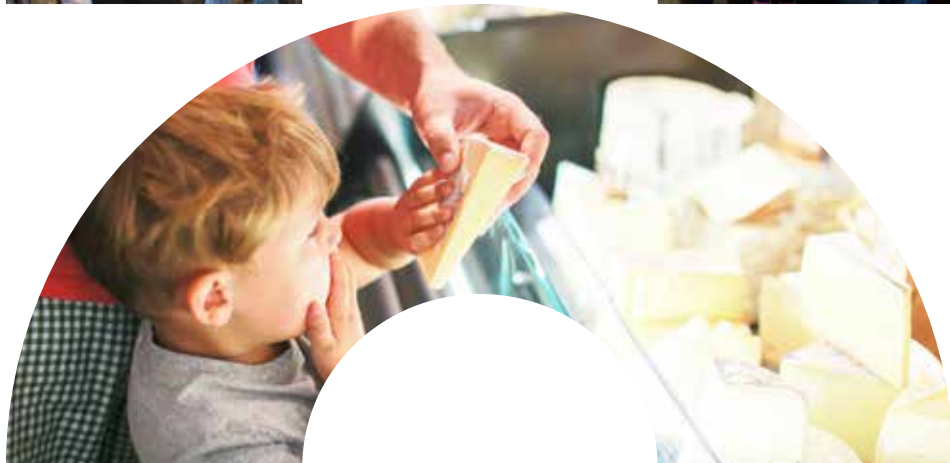


NOW LEASING RETAIL SPACE



**DOWNTOWN
MARKET**

435 IONIA AVE SW
GRAND RAPIDS, MI
49503

616.805.5308
LEASING@DOWNTOWNMARKETGR.COM

GRAND RAPIDS DOWNTOWN MARKET

The Downtown Market is a mixed-use facility that brings together production, distribution, marketing, and education, all about local food. Featuring a 20-vendor Market Hall, the Downtown Market also features full-service restaurants, an incubator kitchen, rooftop greenhouses, and beautiful special event spaces.



435 IONIA AVE SW GRAND RAPIDS, MI 49503

Located at the southern edge of downtown Grand Rapids, the Downtown Market sits on 3.5 acres, just South of Wealthy Street with easy on/off access to and from US 131.



MARKET HALL

The Market Hall hosts a “best of” culinary collective of butchers, bakers, fishmongers, and more. These local, artisan businesses showcase their award-winning foods and products with pride!



COMMERCIAL TENANTS

We are proud to share the building with multiple organizations. MSU Extension, Kent Intermediate School District, and ZoomInfo all call the Downtown Market their home—and so do their hungry employees and students!



OUTDOOR EVENTS

Under the Market Shed you'll find outdoor markets and events like the Meet the Machines, Cars & Coffee, and the Ice Bar drawing tens of thousands to the Downtown Market each year.



CATERING OPPORTUNITIES

From morning meetings in the conference room to large-scale corporate events and weddings in the banquet room—private events at the Market offer catering opportunities to Market Hall merchants and restaurants all year-round.



FACILITY RENTALS

We love a good time. And we love when it happens here. Business or pleasure, big or small, day or night, we've got it covered. The Downtown Market hosts to over 400 private events each year!



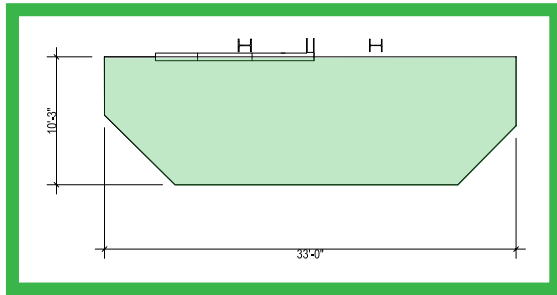
INCUBATOR KITCHEN

Our incubator kitchen is a chef's dream come true. With industrial-grade ovens, walk-in coolers, deep fryers, and Hobart mixers, we have everything a food entrepreneur needs to push their business to the next level.



The Downtown Market is proud to be the first nationally LEED-certified market, with Gold LEED Certification.

