



Brokerage  
Retail Site Selection  
Investment  
Development  
Project and Construction  
Consulting

For Sale • LAND  
**2318 East Paris Ave SE**

Kentwood, MI 49546

# Camelot Ridge Office Park



**FOR SALE**

**THIS SITE CAN ACCOMMODATE A 26,000 SF BUILDING AND OFFERS EAST PARIS FRONTAGE WITH TWO ACCESS DRIVES.**

## SITE AMENITIES:

- Utilities in street
- Highly visible location
- 142 ft. frontage on East Paris Avenue
- Over 22,000 cars per day on East Paris Avenue
- Traffic light at the corner of East Paris Avenue and Camelot Ridge
- 2 ways to enter or exit the property
- Just minutes to I-96, 28th Street, CenterPointe Mall and Woodland Mall



**SALE TERMS • CAMELOT RIDGE OFFICE PARK**

**SALE PRICE**

\$600,000

**ACREAGE**

3.51

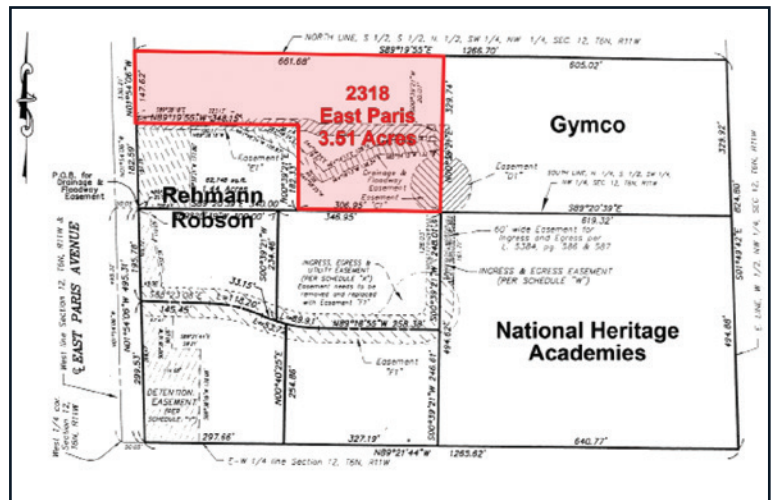
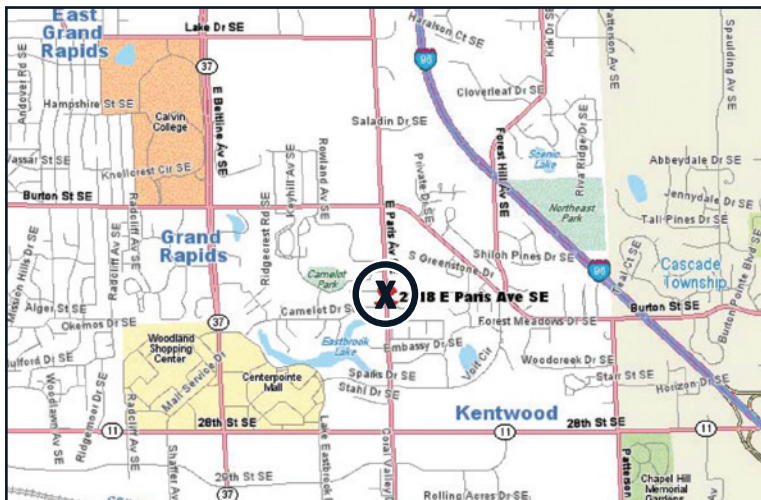
**PRICE PER ACRE**

\$170,940

**ZONING**

C-4

**Aerial Image**



**RADIUS**

1 Mile

**POPULATION**

8,042

**MEDIAN HH INCOME**

\$41,355

**MEDIAN AGE**

31.9

3 Miles

52,607

\$57,379

34.9

5 Miles

158,865

\$56,421

33.7

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