		Join Texas Roadhouse, Play N Trade (record setting sales), Jimmy Johns, Sports Clips (record opening), Tuesday Morning (above average performance), Aspen Dental (above estimated performance), Jazi, and Ruby Nails. Negotiable tenant improvement allowance. Located on the main corridor in Grandville between I-196 and Rivertown Crossings Mall.
4763 Wilson Avenue SW, Unit: A	23,600	\$18.00	Scott Kotrch
	1,500	NNN	
South of Rivertown Pkwy	1,500	N/A	
Strip Center	1,500		Join Lydia's Uniforms, Dublin Jerky Company, Bo-rics, Cartridge World, Alltel, Kim's Nail & Spa, Electric Beach, and Gamestop. Direct access on Wilson Avenue located across the street from the Rivertown Mall entrance. Tremendous traffic counts. Major corridor into Grandville from M6.

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Property Address	Total GLA				
Building Name	Available SqFt				
Location Description	Min Contiguous	Rental Rate		Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments	
HASTINGS					
2525 Barber Road	2,070	N/A	Gene Szpeinski	N/A	
Middle Lake Market	2,070	N/A			
Coats Grove/Barber	2,070	\$139,000			
Convenience Store	2,070				Clean, well presented convenience market with the only available SDD/SDM and Sunday liquor licenses in the township. Additional land available for sale with multiple uses including residential with 2 channel access to 131 acre Middle Lake. Located just north of Hastings. Sewer coming soon per Township.
HOLLAND					
2975 West Shore Drive	88,798	N/A	Mike Mikesell	N/A	
Great Lakes Furniture	88,798	N/A	Scott Kotrch		
Between Felch & Riley	88,798	\$1,200,000			
Power Center	88,798				Great retail building on US 31 with excellent exposure and priced to sell. Finished as furniture showrooms and partitions for multi-tenant vendors. Additions in 1997 and 2004. One exterior dock and one grade level door.
2451 Van Ommen Drive	9,300	\$6.00	Scott Kotrch	Aaron's	
	2,108	NNN			
James and US-31	2,108	N/A			
Street Retail	2,108				Great exposure on Van Ommen Drive. Recently remodeled with extensive glass storefront and ample parking. Ideal for showroom, office, or retail use.
HUDSONVILLE					
5787 Balsam Drive, Unit: MAIN	1,500	\$7.00 - \$12.00	Scott Kotrch	N/A	
Elmwood Commerce Center	3,000	NNN	Steve Burman		
Chicago Drive and Balsam	1,400	\$420,000			
Street Retail	3,000				Brand new retail space available for lease or sale as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep allowing maximum street exposure. Extremely well built.

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Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
HUDSONVILLE				
5803 Balsam Drive	1,400	\$1,400	Scott Kotrch	N/A
Elmwood Commerce Center	1,400	NNN	Steve Burman	
Chicago Dr and Balsam	1,400	\$238,000		Brand new retail space available for sale or lease as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep allowing maximum street exposure. Extremely well built. Brand new retail space available for lease or sale as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep, allowing maximum street exposure. Extremely well-built.
5803 Balsam Drive, Unit: 5803	1,400	\$12.00	Scott Kotrch	N/A
Elmwood Commerce Center	1,400	NNN	Steve Burman	
Chicago Dr and Balsam	1,400	N/A		Brand new retail space available for sale or lease as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep allowing maximum street exposure. Extremely well built. Brand new retail space available for lease or sale as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep, allowing maximum street exposure. Extremely well-built.

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
HUDSONVILLE				
5805 Balsam Drive, Unit: 5805	1,400	\$12.00	Scott Kotrch	N/A
Elmwood Commerce Center	1,400	NNN	Steve Burman	
Chicago Dr and Balsam	1,400	N/A		Brand new retail space available for sale or lease as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep allowing maximum street exposure. Extremely well built.
	1,400			Brand new retail space available for lease or sale as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep allowing maximum exposure. Extremely well built.
5807 Balsam Drive	1,400	N/A	Scott Kotrch	N/A
Elmwood Commerce Center	1,400	N/A	Steve Burman	
Chicago Drive and Balsam	1,400	\$238,000		Brand new retail space available for lease or sale as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep allowing maximum street exposure. Extremely well built.
	1,400			
5807 Balsam Drive, Unit: 5807	1,400	\$12.00	Scott Kotrch	N/A
Elmwood Commerce Center	1,400	NNN	Steve Burman	
Chicago Drive and Balsam	1,400	N/A		Brand new retail space available for lease or sale as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep allowing maximum street exposure. Extremely well built.
	1,400			

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
HUDSONVILLE				
5805 Balsam Drive	1,400	N/A	Scott Kotrch	N/A
Elmwood Commerce Center	1,400	N/A	Steve Burman	
Chicago Dr and Balsam	1,400	\$238,000		Brand new retail space available for sale or lease as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep allowing maximum street exposure. Extremely well built. Brand new retail space available for lease or sale as condo. Join Vitale's, Tropitan, Lannies Beauty Salon, Dental and Chiropractic offices. Suites are only 40' deep allowing maximum exposure. Extremely well built.
	1,400			
KALAMAZOO				
*5200 E Cork Street	14,000	\$14.50 - \$15.00	Ted Vliek	N/A
Midlink Retail Building B	14,000	NNN	Justin Gaffrey	
I-94 & Sprinkle Road	1,200	N/A		Join the newly opened Candlewood Suites and take advantage of the daytime demos and traffic counts on Sprinkle Road and I-94. 30 prime acres and 50,000 square feet of retail is available at competitive lease prices. Landlord is flexible in the square footage requirements that you or your client may need. Retail lots also available for sale. Website: www.midlink.com.
Strip Center	14,000			
*5200 E Cork Street	10,500	\$14.75 - \$15.50	Ted Vliek	N/A
Midlink Retail Building A	10,500	NNN	Justin Gaffrey	
I-94 & Sprinkle Road	1,200	N/A		Join the newly openend Candlewood Suites and take advantage of the daytime demos and traffic counts on Sprinkle Road and I-94. 30 prime acres and up to 50,000 square feet of retail is available at competitive lease prices. Landlord is flexible in the square footage requirements that you or your client may need. Possible sale. Website: www.midlink.com.
Strip Center	10,500			

