



BLODGETT
GRAND RAPIDS
-1886-
BUILDING

FOR LEASE

The Blodgett Building

15 Ionia Ave SW

Restaurant space

2,995 RSF



The Blodgett Building

15 Ionia Ave SW | Grand Rapids, MI

A rare opportunity to occupy space in one of Grand Rapids premier environments. This location has a very high vehicle & foot traffic volume, and is near the Van Andel Arena, 20 Monroe Live, Studio Park, The B.O.B and Grand Valley University's downtown campus for talent attraction.

Located in the heart of the Entertainment District



Property Overview & Demographics

- Intimate dining area with a cozy, inviting atmosphere
- Stylish bar, ideal for craft cocktails or wine service
- Charming exposed brick walls, adding character and warmth



LOCATION	15 Ionia Ave SW
SIZE	76,200 SF
TYPE	Office
STORIES	6
YEAR BUILT	1886/1997
CLASS	B

	1 mile	3 miles	5 miles
POPULATION SUMMARY	20,827	141,959	258,947
NUMBER OF HOUSEHOLDS	10,792	55,870	103,074
AVG HOUSEHOLD INCOME	\$72,654	\$73,332	\$80,806
MEDIAN AGE	31.8	32.8	34.4

First Floor

This former restaurant space, once home to the beloved Divani, offers a unique blend of intimacy and functionality that's perfect for your next culinary venture.

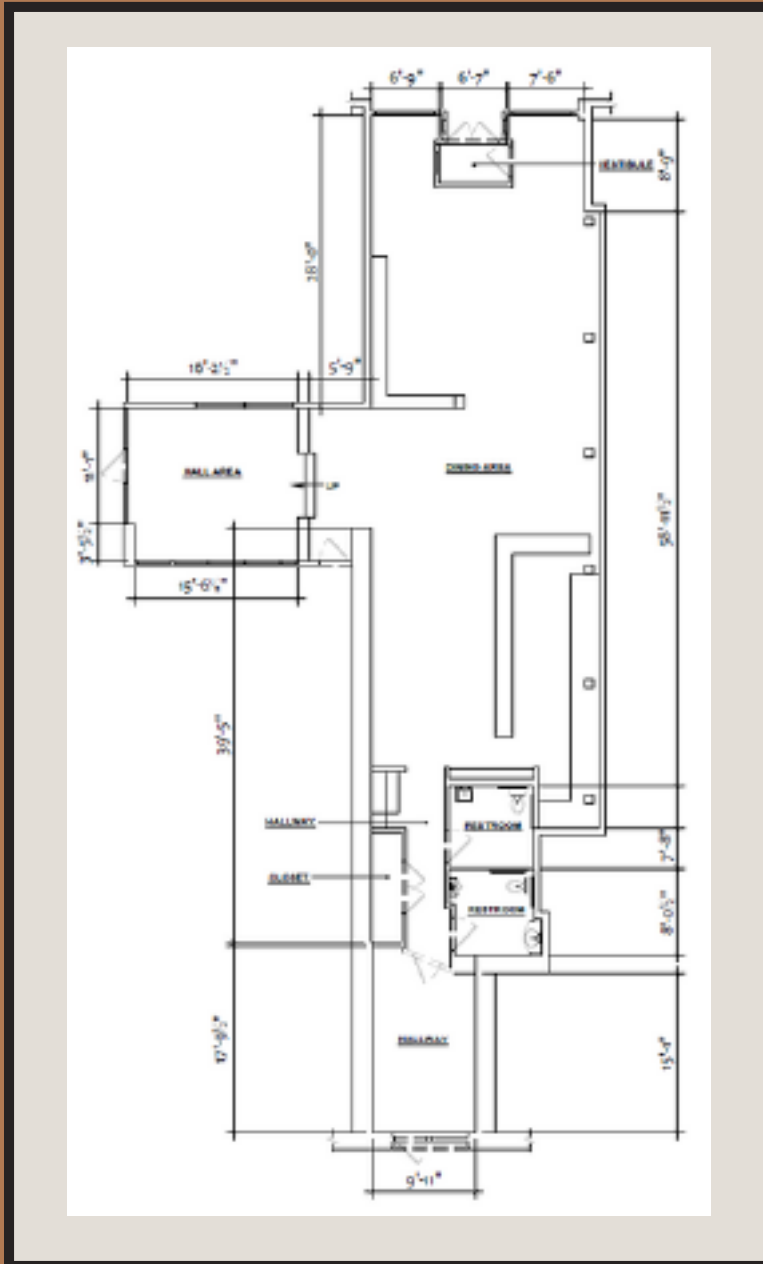
The main floor boasts an intimate dining area that exudes warmth and charm, perfect for creating memorable dining experiences. The well-appointed bar area adds a touch of sophistication and provides an excellent space for patrons to enjoy pre-dinner drinks or settle in for a night of expertly crafted cocktails.

