

This Restaurant is Ready to Go!!

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155 Chicago Drive • Jenison, MI 49428



## Sale Overview

Available SF:	5,220 sf
Seating Capacity:	170 (approx.)
Sale Price:	\$945,000
Lot Size:	1.31 acres
Traffic Count:	24,310 ADT

## Property Overview

### Property

This former Perkins restaurant is available for sale in Jenison. The property features two curb cuts off of Chicago Drive with safe and easy ingress/egress and access from Main Street. The traffic flow is at a moderate speed for the inbound and outbound commute. There is ample parking available for patrons and employees. Chicago Drive (M-121) is a far-reaching east/west artery that carries a considerable amount of traffic through Ottawa County to Kent County. Georgetown Township recently acquired the property across Chicago Drive (former K-Mart) for re-development.

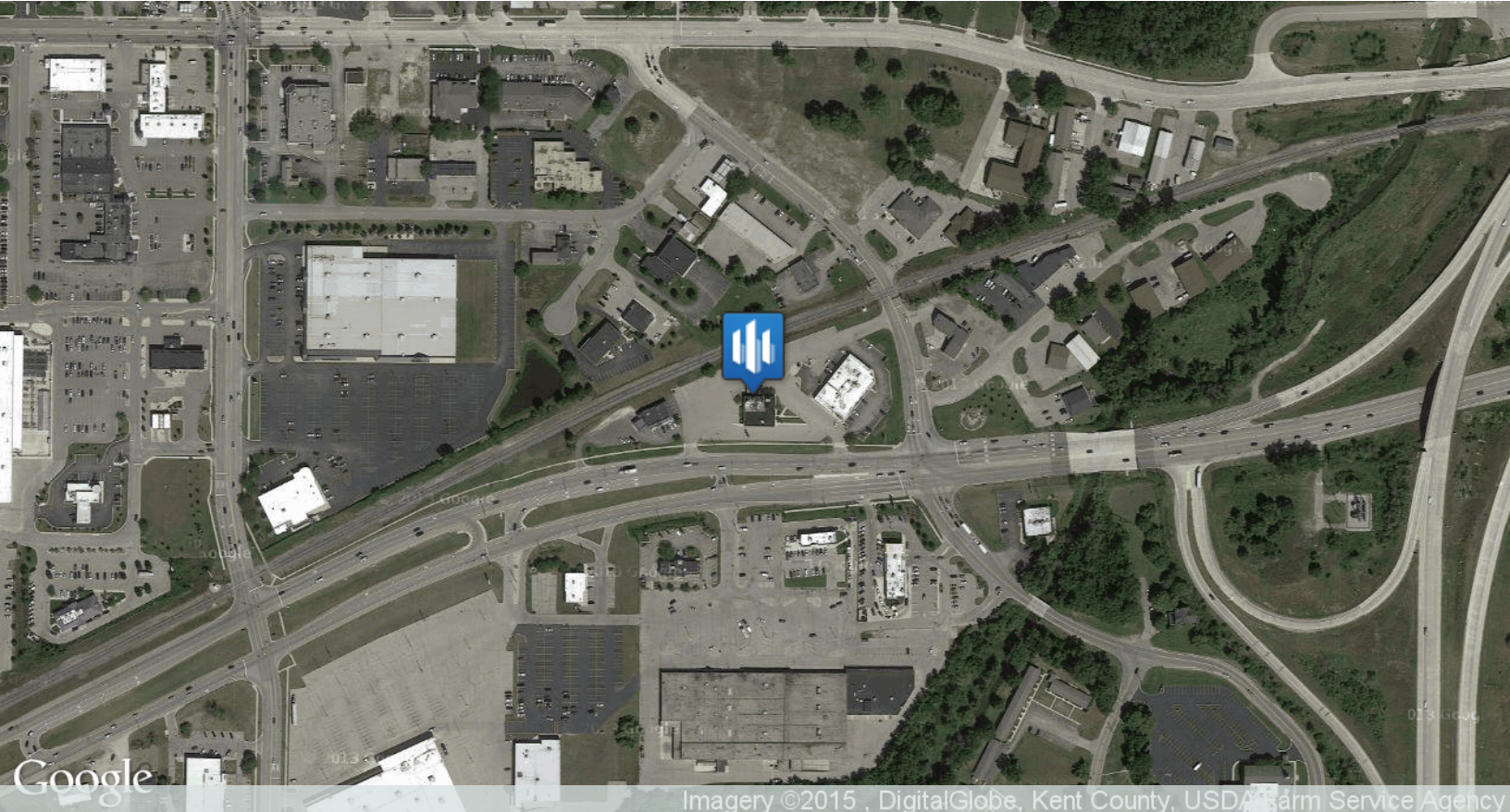