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
KALAMAZOO				
*3406 Stadium Drive	48,000	\$25.00 - \$29.00	Marc R. Tourangeau	N/A
Wayside Center	8,000	NNN	Mike Mikesell	
US 131- E on Stadium Dr	1,500	N/A		
General Retail-Commercial	8,000			Retail space available in proposed 17 acre mixed-use development. Close proximity to US-131/I-94 & Western Michigan University. Excellent demographics, high traffic counts.
*3406 Stadium Drive, Unit: 400	48,000	\$25.00	Marc R. Tourangeau	N/A
Wayside Center	8,000	NNN	Mike Mikesell	
US 131- E on Stadium Dr	8,000	N/A		
General Retail-Commercial	8,000			Retail space available in proposed 17 acre mixed-use development. Close proximity to US-131/I-94 & Western Michigan University. Excellent demographics, high traffic counts.
*3406 Stadium Drive, Unit: 300	48,000	\$25.00	Marc R. Tourangeau	N/A
Wayside Center	5,000	NNN	Mike Mikesell	
US 131- E on Stadium Dr	5,000	N/A		
General Retail-Commercial	5,000			Retail space available in proposed 17 acre mixed-use development. Close proximity to US-131/I-94 & Western Michigan University. Excellent demographics, high traffic counts.
*3406 Stadium Drive, Unit: 200	48,000	\$27.00	Marc R. Tourangeau	N/A
Wayside Center	2,500	NNN	Mike Mikesell	
US 131- E on Stadium Dr	2,500	N/A		
General Retail-Commercial	2,500			Retail space available in proposed 17 acre mixed-use development. Close proximity to US-131/I-94 & Western Michigan University. Excellent demographics, high traffic counts.
*3406 Stadium Drive, Unit: 100	48,000	\$29.00	Marc R. Tourangeau	N/A
Wayside Center	1,500	NNN	Mike Mikesell	
US 131- E on Stadium Dr	1,500	N/A		
General Retail-Commercial	1,500			Retail space available in proposed 17 acre mixed-use development. Close proximity to US-131/I-94 & Western Michigan University. Excellent demographics, high traffic counts.

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
KALAMAZOO				
3460 Gull Road	17,839	\$6.64	Ted Vliek	Rich & Kramer
	1,354	Modified Gross	Jeff Chrystal	
Between Nazareth & H Ave	1,354	N/A		Busy Gull Road space has overhead door. Additional parking in rear. Space is directly behind Curves.
Strip Center	1,354			
KENTWOOD				
4600 28th Street SE	39,212	N/A	Mike Mikesell	N/A
Former Circuit City	39,212	N/A	Scott Ryskamp	
Corner of 28th & Patterson	39,212	\$1,800,000	Chris Secontine	Excellent building on the best part of 28th Street for retail. Next to Home Depot, Chili's and Steak-N-Shake. Use restrictions - get from Agent. Assessed value implies true cash value of \$5,018,800.
Retail Pad	39,212			
2914 Broadmoor Avenue SE	18,300	\$3.75	Mike Mikesell	N/A
Medema Building	18,300	NNN	Scott Ryskamp	
Just S of 28th St	18,300	\$640,000		Retail facility located on one of the busiest retail arteries of Grand Rapids and just south of two regional malls. High traffic counts and great visibility. 150 feet of frontage on M-37. Former Medema Carpet building. Only \$35/SF!
Street Retail	18,300			
5384 Division Avenue S, Unit: Opt 1	19,600	\$9.00	Scott Kotrch	Vitales Pizza, H&R Block, Metro PCS
	10,000	NNN	Mike Mikesell	
US 131 to 54th E to Division	10,000	N/A		Northeast corner location on 54th and Division. Join Metro PCS, Vitales Pizza, Check into Cash, H&R Block, Ninh Alterations and Mekong Restaurant. Current build-out is very nice. Good exposure with heavy residential in the surrounding area. Suites are only 58' deep which provides more frontage than most typical retail centers.
Strip Center	10,000			

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Property Address	Total GLA				
Building Name	Available SqFt				
Location Description	Min Contiguous	Rental Rate		Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments	
KENTWOOD					
5384 Division Avenue S	19,600	\$9.00 - \$11.00	Scott Kotrch	Vitales Pizza, H&R Block, Metro PCS	
	8,800	NNN	Mike Mikesell		
US 131 to 54th E to Division	1,200	N/A		Northeast corner location on 54th and Division. Join Metro PCS, Vitales Pizza, Check into Cash, H&R Block, Ninh Alterations and Mekong Restaurant. Current build-out is very nice. Good exposure with heavy residential in the surrounding area. Suites are only 58' deep which provides more frontage than most typical retail centers. NNN = \$4.00/SF.	
Strip Center	8,800				
5384 Division Avenue S, Unit: Opt 2	19,600	\$9.50	Scott Kotrch	Vitales Pizza, H&R Block, Metro PCS	
	6,000	NNN	Mike Mikesell		
US 131 to 54th E to Division	6,000	N/A		Northeast corner location on 54th and Division. Join Metro PCS, Vitales Pizza, Check into Cash, H&R Block, Ninh Alterations and Mekong Restaurant. Current build-out is very nice. Good exposure with heavy residential in the surrounding area. Suites are only 58' deep which provides more frontage than most typical retail centers.	
Strip Center	6,000				
3151 Breton Road SE	21,000	\$5.50	Scott Ryskamp	Mother Hubbard Party Store	
32nd Street Plaza	5,250	NNN			
28th & 32nd	1,750	N/A		Affordable retail suites in a recently renovated center at the corner of 32nd Street and Breton Road. Good traffic counts and visibility. Subject to Landlord's approval of Tenant's use and credit.	
Neighborhood Center	5,250				
3151 Breton Road SE, Unit: A	21,000	\$5.50	Scott Ryskamp	Mother Hubbard Party Store	
32nd Street Plaza	5,250	NNN			
28th & 32nd	5,250	N/A		Affordable retail suites in a recently renovated center at the corner of 32nd Street and Breton Road. Good traffic counts and visibility. Subject to Landlord's approval of Tenant's use and credit.	
Neighborhood Center	5,250				

