



PATTERSON FARMS DISTRICT

KENTWOOD, MI

EXPERIENTIAL RETAIL AND RESTAURANT OPPORTUNITIES





OUR TEAM



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PATTERSON FARMS

This is a rare opportunity to be a part of the newest development in West Michigan. Never before offered for sale, this property has the potential for a large-scale mixed-use development. With access to municipal sewer and water and established road infrastructure, the municipality is open to discussing ultimate use. The Patterson Farms District proposed development is strategically located surrounded by major national retailers like Target, Walmart, Whole Foods, and Costco. Minutes from the Gerald R. Ford International Airport, which saw 3.7 million passengers in 2023 and a \$600 million capital expansion, and with Patterson Avenue SE experiencing high exposure and strong average daily traffic, this spot is ideal for development.

**OUT LOT &
FREESTANDING
SITES
AVAILABLE**

POTENTIAL CONCEPTS





**RESTAURANT
RECREATION
RETAIL
BAR LOUNGE**
SPACES AVAILABLE



BARNES & NOBLE BOOKSELLERS
 JCPenney
 URBAN OUTFITTERS
 Phoenix THEATRES
 macys
 FOREVER 21

Dunham's SPORTS
 FIVE BELOW
 OLD NAVY
 planet fitness
 ULTA BEAUTY
 DSW
 SIERRA
 TJ-MAXX

LOWE'S

WHOLE FOODS MARKET

DAVE & BUSTER'S

PATTERSON FARMS DISTRICT

28th St SE

29,814 ADT

28th St SE

Patterson Ave SE 15,031 ADT

PROPERTY LOCATION

The Patterson Farms District proposed development sits in a prime location surrounded by major national retailers like Target, Walmart, Whole Foods, and Costco. It's just minutes away from the Gerald R. Ford International Airport, which saw 3.7 million passengers in 2023 and a \$600 million capital expansion. Patterson Avenue SE sees high exposure and strong average daily traffic, making it an ideal spot for this development.



MSA Athletic Fieldhouse

356 ADT

meijer

33,934 ADT

Walmart Supercenter



COSTCO WHOLESALE

TARGET

26,179 ADT

GERALD R. FORD International Airport



AREA OVERVIEW

KENTWOOD OVERVIEW

Kentwood, MI, is conveniently close to downtown Grand Rapids, providing easy access to its cultural and entertainment offerings. With its proximity to I-96 and M-6 highways, Kentwood ensures smooth travel to neighboring areas and enhances accessibility to its retail and commercial areas. This strategic location makes Kentwood an attractive destination for both residents and businesses seeking convenience and connectivity. Whether for work or leisure, Kentwood's proximity to major transportation routes ensures seamless commuting and exploration of the surrounding region.

GRAND RAPIDS OVERVIEW

Grand Rapids offers a remarkable combination of cosmopolitan atmosphere and small town warmth, known for its philanthropic and sustainability-driven community, and is ranked one of "America's Top 100 Places to Live." Located on the banks of the Grand River, Grand Rapids offers all the big-city excitement you'd expect from a million-resident metropolis, featuring hundreds of restaurants and nightspots, theaters, museums, sports and concerts. The safe and clean downtown is surrounded by an eclectic mix of walkable neighborhoods.

REGIONAL AVERAGE CONSUMER SPENDING

5 MILE RADIUS

\$125,601,452

APPAREL & SERVICES

\$213,827,872

ENTERTAINMENT & RECREATION

\$382,414,398

FOOD

\$168,662,536

HOUSEHOLD FURNISHINGS

\$212,166,150

DINING OUT

\$55,373,908

PERSONAL CARE PRODUCTS &
SERVICES



POPULATION

44,028

3 MILES

132,875

5 MILES

276,099

7 MILES



**AVERAGE HOUSEHOLD
INCOME**

\$72,311

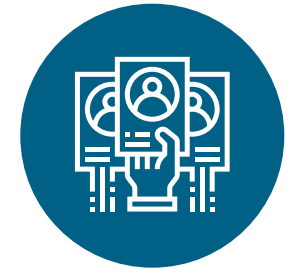
3 MILES

\$81,675

5 MILES

\$104,750

7 MILES



**MEDIAN
AGE**

36.3

3 MILES

38.0

5 MILES

35.4

7 MILES

PATTERSON FARMS DISTRICT

KENTWOOD, MI

Advantage Commercial Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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