AVAILABLE RETAIL SPACE

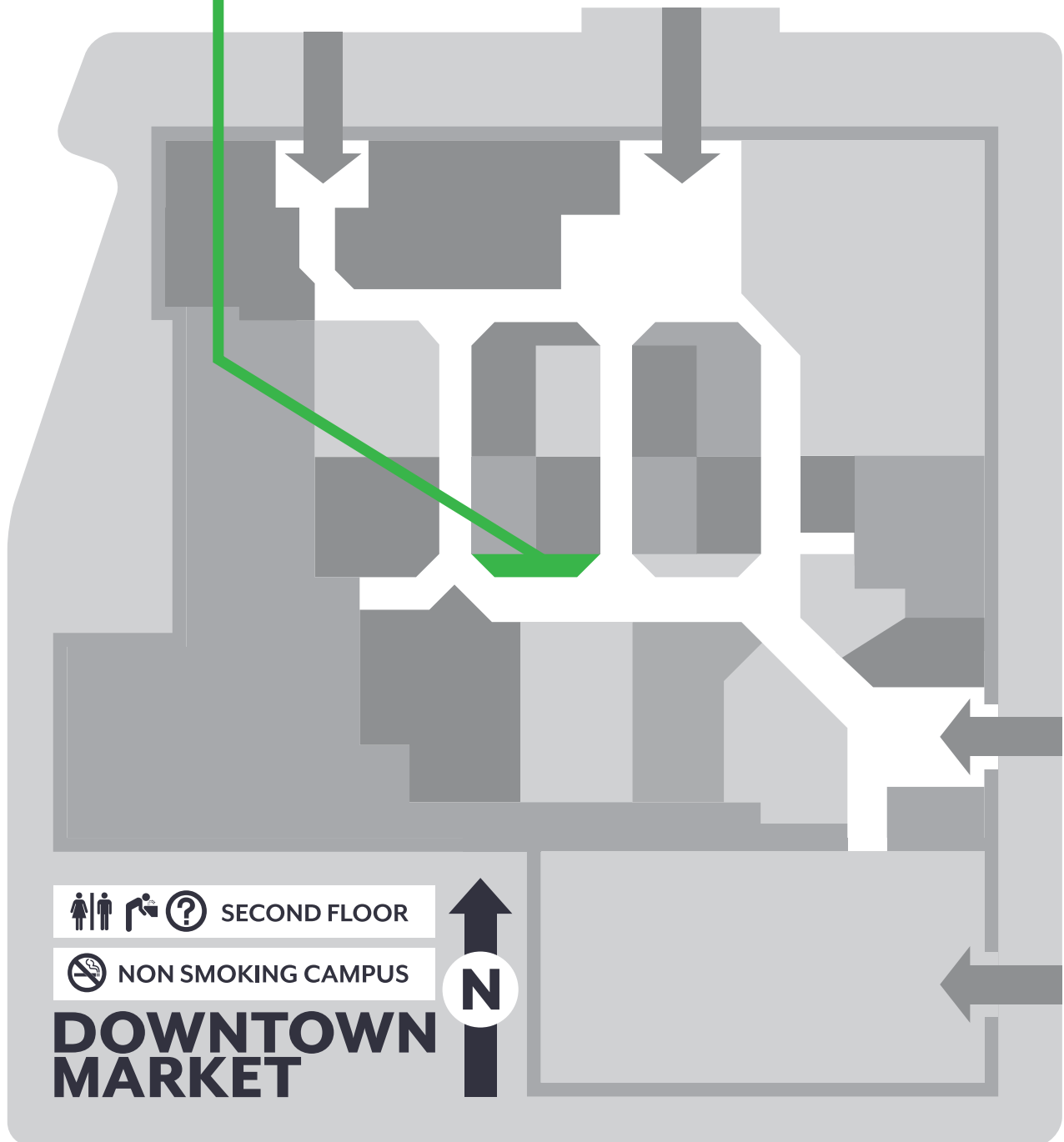


RETAIL SPACE

#A128
312 SF

FEATURES INCLUDE:

- Existing millwork
- 3 compartment sink
- Hand sink



ABOUT OUR CUSTOMERS

Our customers are as impressive as our products. They choose our delicious destination to shop, eat, gather, and be entertained. Here are some demographic stats that can shed some light on who the Downtown Market serves every day.

71% OF MARKET GUESTS ARE BETWEEN **25** AND **44** YEARS OLD

25% MAKE AN UNPLANNED PURCHASE WHILE SHOPPING AT THE MARKET

38% WORK DOWNTOWN AND **30%** LIVE DOWNTOWN

77% VISIT AS FREQUENT OR MORE FREQUENTLY THAN THEY DID THE PREVIOUS YEAR

72% HAVE COLLEGE DEGREES

AVERAGE AMOUNT OF STORES VISITED PER VISIT: **2**

AVERAGE LENGTH OF STAY PER VISIT: **52 MINUTES**

MARKET GIFT CERTIFICATE PROGRAM



- \$10 and \$25 increments
- Valid at all Market Hall tenants
- Tenants reimbursed monthly
- Annual program sales average: \$79,500



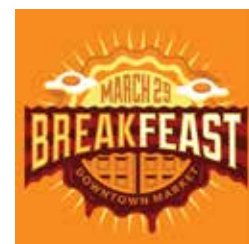
TENANT BENEFITS

Here's a list of tenant benefits that you will love when you join the "Market Team."

- Indoor and outdoor customer seating
- Snowmelted walks and entryways
- 206 on-site customer parking spots with first 30 minutes free
- Adjacent street and city lot parking
- Free public wireless access
- Adjacent bus route stops
- Bike racks and repair station
- Tenant social events
- Annual tenant promotion program
- Annual public events program
- Annual public relations and social media program
- Annual marketing plan
- 400+ private events annually with catering opportunities
- Loading dock with hydraulic lifts
- Market guest welcome program
- Enhanced common area cleaning with dedicated cleaning crew
- Pest control program
- Public restrooms
- Recycling and trash program
- Inclusive web presence (www.downtownmarketgr.com)
- 900,000 visitors annually!