### Location

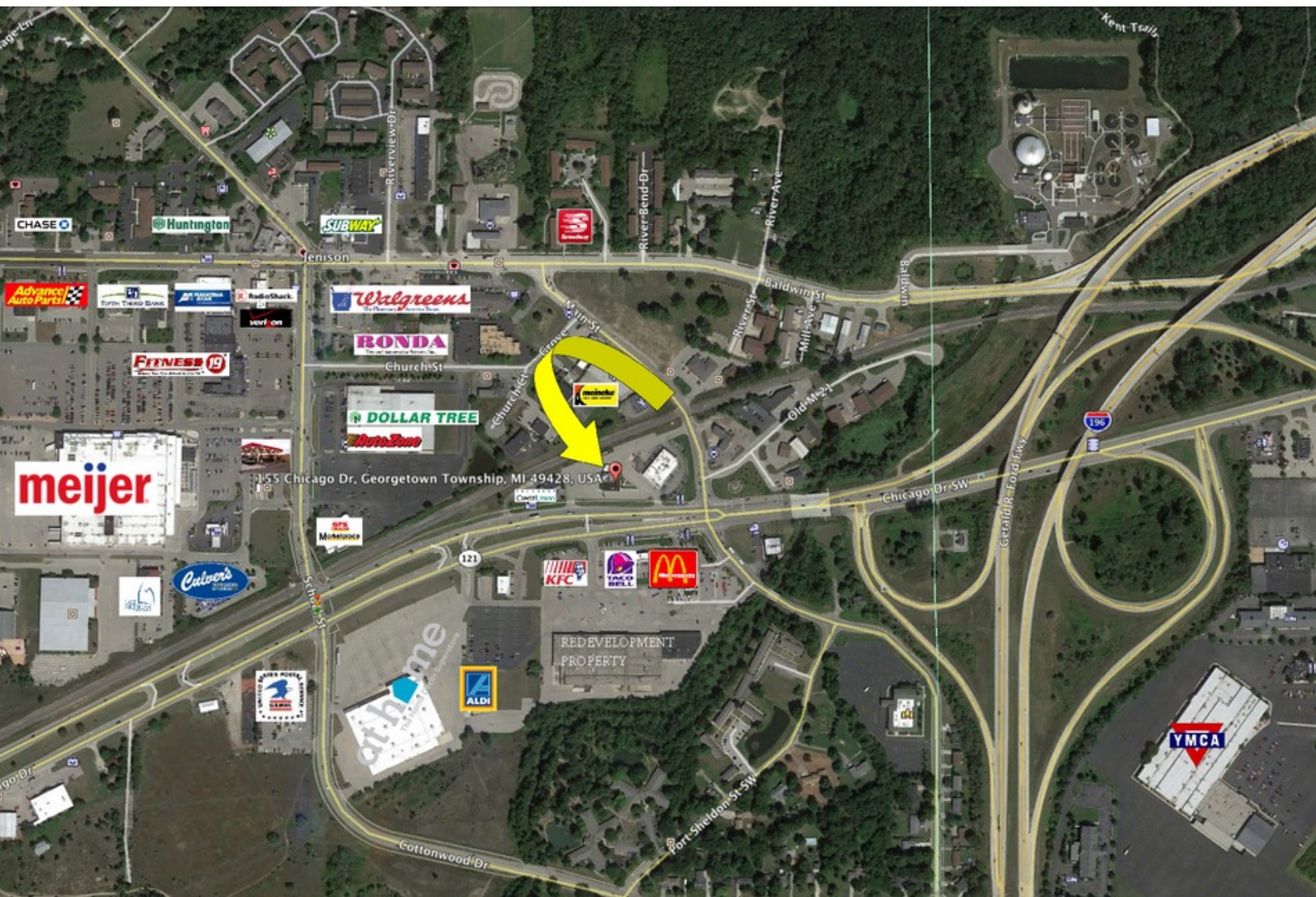
This property is surrounded by National and Regional retailers in Jenison, MI on a heavily traveled, high traffic commercial artery with direct access to the Gerald R. Ford Freeway (I-196). It features safe and easy access from Chicago Drive (M-121) which carries 24,310 vehicles per day according to MDOT (2012). The restaurant is nestled in a well-established Mixed Use/Retail Trade Area. Other well-known, high profile national and regional tenants in the immediate vicinity include: Meijer, GFS Marketplace, McDonald's, Taco Bell, KFC, Walgreen's, AutoZone, Aldi's, At Home - Home Furnishings, Dollar Tree, U.S. Post Office, Fitness 19, Verizon Wireless, Lake Michigan Credit Union, Culver's, Macatawa Bank, Advance Auto, Subway, Chase Bank, 5th Third Bank, Ronda Tire, Huntington Bank, Speedway and Credit One Credit Union.