While the kitchen's basement location may seem unconventional, it offers a unique advantage. This layout maximizes the ground floor space for customer seating and interaction, potentially increasing revenue per square foot.

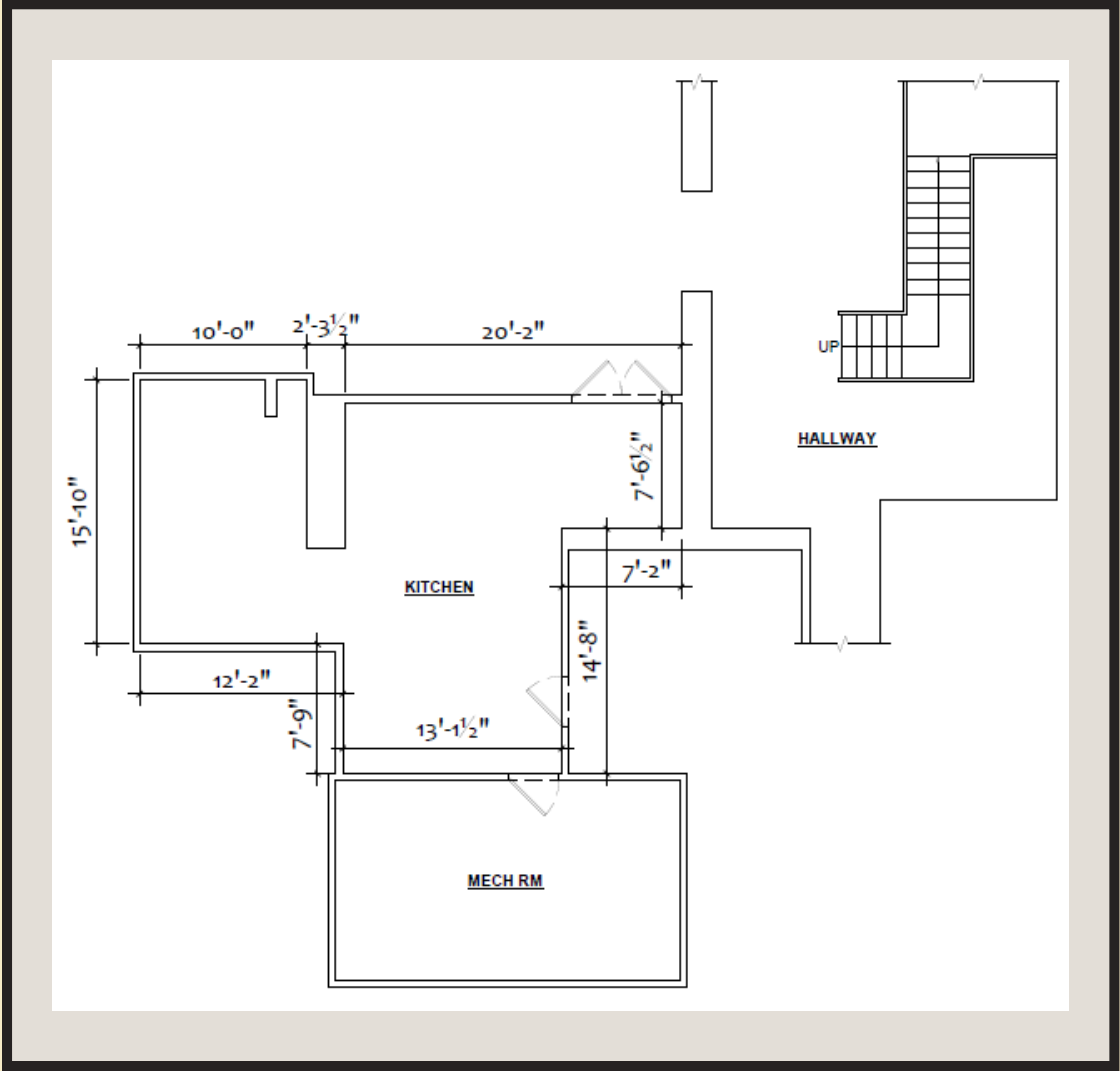
- 2,995 SF
- \$22.95/MG
- Exposed brick



Restaurant Space



Kitchen Space



Amenities Map

Restaurant/Bar:

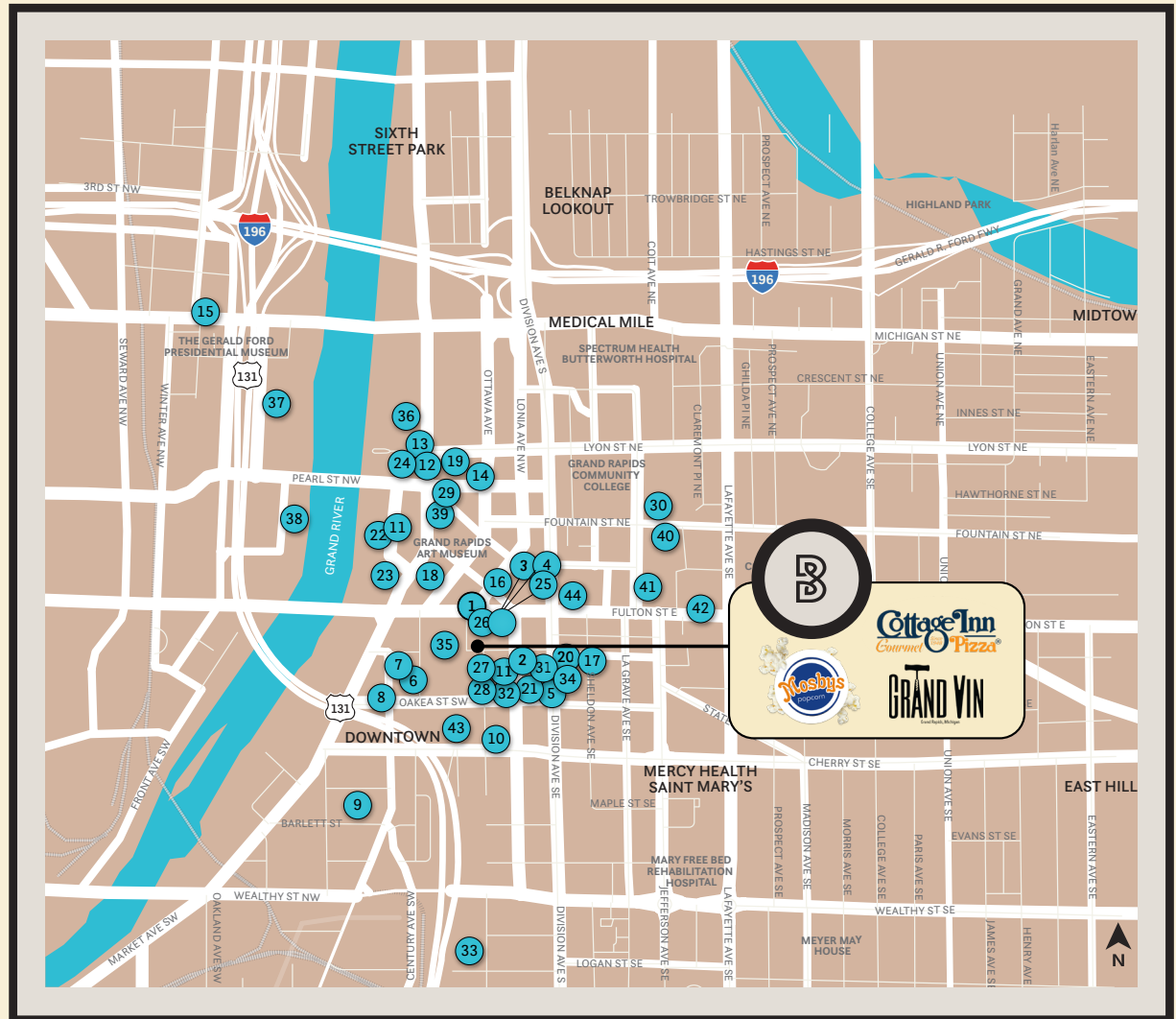
- 1 Grand Rapids Brewing Company
- 2 Hopcat
- 3 Buffalo Wild Wings
- 4 The BackForty Saloon
- 5 Stella's Lounge
- 6 Wheelhouse Kitchen and Cocktails
- 7 Bistro Bella Vita
- 8 Grand Woods Lounge
- 9 Founders Brewery
- 10 Peppino's Pizza
- 11 Z's Bar and Restaurants
- 12 Ruth's Chris Steak House
- 13 Reserve Wine and Food
- 14 Sundance Grill and Bar
- 15 New Holland Brewing Company
- 16 Wahlburgers
- 17 Stans Tacos
- 18 Uccellos
- 19 Mojos
- 20 The Pyramid Scheme
- 21 Max's South Seas Hideaway

Hotels:

- 22 Courtyard by Marriott
- 23 Amway Grand Plaza Hotel
- 24 JW Marriott

Restaurant:

- 25 San Chez A Tapas Bistro
- 26 J Gardellas Tavern
- 27 Menna's Joint
- 28 Luna
- 29 Freshii



- 30 Heritage Restaurant
- 31 Rockwell Republic
- 32 New Hotel Mertens
- 33 Downtown Market
- 34 Poke Poke Sushi

Entertainment:

- 35 Van Andel Arena
- 36 Devos Performance Hall

- 37 The Gerald Ford Presidential Museum
- 38 Grand Rapids Public Museum
- 39 Rosa Parks Circle
- 40 Spectrum Theater
- 41 St. Cecilia Music Center
- 42 Grand Rapids Masonic Temple
- 43 Studio Park
- 44 Grand Rapids Children's Museum

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