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
KENTWOOD				
5384 Division Avenue S, Unit: Opt 3	19,600	\$9.75	Scott Kotrch	Vitales Pizza, H&R Block, Metro PCS
	4,800	NNN	Mike Mikesell	
US 131 to 54th E to Division	4,800	N/A		Northeast corner location on 54th and Division. Join Metro PCS, Vitales Pizza, Check into Cash, H&R Block, Ninh Alterations and Mekong Restaurant. Current build-out is very nice. Good exposure with heavy residential in the surrounding area. Suites are only 58' deep which provides more frontage than most typical retail centers.
Strip Center	4,800			
5384 Division Avenue S, Unit: Opt 4	19,600	\$10.00	Scott Kotrch	Vitales Pizza, H&R Block, Metro PCS
	3,600	NNN	Mike Mikesell	
US 131 to 54th E to Division	3,600	N/A		Northeast corner location on 54th and Division. Join Metro PCS, Vitales Pizza, Check into Cash, H&R Block, Ninh Alterations and Mekong Restaurant. Current build-out is very nice. Good exposure with heavy residential in the surrounding area. Suites are only 58' deep which provides more frontage than most typical retail centers.
Strip Center	3,600			
3582 29th Street SE	11,322	\$11.00 - \$12.00	Mike Mikesell	Fast Signs, Senanda
Senanda Center	3,498	NNN		
E Beltline/Broadmoor South to 29th	1,038	N/A		Beautiful, newer retail building. First class quality construction. Good daily traffic from co-tenants.
Street East on South side next to Fox Saab	2,460			
Strip Center				
3582 29th Street SE, Unit: DE	11,322	\$11.00	Mike Mikesell	Fast Signs, Senanda
Senanda Center	2,460	NNN		
E Beltline/Broadmoor South to 29th	2,460	N/A		Beautiful, newer retail building. First class quality construction. Good daily traffic from co-tenants.
Street East on South side next to Fox Saab	2,460			
Strip Center				

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Property Address	Total GLA	Rental Rate	Major Tenants
Building Name	Available SqFt	Sale Price	Comments
Location Description	Min Contiguous	Associate(s)	
Type of Space	Max Contiguous		
KENTWOOD			
5384 Division Avenue S, Unit: Opt 5	19,600	\$10.00	Vitales Pizza, H&R Block, Metro PCS
	2,400	NNN	
US 131 to 54th E to Division	2,400	N/A	Northeast corner location on 54th and Division. Join Metro PCS, Vitales Pizza, Check into Cash, H&R Block, Ninh Alterations and Mekong Restaurant. Current build-out is very nice. Good exposure with heavy residential in the surrounding area. Suites are only 58' deep which provides more frontage than most typical retail centers.
Strip Center	2,400		
3151 Breton Road SE, Unit: I	21,000	\$5.50	Mother Hubbard Party Store
32nd Street Plaza	1,750	NNN	
28th & 32nd	1,750	N/A	Affordable retail suites in a recently renovated center at the corner of 32nd Street and Breton Avenue. Good traffic counts and visibility. Subject to Landlord's approval of Tenant's use and credit.
Neighborhood Center	1,750		
3151 Breton Road SE, Unit: E	21,000	\$5.50	Mother Hubbard Party Store
32nd Street Plaza	1,750	NNN	
28th & 32nd	1,750	N/A	Affordable retail suites in a recently renovated center at the corner of 32nd Street and Breton Avenue. Good traffic counts and visibility. Subject to Landlord's approval of Tenant's use and credit.
Neighborhood Center	1,750		
3582 29th Street SE, Unit: E	11,322	\$12.00	Fast Signs, Senanda
Senanda Center	1,260	NNN	
E Beltline/Broadmoor South to 29th	1,260	N/A	Beautiful, newer retail building. First class quality construction. Good daily traffic from co-tenants.
Street East on South side next to Fox Saab	1,260		
Strip Center			

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
KENTWOOD				
3582 29th Street SE, Unit: D	11,322	\$12.00	Mike Mikesell	Fast Signs, Senanda
Senanda Center	1,200	NNN		
E Beltline/Broadmoor South to 29th	1,200	N/A		Beautiful, newer retail building. First class quality
Street East on South side next to Fox	1,200			construction. Good daily traffic from co-tenants.
Saab				
Strip Center				
3582 29th Street SE, Unit: C	11,322	\$12.00	Mike Mikesell	Fast Signs, Senanda
Senanda Center	1,038	NNN		
E Beltline/Broadmoor South to 29th	1,038	N/A		Beautiful, newer retail building. First class quality
Street East on South side next to Fox	1,038			construction. Good daily traffic from co-tenants.
Saab				
Strip Center				
LOWELL				
210 E Main Street	10,836	N/A	Gene Szpeinski	N/A
Moose Lodge	10,836	N/A		
Main/Monroe	3,612	\$215,000		Long time Moose Lodge in the heart of downtown
Tavern-Bar-Night Club	3,612			Lowell across from the Flat River Grill. Bar area on
				main level. Kitchen and meeting area on second level.
				Third level mostly unused. Great opportunity to join in
				on the redevelopment/refurbishing of the downtown
				area. City parking lot just steps away and Flat River too.
1335 W. Main Street, Unit: BCD	19,970	\$6.00	Scott Ryskamp	YMCA
	8,500	NNN	Mike Mikesell	
North side of Main St next to Rite Aid	8,500	N/A		Join the YMCA, BC Pizza and Advanced Eyecare
Strip Center	8,500			Professionals. Strip center shares a parking lot with
				Rite Aid. Lease rate just reduced.