### Presented by

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**Meijer (pronounced "Meyer") is a giant of retailing in the Midwest. The company's huge combination grocery and general merchandise stores average 200,000 to 250,000 sq. ft. each (or about the size of four regular grocery stores) and stock about 120,000 items, including Meijer private-label products. Meijer operates more than 200 locations; half are in Michigan, while the rest spread across four other nearby states. Customers can choose from 40-plus departments, including apparel, electronics, hardware, and toys. Most stores also sell gasoline, offer banking services, and have multiple in-store restaurants. Founder Hendrik Meijer opened his first store in 1934; the business is still family owned and run.**



#### **Gordon Food Service – Marketplace**

**This company delivers the goods that feed hungry restaurant patrons. Gordon Food Service (GFS) is North America's largest family-owned broadline food service supplier. The company boasts more than 20 distribution centers across the US and Canada. GFS's primary focus is distributing a variety of food items, ingredients, and beverages to restaurant operators, schools, healthcare facilities, and institutional food service operators in parts of 15 states and across Canada. In addition to its distribution operation, GFS operates more than 155 wholesale stores under the GFS Marketplace banner; these are open to the public. Isaac Van Westenbrugge started the family-owned business in 1897 to deliver eggs and butter. #34 in Forbes Largest Private Companies (December 2013).**



(NYSE:MCD)

McDonald's Corporation

McDonald's Corporation franchises and operates McDonald's restaurants in the global restaurant industry. These restaurants serve menu at various price points providing value in 119 countries globally. All restaurants are operated either by the Company or by franchisees, including conventional franchisees under franchise arrangements, and developmental licensees and foreign affiliated markets under license agreements. Under the conventional franchise arrangement, franchisees provide a portion of the capital required by initially investing in the equipment, signs, seating and decor of their restaurant businesses, and by reinvesting in the business over time. The Company owns the land and building or secures long-term leases for both Company-operated and conventional franchised restaurant sites.



A unit of fast-food behemoth YUM! Brands, Taco Bell is the #1 Mexican fast-food chain in the US, with more than 5,600 locations. The restaurants feature a wide range of Mexican-style menu items including tacos, burritos, gorditas, quesadillas, and nachos. Taco Bell units can be found operating as free-standing units and as quick-service kiosks in such places as shopping malls and airports. Taco Bell also has more than 250 international locations in 20 countries. More than 20% of the restaurants are company-operated. Parent YUM! Brands, the world's #1 fast-food company, also operates KFC and Pizza Hut.



