

# Retail Snapshot

West Michigan | Q3 2017

## Market Activity

### Population



923,115

### Retail Vacancy Rate



7.5%

### Unemployment Rate



3.8%

compared to 4.3%  
for the United States

### Existing Inventory



0.5%

decrease from last  
quarter

Source: U.S. Census Bureau, Costar

› Trader Joe's is set to open their second store in West Michigan located at 5099 Century Ave. in Kalamazoo. The California-based grocery firm opened its first West Michigan location in 2015 in Kentwood. Trader Joe's has six other Michigan locations in Ann Arbor, Bloomfield Hills, Gross Pointe, Northville, Rochester Hills and Royal Oak.

› The ex-Kmart site in Norton Shores at 3530 Henry St. has been listed for \$4.2 million. The Kmart site was first developed in the 1970s and is zoned for retail and planned unit development.

› Vitale's Ada opened its new location at the former site of O'Briens Market and Deli in Ada Village, at 6550 Fulton St. E. This 8,000-square-foot restaurant features two large bars, 210 seats, an outdoor patio, large folding glass doors, and a fireplace.

› Another former MC Sports location in West Michigan could have a new tenant. Ashley HomeStores, an Arcadia, Wisconsin based furniture maker and retailer, has signed a lease at the former MC Sports flagship location at 3160 28th St. SE. Ashley HomeStores also has locations in Bad Axe, Marquette and Escanaba, Michigan.

## Retail Sales & Leases

Q3 2017

### LEASED



8233 Byron Center Ave.  
SW, Byron Center, MI

Tenant: Sheldon Cleaners

1,360 SF



### SOLD



416-516 Marshall St.,  
Coldwater, MI

Buyer: Boston Heights LTD

### SOLD



4940 Plainfield Ave. NE,  
Grand Rapids, MI

Buyer: Westlake Partners,  
LLC

## Retail Submarket Statistics

### 2017 Q3 Retail Snapshot

Submarket	Total RBA	Vacant Available SF	Vacancy Rate	Total Average NNN Rate (\$/SF/Yr)	Total Net Absorption (SF)
<b>Lakeshore</b>					
Community	1,472,319	43,704	3.0%	\$8.08	0
Neighborhood	1,472,319	43,704	3.0%	\$8.08	0
Strip	1,035,843	80,055	7.7%	\$10.01	-4,709
<b>Total</b>	<b>3,980,481</b>	<b>167,463</b>	<b>4.2%</b>	<b>\$8.58</b>	<b>-4,709</b>
<b>Northeast</b>					
Community	445,573	113,920	25.6%	\$4.67	27,936
Neighborhood	1,115,603	92,952	8.3%	\$8.20	10,301
Strip	682,609	30,997	4.5%	\$9.69	1,200
<b>Total</b>	<b>2,243,785</b>	<b>237,869</b>	<b>10.6%</b>	<b>\$7.95</b>	<b>39,437</b>
<b>Northwest</b>					
Community	465,565	5,436	1.2%	\$17.85	2,300
Neighborhood	726,485	29,839	4.1%	\$7.15	44,520
Strip	564,919	42,870	7.6%	\$11.22	5,956
<b>Total</b>	<b>1,756,969</b>	<b>78,145</b>	<b>4.4%</b>	<b>\$11.29</b>	<b>52,776</b>
<b>Southeast</b>					
Community	760,891	4,440	0.6%	\$10.75	0
Neighborhood	2,681,258	308,319	11.5%	\$9.89	21,034
Strip	1,744,565	128,573	7.4%	\$12.17	1,035
<b>Total</b>	<b>5,186,714</b>	<b>441,332</b>	<b>8.5%</b>	<b>\$10.78</b>	<b>22,069</b>
<b>Southwest</b>					
Community	1,658,417	194,061	11.7%	\$8.31	-3,375
Neighborhood	964,493	76,996	8.0%	\$11.99	-3,840
Strip	981,896	55,413	5.6%	\$11.34	11,451
<b>Total</b>	<b>3,604,806</b>	<b>326,470</b>	<b>9.1%</b>	<b>\$10.12</b>	<b>4,236</b>
<b>Overall Total</b>	<b>16,772,755</b>	<b>1,251,279</b>	<b>7.5%</b>	<b>\$9.79</b>	<b>113,809</b>

### Retail Statistical Changes Year-over-Year and Quarter-over-Quarter

3Q16 vs. 3Q17



NET ABSORPTION



VACANCY RATE



CONSTRUCTION



ASKING RATES

2Q17 vs. 3Q17



NET ABSORPTION



VACANCY RATE



CONSTRUCTION



ASKING RATES

\*Disclaimer: Historical data figures are subject to change based upon the timing of when CoStar receives market information. NAIWWM uses the numbers available at the time each quarterly report is published.