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
LOWELL				
1335 W. Main Street	19,970	\$6.00 - \$7.00	Scott Ryskamp	YMCA
	8,500	NNN	Mike Mikesell	
North side of Main St next to Rite Aid	3,000	N/A		Join the YMCA, BC Pizza and Advanced Eyecare Professionals. Strip center shares a parking lot with Rite Aid. Lease rate just reduced. NNN's approximately \$1.75/sq. ft.
Strip Center	8,500			
11729 Fulton Street SE	6,150	N/A	Mike Mikesell	N/A
	6,150	N/A	Scott Ryskamp	
I-96 to Alden Nash exit, North to M-21, West to property	6,150	\$861,000		Immaculate condition - building is only three years old. Priced below replacement cost! Four self-serve and two touchless wash bays with a reclaim water system. Three bays with pits underneath for oil change or vehicle detail. Building has a used oil burning furnace with in-floor heat. There is also a doggie wash station for pets. Please do not approach the employees.
Street Retail	6,150			
1335 W. Main Street, Unit: BC	19,970	\$6.00	Scott Ryskamp	YMCA
	5,500	NNN	Mike Mikesell	
North side of Main St next to Rite Aid	5,500	N/A		Join the YMCA, BC Pizza and Advanced Eyecare Professionals. Strip center shares a parking lot with Rite Aid. Lease rate just reduced.
Strip Center	5,500			
1335 W. Main Street, Unit: D	19,970	\$7.00	Scott Ryskamp	YMCA
	3,000	NNN	Mike Mikesell	
North side of Main St next to Rite Aid	3,000	N/A		Join the YMCA, BC Pizza and Advanced Eyecare Professionals. Strip center shares a parking lot with Rite Aid. Lease rate just reduced.
Strip Center	3,000			

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Property Address	Total GLA	Rental Rate	Major Tenants
Building Name	Available SqFt	Sale Price	Comments
Location Description	Min Contiguous	Associate(s)	
Type of Space	Max Contiguous		
LUDINGTON			
4551 W US 10 Highway	3,388	\$10.00	Scott Kotrch
	3,388	NNN	
State & US-31	1,600	\$750,000	
Neighborhood Center	3,388		Very nice retail building. One suite has drive-thru window (former Starbucks). Other suite is a build-to-suit. Excellent location with good visibility and easy in/out. Perfect for fast food or coffee establishment.
4551 W US 10 Highway, Unit: A	3,388	\$10.00	Scott Kotrch
	1,788	NNN	
State & US-31	1,788	\$750,000	
Neighborhood Center	1,788		Very nice retail building. One suite has drive-thru window (former Starbucks). Other suite is a build-to-suit. Excellent location with good visibility and easy in/out. Perfect for fast food or coffee establishment.
4551 W US 10 Highway, Unit: B	3,388	\$10.00	Scott Kotrch
	1,600	NNN	
State & US-31	1,600	\$750,000	
Neighborhood Center	1,600		Very nice retail building. One suite has drive-thru window (former Starbucks). Other suite is a build-to-suit. Excellent location with good visibility and easy in/out. Perfect for fast food or coffee establishment.
4743 W US 10 Highway	18,800	\$10.00	Scott Kotrch
Leah's Landing	1,400	NNN	
US 31 N - W on US 10	1,400	N/A	
Neighborhood Center	1,400		Attractive, newer retail center with flexible floor plan, high ceilings and loading dock. End-cap suite available. Great for a recreational tenant. Landlord is open to non-traditional retail tenants such as medical, professional office/service or religious organizations. Location adjacent to AJ's Family Fun Center.

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Building Name	Available SqFt	Sale Price	Comments
Location Description	Min Contiguous	Associate(s)	
Type of Space	Max Contiguous		
MARSHALL			
15861-15900 W. Michigan Avenue, Unit:	163,879	\$12.00	Kmart , Family Fare, Rite Aid
	4,000	NNN	Jeff Chrystal Ted Vliek
I-69 & West Drive	4,000	N/A	
Regional Mall	4,000		Vibrant Regional Shopping center anchored by Kmart, Rite Aid, Family Fare and Radio Shack. Just off 1-69 main thoroughfare into historic Marshall. Only vacancy in Plaza.
MATTAWAN			
25605 M-43 Highway	3,066	N/A	N/A
	3,066	N/A	Ted Vliek Marc R. Tourangeau
M-43 past Fish Hatchery on the south side	3,066	\$149,000	
Street Retail	3,066		House with 13 acres, 2-car attached plus 2-24'x32' buildings. Approved for used car sales, small engine repair and suitable for many other small business. Live on site and enjoy hunting out your back door.
MUSKEGON			
1839-1855 Peck Street	17,920	N/A	Hackley Hospital
	17,920	N/A	
Laketon Road	2,240	\$299,000	
General Retail-Commercial	6,200		3,720 sq. ft. available for sale near the intersection of Peck and Laketon near Hackley Hospital. Excellent for office or distribution.
1974 E. Sherman Boulevard	15,000	N/A	N/A
	15,000	N/A	
Sun Dolphin & Roberts	15,000	\$1,190,000	
Street Retail	15,000		Great retail location by Lowe's, Sam's Club, Applebee's, and Wal-Mart. Adjacent to Muskegon Industrial Park. Prior industrial building converted to retail use in 2001. Close to US-31. Very flexible building.

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
MUSKEGON				
871 Pulaski Avenue	10,400	N/A	Jim Olsen	N/A
Pulaski Lodge	10,400	N/A		
Henry & Crowley	10,400	\$483,000		Well-established rental hall with a capacity of 500. Includes kitchen, 2 bars, walk-in cooler, security system, smoke-eating system, and more. Cell tower income of \$16,800/year with increases. New parking lot and A/C unit.
Tavern-Bar-Night Club	10,400			
871 Pulaski Avenue, Unit: Par A	10,400	N/A	Jim Olsen	N/A
Pulaski Lodge	10,400	N/A		
Henry & Crowley	10,400	\$344,000		Well-established rental hall with a capacity of 500. Includes kitchen, 2 bars, walk-in cooler, security system, smoke-eating system, and more. New parking lot and A/C unit. Additional acreage with cell tower/lease available.
Tavern-Bar-Night Club	10,400			
5690 Apple Avenue	10,206	\$3.00	Scott Kotrch	N/A
Apple Discount	10,206	NNN	Mike Mikesell	
Wolf Lake & Chatterson	10,206	N/A		Good location for dollar store, grocery store or other discount retail. Very affordable rent with good traffic counts. Tenant's 2009 estimated prorata share of taxes and insurance: Tax: \$.59/SF/Yr; Insurance: \$.11/SF/Yr.
Street Retail	10,206			
4845 Airline Road	7,743	\$6.00	Scott Kotrch	Scrapbook 101
	7,743	Modified Gross		
Hile and Sternberg	1,900	\$425,000		Shopping center with excellent visibility and high traffic near proposed casino site.
Neighborhood Center	7,743			