(NYSE:WAG)

**Walgreen Company**

**Walgreen Co. (Walgreens), together with its subsidiaries, operates as a retail drugstore chain in the United States. The Company provides its customers with access to consumer goods and services, pharmacy, and health and wellness services in communities across America. The Company offers its products and services through drugstores, as well as through mail, by telephone and online. The Company sells prescription and non-prescription drugs, as well as general merchandise products, including household items, convenience and fresh foods, personal care, beauty care, photofinishing and candy. As of March 31, 2014, Walgreens operated 8,688 locations (including 8,221 drugstores) in all 50 states, the District of Columbia, Puerto Rico, Guam and the United States Virgin Islands.**



(NYSE:AZO)

**AutoZone, Inc.**

**AutoZone, Inc. (AutoZone) is a retailer and a distributor of automotive replacement parts and accessories in the United States. As of August 25, 2012, AutoZone operated 4,685 stores in the United States, including Puerto Rico, and 321 in Mexico. The Company operates in two segments: Auto Parts Stores and Other. The Auto Parts Stores segment is a retailer and distributor of automotive parts and accessories through the Company's 5,006 stores in the United States, Puerto Rico, and Mexico. The Other category reflects business activities that are not separately reportable, including ALLDATA which produces, sells and maintains diagnostic and repair information software used in the automotive repair industry, and e-Commerce, which includes direct sales to customers through [www.autozone.com](http://www.autozone.com). During the fiscal year ended August 25, 2012 (fiscal 2012), the Company opened 193 stores and relocated 10 stores.**



### ALDI Group

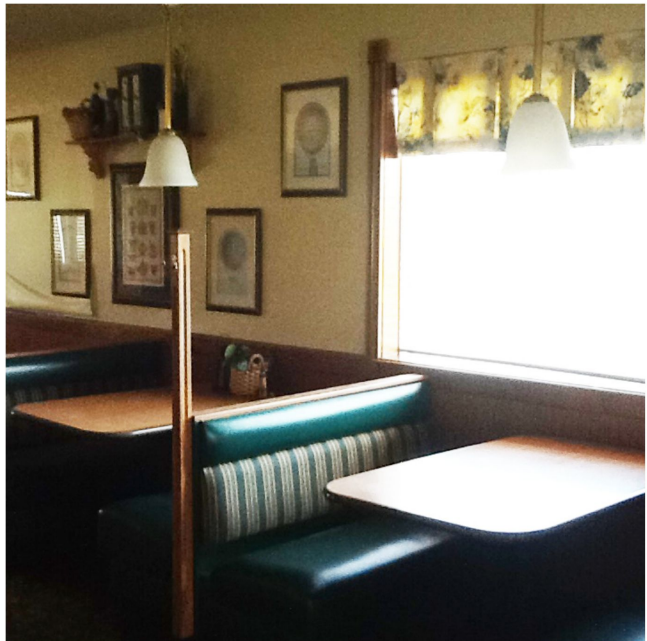
**ALDI keeps it cheap so shoppers can, too. How has discount food retailer ALDI Group become one of the world's biggest grocery chains, running more than 9,800 stores worldwide? By offering deeply discounted prices on more than 1,400 popular food items (a typical grocery store has 30,000). ALDI (short for "Albrecht Discounts") buys inexpensive land mostly on city outskirts, builds simple warehouses, employs a modest staff, and carries mostly (95%) private-label items, displaying them on pallets rather than shelves. ALDI has more than 1,200 stores in 30-plus US states, but Germany (where ALDI has about 4,300 stores) accounts for about two-thirds of sales. ALDI was co-founded by brothers Karl and the late Theo Albrecht.**



