

For Sale or Lease



# Historic Commercial Property For Sale or Lease

4158 Chicago Drive, Grandville, Michigan 49418

presented by:

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## Overview

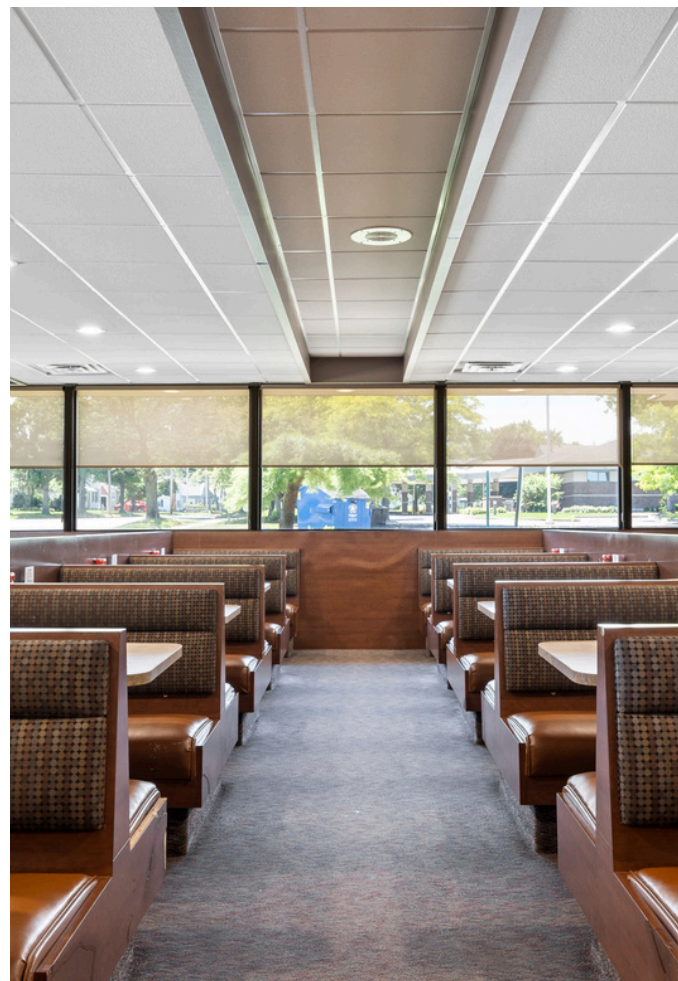
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Rietberg Companies is pleased to offer this commercial building for sale or lease. Located at 4158 Chicago Drive in downtown Grandville, the 6,229-square-foot vacant building sits on 1.129 acres and features a dedicated, off-street parking lot.

The property is well-known as the home of the former Rainbow Grill, offering excellent local visibility and historic charm. The building comes with existing restaurant infrastructure, is zoned Central Business District (CBD), and is located less than a half-mile from I-196.

## Highlights

- 6,229 Square Feet
- 1.129 Acres
- Sale Price \$1,200,000
- Lease Rate \$11.56/SF NNN
- NNN \$3.85/SF
- Zoning CBD Central Business District



# An 80 Year Legacy

For eight decades, this location served as a popular gathering place in downtown Grandville. 4158 Chicago Drive represents a well-known community landmark with decades of local recognition.



## A Grandville Landmark

### 1946 — The Drive-In Beginnings

The location was originally started by Earl Zuidema as a classic drive-in diner right after WWII. It quickly became a core fixture of the growing downtown business district.

1950s–2023 — Three Generations of Family Tradition  
Purchased by Ted and Helen Zondervan, the restaurant was run by the Zondervan family for 69 years. It turned into a traditional family diner known throughout West Michigan.