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
MUSKEGON				
*5890 S Harvey Street, Unit: G	9,300	\$12.75	Jim Olsen	N/A
Shoreline Plaza	5,450	NNN		
Mt Garfield and Eastwind	5,450	N/A		
General Retail-Commercial	5,450			Lease space available in an upscale multi-use retail/commercial/development. High-end retail buildings represent a 38,000 sq. ft. modern retail center with striking deesign, creative landscaping and high curb appeal. Site is two blocks from US-31/Sternberg interchange.
*5890 S Harvey Street	9,300	\$12.75	Jim Olsen	Sylvan Learning Center
Shoreline Plaza	5,450	NNN		
Mt Garfield and Eastwind	1,200	N/A		
General Retail-Commercial	5,450			Lease space available in an upscale multi-use retail/commercial/development. High-end retail buildings represent a 38,000 sq. ft. modern retail center with striking deesign, creative landscaping and high curb appeal. Site is located by The Lakes Mall.
4970 E Apple Avenue	3,516	\$5.12	Scott Kotrch	N/A
	3,516	Gross		
Carr & Wolf Lake	1,716	\$199,900		
Street Retail	3,516			Former sales and service center for manufactured homes. Nice office building with pole barn. Seller financing may be available.
4775 E Apple Avenue	3,500	\$8.00	Scott Kotrch	N/A
	3,500	Gross		
Ellison & Carr	1,500	\$249,900		
Street Retail	3,500			Two buildings with a large paved lot. Nice office with pole barn for retail use. Seller financing may be available.
*5916 S Harvey Street	7,200	\$11.00	Jim Olsen	El Burrito Loco
Shoreline Plaza	3,100	NNN		
Mt Garfield and Eastwind	1,300	N/A		
General Retail-Commercial	3,100			Two suites available in modern retail center with striking design, creative landscaping, and high curb appeal. Ideal location for mall and tri-cities traffic.

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
MUSKEGON				
*5890 S Harvey Street, Unit: F	9,300	\$12.75	Jim Olsen	N/A
Shoreline Plaza	3,000	NNN		
Mt Garfield and Eastwind	3,000	N/A		
General Retail-Commercial	3,000			Lease space available in an upscale multi-use retail/commercial/development. High-end retail buildings represent a 38,000 sq. ft. modern retail center with striking deesign, creative landscaping and high curb appeal. Site is two blocks from US-31/Sternberg interchange.
4840 E Apple Avenue	2,400	\$12.50	Scott Kotrch	N/A
	2,400	NNN		
Carr & Wolf Lake	2,400	\$299,900		
Street Retail	2,400			Excellent location for truck/RV dealer, manufactured or mobile home sales, landscaping company, car/motorcycle/RV sales, or auction house. Easy access to Muskegon or Grand Rapids.
2465 Lakeshore Drive	2,296	\$5.23	Scott Kotrch	N/A
	2,296	Gross + Util		
Lincoln & Clifford	448	\$150,000		
Street Retail	2,296			Retail building with large commercial kitchen. Ideal for catering business, office use, or warehouse. Seller financing may be available.
4845 Airline Road, Unit: 1	7,743	\$6.00	Scott Kotrch	Scrapbook 101
	2,043	Modified Gross		
Hile and Sternberg	2,043	\$425,000		
Neighborhood Center	2,043			Shopping center with excellent visibility and high traffic near proposed casino site.

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Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
MUSKEGON				
*5890 S Harvey Street, Unit: E	9,300	\$12.75	Jim Olsen	N/A
Shoreline Plaza	2,000	NNN		
Mt Garfield and Eastwind	2,000	N/A		
General Retail-Commercial	2,000			Lease space available in an upscale multi-use retail/commercial/development. High-end retail buildings represent a 38,000 sq. ft. modern retail center with striking deesign, creative landscaping and high curb appeal. Site is two blocks from US-31/Sternberg interchange.
4845 Airline Road, Unit: 4	7,743	\$6.00	Scott Kotrch	Scrapbook 101
	1,900	Modified Gross		
Hile and Sternberg	1,900	\$425,000		
Neighborhood Center	1,900			Shopping center with excellent visibility and high traffic near proposed casino site.
4845 Airline Road, Unit: 2	7,743	\$6.00	Scott Kotrch	Scrapbook 101
	1,900	Modified Gross		
Hile and Sternberg	1,900	\$425,000		
Neighborhood Center	1,900			Shopping center with excellent visibility and high traffic near proposed casino site.
4845 Airline Road, Unit: 3	7,743	\$6.00	Scott Kotrch	Scrapbook 101
	1,900	Modified Gross		
Hile and Sternberg	1,900	\$425,000		
Neighborhood Center	1,900			Shopping center with excellent visibility and high traffic near proposed casino site.
*5916 S Harvey Street, Unit: A	7,200	\$11.00	Jim Olsen	El Burrito Loco
Shoreline Plaza	1,800	NNN		
Mt Garfield and Eastwind	1,800	N/A		
General Retail-Commercial	1,800			Two suites available in modern retail center with striking design, creative landscaping, and high curb appeal. Ideal location for mall and tri-cities traffic.