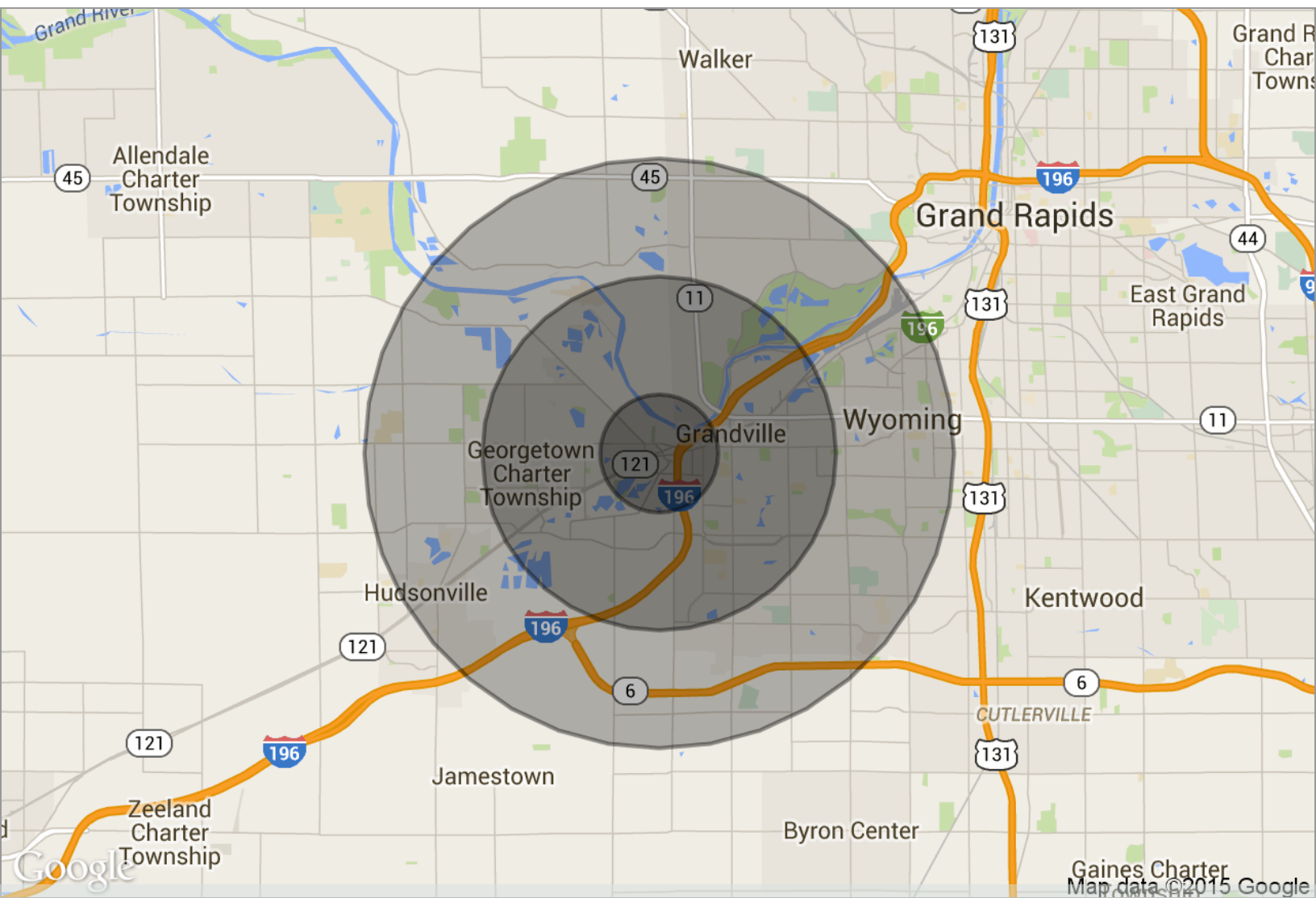
### Garden Ridge Corporation

**Megastore retailer Garden Ridge offers decorating items for more than just the garden. It owns and operates more than 65 stores, each covering some 3 acres and mostly located off major highways in 20-plus states from Florida to Michigan. Its home state of Texas is home to more than 20 stores. Considered the "home décor depot," Garden Ridge stores sell about 500,000 decorating items, such as seasonal décor, framed art, baskets, silk and dried flowers, furniture, home textiles, and pottery, as well as crafts and party supplies. Garden Ridge, which began as a single store outside of San Antonio in 1979, is owned by an investment group led by the New York-based private equity firm Three Cities Research.**