### 2023–2026 — Corporate Transition

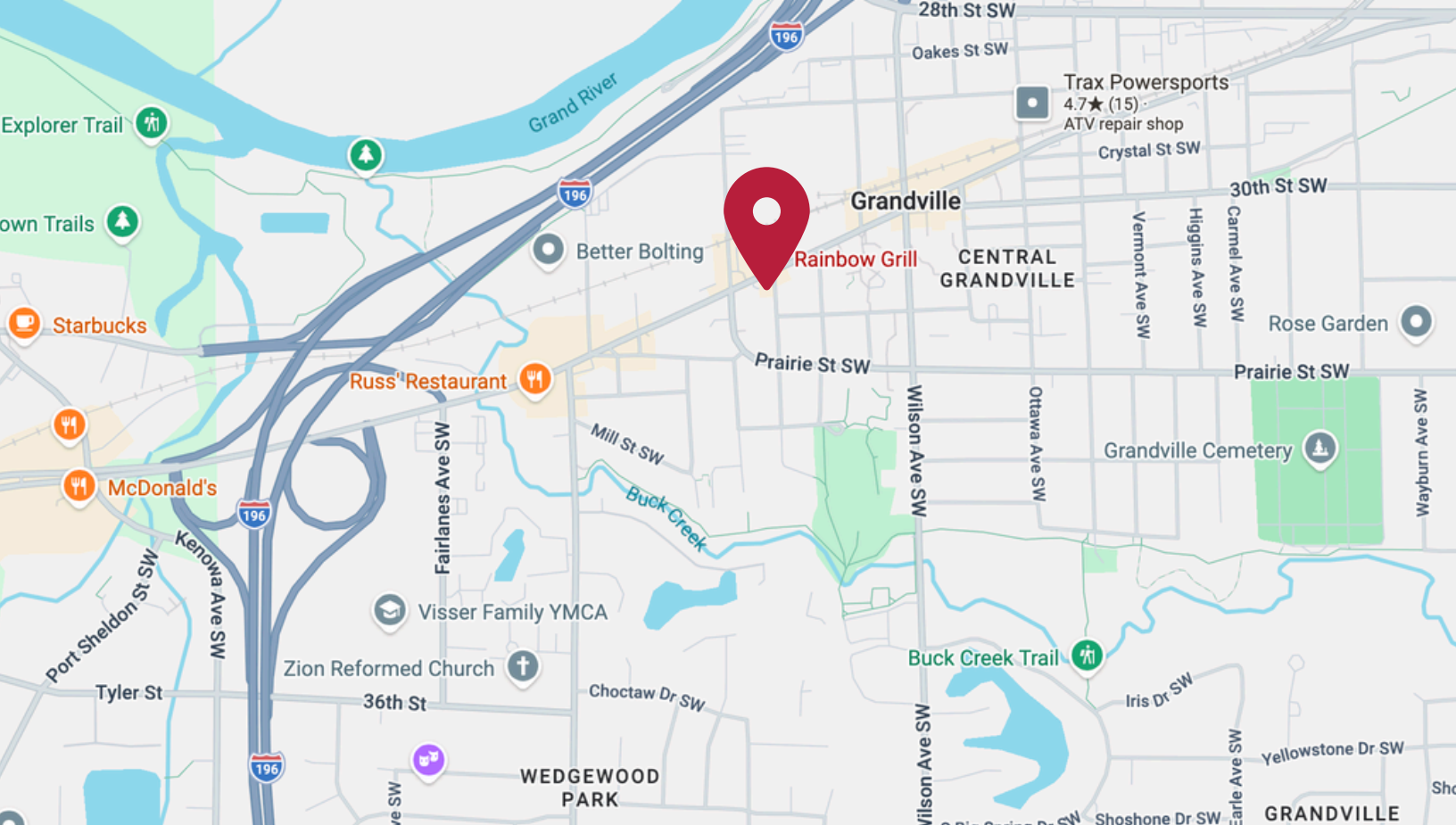
In 2023, the Zondervans sold the business to a local hospitality group. Following the business closure in April 2026, this building is now vacant and available for sale or lease.



## Future Value

- **High Visibility:** Because this spot was the default downtown destination for 80 years, the location has automatic local familiarity.
- **Turnkey Infrastructure:** The interior layout is already set up for high-volume kitchen work and restaurant seating.
- **Established Identity:** A new owner or tenant is taking over a highly recognizable downtown address that residents have visited for generations.





## Location Details

Located in the heart of Downtown Grandville

- Less than 1/2 mile to I-196
- 6 miles to US-131

The City of Grandville rests along the banks of the Grand River in Southwest Kent County, approximately 7 miles southwest of Grand Rapids. It is considered one of the oldest suburbs of Grand Rapids.



## Grandville, Michigan

Kent County, Michigan  
7 Miles Southwest of Grand Rapids  
27 Miles East of Lake Michigan  
22 Miles from Holland  
40 Miles from Muskegon  
168 Miles from Detroit  
170 Miles from Chicago

## Demographics

Population - 16,356 (2024)  
Square Miles - 7.2 square miles  
Median Resident Age: 34.1 years  
Average Household Size: 2.39 persons  
Median Household Income - \$78,442 (2024)

\*source: city-data.com and census.gov

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