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
MUSKEGON				
1703 W Sherman Blvd.	1,654	\$6.00	Jim Olsen	N/A
	1,654	NNN		
Estes/Wickham	1,654	\$69,900		Great location! This property has been used as an animal hospital for many years. Building includes waiting area, exam room, kennel area, all still in great condition. This property could continue as animal hospital or would be great spot for grooming business or other retail use.
Street Retail	1,654			
*5890 S Harvey Street, Unit: D	9,300	\$12.75	Jim Olsen	N/A
Shoreline Plaza	1,500	NNN		
Mt Garfield and Eastwind	1,500	N/A		Lease space available in an upscale multi-use retail/commercial/development. High-end retail buildings represent a 38,000 sq. ft. modern retail center with striking deesign, creative landscaping and high curb appeal. Site is two blocks from US-31/Sternberg interchange.
General Retail-Commercial	1,500			
2437 W. Sherman Boulevard	1,420	\$6.00	Jim Olsen	N/A
	1,420	Gross + Util		
Lincoln & Beach	1,420	\$84,900		Established business location with drive-through window. Some kitchen equipment available. Great location for small restaurant or any type of food service.
Street Retail	1,420			
*5916 S Harvey Street, Unit: C	7,200	\$11.00	Jim Olsen	El Burrito Loco
Shoreline Plaza	1,300	NNN		
Mt Garfield and Eastwind	1,300	N/A		Two suites available in modern retail center with striking design, creative landscaping, and high curb appeal. Ideal location for mall and tri-cities traffic.
General Retail-Commercial	1,300			

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Property Address	Total GLA			
Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
MUSKEGON				
*5890 S Harvey Street, Unit: C	9,300	\$12.75	Jim Olsen	N/A
Shoreline Plaza	1,200	NNN		
Mt Garfield and Eastwind	1,200	N/A		
General Retail-Commercial	1,200			Lease space available in an upscale multi-use retail/commercial/development. High-end retail buildings represent a 38,000 sq. ft. modern retail center with striking deesign, creative landscaping and high curb appeal. Site is two blocks from US-31/Sternberg interchange.
MUSKEGON HEIGHTS				
525 W. Norton Avenue	5,143	N/A	Jim Olsen	N/A
	5,143	N/A	Thomas R. Eurich	
	5,143	\$474,900		
Street Retail	5,143			Possible lease with option to buy. Former real estate office upgraded in 2000 from a Bill Knapp restaurant. Many improvements made to accommodate office. Basement, cooler storage, power and parking remain to allow retro-fitting for restaurant/retail. Excellent exposure across from Art Van and Meijer on major business highway.
NILES				
312 N Front Street	5,026	N/A	Ted Vliek	N/A
	5,026	N/A	Jeff Chrystal	
	5,026	\$188,000		
Street Retail	5,026			Great free standing building in the heart of the redevelopment district, large lot, currently the Ridge & Kramer store but would make a great restaurant/bar, laundrymat, etc.

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Type of Space	Max Contiguous	Sale Price		Comments
PAW PAW				
822 E. Michigan Avenue	11,990	\$8.02	Ted Vliek	Ridge & Kramer
	3,740	Modified Gross	Jeff Chrystal	
Michigan ave W of downtown	3,740	N/A		Ideal for multiple businesses. Glass door in front and in back, large showroom space, 5 offices, parking in front and rear. Convenient location on high traffic street.
Strip Center	3,740			
PORTAGE				
7716 S. Westnedge Avenue	4,046	N/A	Marc R. Tourangeau	N/A
	4,046	N/A	Jeff Chrystal	
Centre & Peterman Lane	4,046	\$560,000		Fantastic central Portage location with heavy traffic counts on Westnedge. Property could be used as restaurant/bar or converted to other uses. Price does not include restaurant equipment or liquor license. Both available separately.
Restaurant	4,046			
QUINCY				
935 E. Chicago Road	400	N/A	Ted Vliek	N/A
	400	N/A	Jeff Chrystal	
Dwyer Dr & Bells St	400	\$130,000		Great redevelopment site on the main street going through Quincy. Great spot for an ice cream shop, quick coffee, key or lock shop. This is an ATM location. Bank owned property.
Street Retail	400			
ROCKFORD				
8830 Belding Road, Unit: C	8,250	\$5.00	Scott Ryskamp	Directions Hair, Bodyworks International Fitness
	3,600	NNN		
Corner of Belding & Ramsdell	3,600	N/A		Retail space located on the southeast corner of Belding Road and Ramsdell Drive intersection. Near many lakes in Cannon Township. Liquor license available. Landlord will deliver whitebox to Tenant. 2010 NNN's = Approximately \$2.00/SF. Owner also open to selling the building.
Strip Center	3,600			

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Location Description	Min Contiguous	Rental Rate	Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
ROCKFORD				
8830 Belding Road	8,250	\$5.00 - \$6.00	Scott Ryskamp	Directions Hair, Bodyworks International Fitness
	3,600	NNN		
Corner of Belding & Ramsdell	1,200	N/A		Retail space located on the southeast corner of Belding Road and Ramsdell Drive intersection. Near many lakes in Cannon Township. Liquor license available. Landlord will deliver whitebox to Tenant. 2010 NNN's = Approximately \$2.00/SF. Owner also open to selling the building.
Strip Center	3,600			
8830 Belding Road, Unit: AB	8,250	\$6.00	Scott Ryskamp	Directions Hair, Bodyworks International Fitness
	2,400	NNN		
Corner of Belding & Ramsdell	2,400	N/A		Retail space located on the southeast corner of Belding Road and Ramsdell Drive intersection. Near many lakes in Cannon Township. Liquor license available. Landlord will deliver whitebox to Tenant. 2010 NNN's = Approximately \$2.00/SF. Owner also open to selling the building.
Strip Center	2,400			
8830 Belding Road, Unit: B	8,250	\$6.00	Scott Ryskamp	Directions Hair, Bodyworks International Fitness
	1,200	NNN		
Corner of Belding & Ramsdell	1,200	N/A		Retail space located on the southeast corner of Belding Road and Ramsdell Drive intersection. Near many lakes in Cannon Township. Liquor license available. Landlord will deliver whitebox to Tenant. 2010 NNN's = Approximately \$2.00/SF. Owner also open to selling the building.
Strip Center	1,200			