# Interior pictures







155 Chicago Drive | Jenison, MI 49428

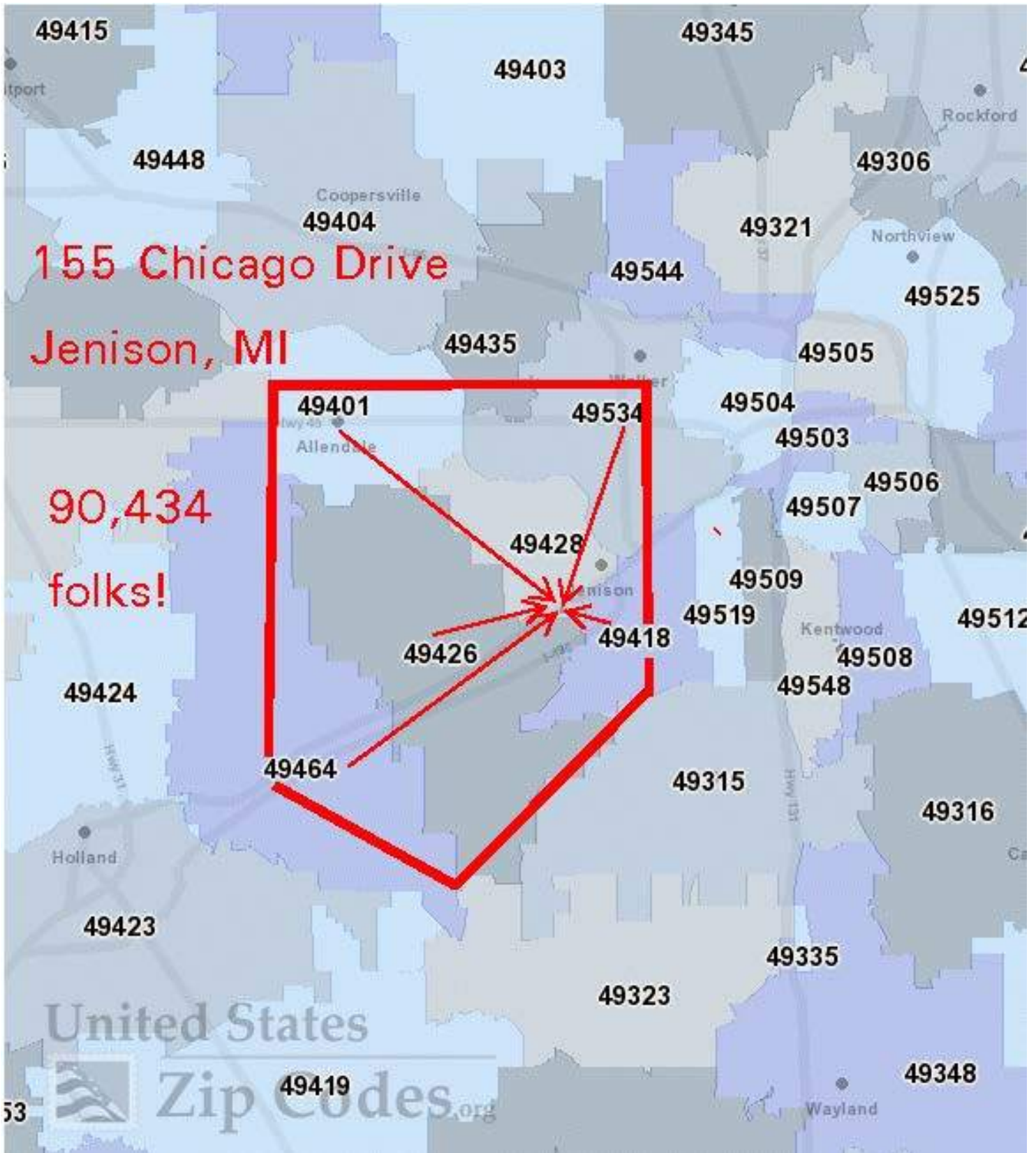
Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	5,546	43,244	107,768
Total Number of Households	2,202	16,677	40,820
Average Household Income	\$58,232	\$63,205	\$65,258
Median Age	36.9	36.2	34.9