EVENTS & PROMOTIONS THAT DRAW YOUR CUSTOMERS

Not only is the Downtown Market a delicious destination, our year-round schedule of events and promotions strategically attract more customers... just for you!



WE'RE READY TO TELL YOUR STORY

With so much happening at the Downtown Market, there's never a lack of stories to tell! With a good mix of traditional and digital marketing, our reach is wide, our message is well-crafted, and best of all—our guests are happy and hungry for more!



MONTHLY NEWSLETTER ALL ABOUT YOU

• 12,000+ SUBSCRIBERS



DAILY SOCIAL MEDIA CUSTOMER ENGAGEMENT



46,887 FOLLOWERS



33,039 FOLLOWERS



9,635 FOLLOWERS

- DAILY POSTS
- FOLLOWER CONTESTS
- CUSTOMER INTERACTION
- VENDOR PROMOTIONS

TABLE-TENTS, POSTERS, BAG STUFFERS, & MORE



SILVERWARE? NO PROBLEM!
JANUARY 26, JOIN US AS WE SHOWCASE BITE-SIZED SNACKS, TINY TIDBITS, AND MINI MORSELS!
9AM-7PM, ENJOY SMALL PLATE FAVORITES FROM POPPERS TO SLIDERS, AND MORE! MENU ANNOUNCEMENTS COMING SOON.



MEET YOUR NEW NEIGHBORS

The Market Hall is filled with a collection of artisan food merchants who pride themselves on providing the freshest and the tastiest local fare. Being surrounded by like-minded entrepreneurs with common goals is as encouraging as it is delicious!

A LOVE'S ICE CREAM & CHOCOLATE
Organic grass-fed dairy ice cream, vegan gelato, and artisan confections handmade from scratch with intentionally sourced ingredients.

B APERITIVO
Imported and domestic cheeses, charcuterie, beer, and wine. Enjoy a spot at the wine bar and Boqueria-style sandwiches and more!

C FISH LADS
Local, freshwater fish from the Great Lakes, as well as high-quality seafood flown in fresh daily. Raw bar and daily rotating eat-in menu.

D CARVERS
Artisan butcher offering high-end meats at an affordable price with a full-service kitchen offering burgers, sandwiches, and more.

E SPICE MERCHANTS
Specialty gourmet spices, teas, and seasonings with creative combinations of hand-blended ingredients. Enjoy their hot tea service.

F ALT CITY BEVERAGE COMPANY
Craft beverages including zero-proof cocktails, smoothies, healthy juice combinations, and a variety of coffee and espresso-based drinks.

G RÁK THAI
Artisan Thai food with an American fusion. Offering noodle and rice dishes, Asian-style appetizers, and 20+ flavors of bubble tea!

H OLD WORLD OLIVE CO.
Over 50 varieties of extra-virgin olive oils and balsamic vinegars—created by using a first press, cold press, old-world procedure.

I SUSHI MARKET
Serving fresh sushi, maki rolls, sashimi, and seaweed salads made on-site, as well as mochi and Japanese soda.

J SWEETIE-LICIOUS BAKE SHOPPE
Homemade cookies, cupcakes, quiche, and award-winning pies. Check out their beautiful new cookbook.

K DOROTHY & TONY'S GOURMET POPCORN
Gourmet popcorn and kettle corn with fun flavors like cheddar, caramel, and jalapeño.

L HIGH TIDE SODA
Enjoy a selection of 500+ craft sodas—grab one to go, or put together a six pack filled with your favorites. Cocktail mixers and elixirs available!

M PINKTAIL POKE
Premium quality poke featuring fresh seafood and purposefully-sourced produce. Customizable and diet restriction friendly.

N FIELD & FIRE BAKERY
Artisan breads, pastries, and croissants, using whole grains and a longer fermenting process. Try the Detroit-style pizza.

O JUJU BIRD
Buttermilk fried chicken, wings, chicken tenders, chicken sandwiches, and sides like mashed potatoes, mac and cheese, and deli salads.

P BLISS & VINEGAR
Enjoy their signature salads, wraps, and bowls—or build your own with over 60 toppings and house-made dressings!

Q TACOS EL CUÑADO
Traditional Mexican street food including burritos, quesadillas, tortas, and tacos. Enjoy house-made salsa and guac, along with a variety of Mexican soda.

R PHO616
Authentic Vietnamese food including pho noodle soup, banh mi, and Vietnamese coffee along with specialty Vietnamese grocery items.

S SLOWS BAR-B-Q
Traditional BBQ from Detroit paired with classic side dishes and house made signature sauces. Full bar, great food, open late!



YOUR BUSINESS goes here!

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