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Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
ROCKFORD				
8830 Belding Road, Unit: A	8,250	\$6.00	Scott Ryskamp	Directions Hair, Bodyworks International Fitness
	1,200	NNN		
Corner of Belding & Ramsdell	1,200	N/A		Retail space located on the southeast corner of Belding Road and Ramsdell Drive intersection. Near many lakes in Cannon Township. Liquor license available. Landlord will deliver whitebox to Tenant. 2010 NNN's = Approximately \$2.00/SF. Owner also open to selling the building.
Strip Center	1,200			
SHELBY				
3666 S Scenic Drive	3,975	N/A	Bryan D. Bench	N/A
Par 5 Grill	3,975	N/A		
Fish & Stone	3,975	\$399,000		Excellent opportunity to own a well-established and well-maintained restaurant/bar located in a beautiful resort area of Michigan. Sale includes liquor license, FF&E and goodwill.
Restaurant	3,975			
SPRING LAKE				
15348 Cleveland Street	8,000	N/A	Scott Kotrch	N/A
Elite Imports	8,000	N/A		
Fruitport & Krueger	0	\$299,900		Excellent waterfront location. Combined with neighboring lot, could be marina/restaurant bar combination.
Neighborhood Center				
15400 Cleveland Street	4,228	N/A	Scott Kotrch	N/A
	4,228	N/A		
Lloyds Bayou & Krueger	2,500	\$299,900		Possible owner financing, great exposure with lake frontage. May consider lease. New owner could utilize property as restaurant/bar, car lot, retail store. Total square footage includes newer 2-story 1,728 sq. ft. out-building.
Street Retail	4,228			

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Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
SPRING LAKE				
14721 Cleveland Street	1,452	N/A	Bryan D. Bench	N/A
	1,452	N/A	Scott Kotrch	
148th & 144th	1,452	\$195,000		1,452 sq. ft. building located on M-104. Ideal for automotive, boat repair or service business.
Service-Gas Station	1,452			
STANDALE				
4761 Lake Michigan Drive	9,100	\$12.00 - \$14.00	Jeffrey A. Tucker	Uccello's Pizzeria
Kenowa Centre	2,549	NNN	Mike Mikesell	
M11 & Lake Michigan	1,204			Near new Meijer Standale location. Anchored by full-service Uccello's Pizzeria. High quality architectural exterior. Net expenses currently estimated at \$4.50/sq. ft. Owner to deliver white box. High traffic location.
Strip Center	2,549			The centre is expandable for an additional 3500 sq. ft. in the rear. Suite "E" is a sublease and newly built out. Aggressively priced at \$12.00/sq.ft. gross.
4761 Lake Michigan Drive, Unit: D	9,100	\$14.00	Jeffrey A. Tucker	Uccello's Pizzeria
Kenowa Centre	2,549	Plus Utilities	Mike Mikesell	
M11 & Lake Michigan	1,204			Near new Meijer Standale location. Anchored by full-service Uccello's Pizzeria. High quality architectural exterior. Net expenses currently estimated at \$4.50/sq. ft. Owner to deliver white box. High traffic location.
Strip Center	2,549			The centre is expandable for an additional 3500 sq. ft. in the rear.
4761 Lake Michigan Drive, Unit: D1	9,100	\$12.00	Jeffrey A. Tucker	Uccello's Pizzeria
Kenowa Centre	2,100	NNN + Utilities	Mike Mikesell	
M11 & Lake Michigan	1,204			Near new Meijer Standale location. Anchored by full-service Uccello's Pizzeria. High quality architectural exterior. Net expenses currently estimated at \$4.50/sq. ft. Owner to deliver white box. High traffic location.
Strip Center	2,549			The centre is expandable for an additional 3500 sq. ft. in the rear.

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Building Name	Available SqFt			
Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
STANDALE				
4761 Lake Michigan Drive, Unit: B1	9,100	\$14.00	Jeffrey A. Tucker	Uccello's Pizzeria
Kenowa Centre	1,345	Plus Utilities	Mike Mikesell	
M11 & Lake Michigan	1,345			Near new Meijer Standale location. Anchored by full-service Uccello's Pizzeria. High quality architectural exterior. Net expenses currently estimated at \$4.50/sq. ft. Owner to deliver white box. High traffic location. The centre is expandable for an additional 3500 sq. ft. in the rear.
Strip Center	2,549			
4761 Lake Michigan Drive, Unit: C	9,100	\$14.00	Jeffrey A. Tucker	Uccello's Pizzeria
Kenowa Centre	1,204	Plus Utilities	Mike Mikesell	
M11 & Lake Michigan	1,204			Near new Meijer Standale location. Anchored by full-service Uccello's Pizzeria. High quality architectural exterior. Net expenses currently estimated at \$4.50/sq. ft. Owner to deliver white box. High traffic location. The centre is expandable for an additional 3500 sq. ft. in the rear.
Strip Center	2,549			
TWIN LAKE				
6200 Holton Road	8,800	N/A	Jim Olsen	N/A
	8,800	N/A		
Crocker Rd/White Lake Dr	8,800	\$199,900		Great building for retail/service business on busy M-120 just north of Twin Lake. Could be a multi-tenant building. 9 overhead doors with one drive-thru. Floor drains, air lines and extra vacant land make this a very flexible property.
Street Retail	8,800			
4856 Holton Road	7,000	N/A	Jim Olsen	N/A
	7,000	N/A		
Riley-Thompson & Michillinda	7,000	\$329,000		Newer retail building on busy Holton Road. Building can be divided and there are no supporting interior walls. Very well insulated and maintained.
Street Retail	7,000			

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Building Name	Available SqFt				
Location Description	Min Contiguous	Rental Rate		Major Tenants	
Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments	
TWIN LAKE					
6210 Holton Road	4,608	N/A	Jim Olsen	N/A	
	4,608	N/A			
Crocker & White Lake Drive	4,608	\$100,000			
Street Retail	4,608				Bank-owned property priced to sell. Building set up for two possible suites. Owner could occupy one and lease the second suite. Lots of traffic with high visibility.
WHITEHALL					
204-206 E. Colby Street	7,515	N/A	Jim Olsen	N/A	
	7,515	N/A			
Division/Livingston	7,515	\$179,000			
Street Retail	7,515				Two retail suites in the center of downtown Whitehall, 1 block from White Lake, marinas, and more. Both suites currently leased, but larger one can be available in 90 days.
112 E. Colby Street	7,200	N/A	Jim Olsen	N/A	
	7,200	N/A			
Mears & Division	7,200	\$179,900			
Street Retail	7,200				Well-maintained building in the heart of downtown Whitehall. Building could be split for two tenants with possible lease. Overhead doors in back. Great for retail or service business. May be possible to abandon adjacent alley and create a drive-through.
204 Colby Street	5,666	N/A	Jim Olsen	N/A	
	5,666	NNN			
Division/Livingston	5,666	\$139,000			
Street Retail	5,666				Great retail space in the heart of Whitehall. 1 block from White Lake and close to marinas. Colby Street is a growing commercial corridor.
3263 E Colby Street, Unit: I	78,000	\$11.00	Scott Kotrch	Plumb's	
White Lake Centre	2,400	NNN			
Whitehall & Peterson	2,400	N/A			
Grocery-Anchored	2,400				Retail space available in grocery-anchored shopping center. Anchor tenants include Plumb's Rite-Aid, Secretary of State. Formerly Gustino's Restaurant.