\* Demographic information provided by BuildOut, LLC

# Jenison Trade Area

49428



155 Chicago Drive | Jenison, MI 49428

➤ For Sale | **Retail**

	1 Mile	3 Miles	5 Miles
Total Population	5,546	43,244	107,768
Total Number of Households	2,202	16,677	40,820
Total Number of Persons per Household	2.5	2.6	2.6
Average House Value	\$158,121	\$166,452	\$163,868
Average Household Income	\$58,232	\$63,205	\$65,258
Median Age	36.9	36.2	34.9
Median Age - Male	33.7	33.6	33.0
Median Age - Female	39.7	38.5	36.6
Total Population - White	5,269	40,914	99,285
Total Percent - White	95.0%	94.6%	92.1%
Total Population - Black	46	436	1,965
Total Percent - Black	0.8%	1.0%	1.8%
Total Population - Asian	41	522	1,913
Total Percent - Asian	0.7%	1.2%	1.8%
Total Population - Hawaiian	0	0	5
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	8	63	176
Total Percent - Indian	0.1%	0.1%	0.2%
Total Population - Other	79	599	2,604
Total Percent - Other	1.4%	1.4%	2.4%
Total Population - Hispanic	197	1,729	5,885
Total Percent - Hispanic	3.6%	4.0%	5.5%

\* Demographic information provided by BuildOut, Inc.



## Cornelius 'Case' Reimus

### Senior Advisor

Sperry Van Ness/ Silveri Company

My focus is on resourceful problem solving; navigating the complexities of your contract negotiations; being responsive to your needs; following-up with tenacity and providing timely, consistent service.

#### Career Summary

Case Reimus has been a licensed Commercial Real Estate professional in West Michigan since 1995. Prior to that, Reimus spent twenty-two years as a corporate real estate executive in the petroleum, grocery / convenience store and fast-food industries. His keen understanding of commercial real estate development and unique combination of multi-faceted experiences resulted in a five-year consulting assignment for London based Shell International Petroleum Company in Europe and Mexico .

Practicing in-depth market analysis based on specific site criteria guidelines and sensitivity to the internal corporate approval process provides him the necessary insight to effectively support national/regional tenants in their markets. Additionally, Case believes it is his fiduciary responsibility to represent one concept at a time, thus eliminating any conflict of interest and at the same time providing assurance of absolute confidentiality.

Investment expertise, business seasoning, project management and development experience are the skill sets Reimus has acquired to provide consultancy services on acquisition, disposition, marketing and the development of commercial investments.

#### My Five Point Commitment

- 1) Provide Timely, Consistent and Professional Service
- 2) Navigate the complexities of Contract Negotiations
- 3) Report Regularly with Total Transparency
- 4) Focus on resourceful Problem Solving
- 5) Follow up with Tenacity

### Memberships & Affiliations

#### Associations

CAR – Commercial Alliance of Realtors  
 MiCAR – Michigan Commercial Alliance of Realtors  
 MAR – Michigan Association of Realtors  
 NAR – National Association of Realtors  
 CCIM Candidate – Certified Commercial Investment Member  
 CORENET Global – Corporate Real Estate Network  
 ICSC – International Council of Shopping Centers  
 NACS—National Association of Convenience Stores

### Cornelius 'Case' Reimus

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