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Location Description	Min Contiguous	Rental Rate	Associate(s)	Major Tenants
Type of Space	Max Contiguous	Sale Price		Comments
WHITEHALL				
3311 Colby Street, Unit: A	9,000	\$11.50	Scott Kotrch	Plumbs
White Lake Centre	1,400	NNN + Utilities		
Hall and Whitehall	1,400	N/A		
Grocery-Anchored	1,400			1400 sq. ft. Retail building on high traffic community corridor, one mile from US-31. Co-tenants include Plumbs, Secretary of State, and Rite-Aid. Plenty of parking and high visibility.
3263 E Colby Street, Unit: E	78,000	\$11.00	Scott Kotrch	Plumb's
White Lake Centre	1,320	NNN		
Whitehall & Peterson	1,320	N/A		
Grocery-Anchored	1,320			Retail space available in grocery-anchored shopping center. Anchor tenants include Plumb's Rite-Aid, Secretary of State.
3263 E Colby Street	78,000	\$11.00	Scott Kotrch	Plumb's
White Lake Centre	1,320	NNN		
Whitehall & Peterson	1,320	N/A		
Grocery-Anchored	1,320			Retail space available in grocery-anchored shopping center. Anchor tenants include Plumb's, Rite-Aid, Secretary of State. Suite I is former Gustino's Restaurant.
WYOMING				
1461 28th Street SW	12,312	\$4.50	Scott Ryskamp	N/A
	12,312	NNN	Mike Mikesell	
Between Burlingame & Hook St	12,312	N/A		
Street Retail	12,312			Former Zap Zone building next to Car City. Price reduced.
2031 28th Street SW	18,920	\$3.95	Mike Mikesell	Pet Supplies Plus
	11,970	NNN	Scott Kotrch	
Between Burlingame & Byron Center	11,970	\$758,800	Steven G. Gordon	
Street Retail	11,970			High ceilings with a flexible open floor plan. Landlord is willing to sell the building which includes rental income from Pet Supplies Plus. Existing vacancy is on the west side. Located between Burlingame and Byron Center Avenue. Building and pole signage available.

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Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
WYOMING				
3355 Division Avenue S	11,075	\$5.00	Scott Ryskamp	N/A
	11,075	NNN	Mike Mikesell	
Between 33rd & 34th Street	11,075	N/A		Former Auto Barn next to Dollar General on busy south
Street Retail	11,075			Division. Price reduced.
1449 28th Street SW	5,500	\$5.00	Scott Ryskamp	N/A
	5,500	NNN	Mike Mikesell	
Between Burlingame & Hook	5,500	N/A		Former NAPA building with abundant parking. Price
Street Retail	5,500			reduced.
1742 28th Street SW	5,400	\$5.00	Scott Ryskamp	N/A
Former Ponderosa	5,400	NNN		
W of Burlingame	5,400	N/A		Former Ponderosa Restaurant, free-standing building.
Restaurant	5,400			Affordably priced, lots of parking and street signage.
				Landlord will deliver space in white box condition to
				Tenant. Subject to approval of Tenant's use and credit.
5 28th Street SW	3,698	N/A	Scott Ryskamp	N/A
	3,698	N/A		
NW Corner of 28th & Division	3,698	\$575,000		Rare, unbranded gas station with no fuel supply
Service-Gas Station	3,698			contract at one of the busiest corners in the city. Two
				double walled 15,000 gallon fiberglass tanks per MDEQ
				installed in 1993. 2,320 square foot C-store and 1,400
				square foot car wash. Approximate monthly sales:
				80,000-100,0000 gallons of fuel/\$40 K in C-
				store/\$2,000 for car wash.
2761 44th Street SW	17,910	\$9.00 - \$11.00	Scott Ryskamp	N/A
Ramblewood Retail Center	3,618	Modified Gross	Mike Mikesell	
44th between Ivanrest and Byron Center	1,200	N/A		Well maintained busy retail center near Rivertown
Strip Center	3,618			Crossings Mall. Join Dr. Schuler's Wine Cellar,
				Noshville Coffee and Hitone Laundry & Drycleaners in
				the last remaining suites.

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Type of Space	Max Contiguous	Sale Price	Associate(s)	Comments
WYOMING				
2761 44th Street SW, Unit: 2775-2777	17,910	\$9.00	Scott Ryskamp	Posh Salon & Day Spa
Ramblewood Retail Center	3,618	Modified Gross	Mike Mikesell	
44th between Ivanrest and Byron Center	3,618	N/A		
Strip Center	3,618			
<hr/>				
2761 44th Street SW, Unit: 2777	17,910	\$11.00	Scott Ryskamp	Posh Salon & Day Spa
Ramblewood Retail Center	2,600	Modified Gross	Mike Mikesell	
44th between Ivanrest and Byron Center	2,600	N/A		
Strip Center	2,600			
<hr/>				
2761 44th Street SW, Unit: 2773-2775	17,910	\$9.00	Scott Ryskamp	Posh Salon & Day Spa
Ramblewood Retail Center	2,218	Modified Gross	Mike Mikesell	
44th between Ivanrest and Byron Center	2,218	N/A		
Strip Center	2,218			
<hr/>				
2761 44th Street SW, Unit: 2773	17,910	\$9.00	Scott Ryskamp	Posh Salon & Day Spa
Ramblewood Retail Center	1,200	Modified Gross	Mike Mikesell	
44th between Ivanrest and Byron Center	1,200	N/A		
Strip Center	1,200			

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