



Brokerage
 Retail Site Selection
 Investment
 Development
 Project and Construction
 Consulting

For Sale • LAND

5230 Kalamazoo Ave.

Grand Rapids, MI 49508

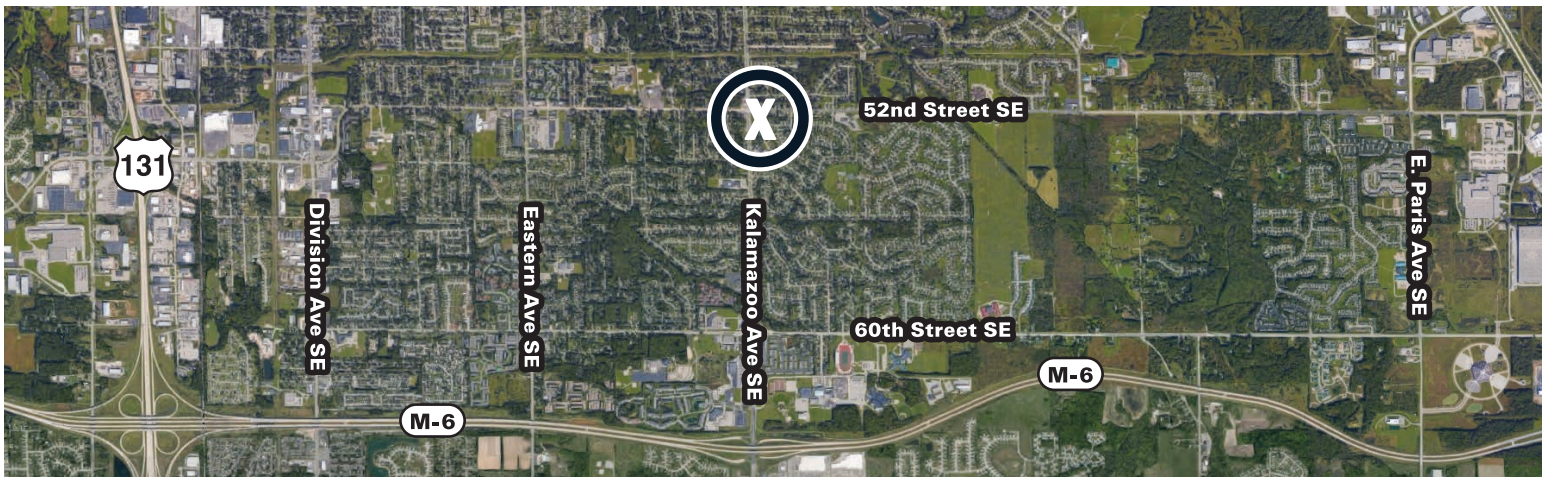
YOUR NEW BUILDING AT A HIGHLY VISIBLE INTERSECTION



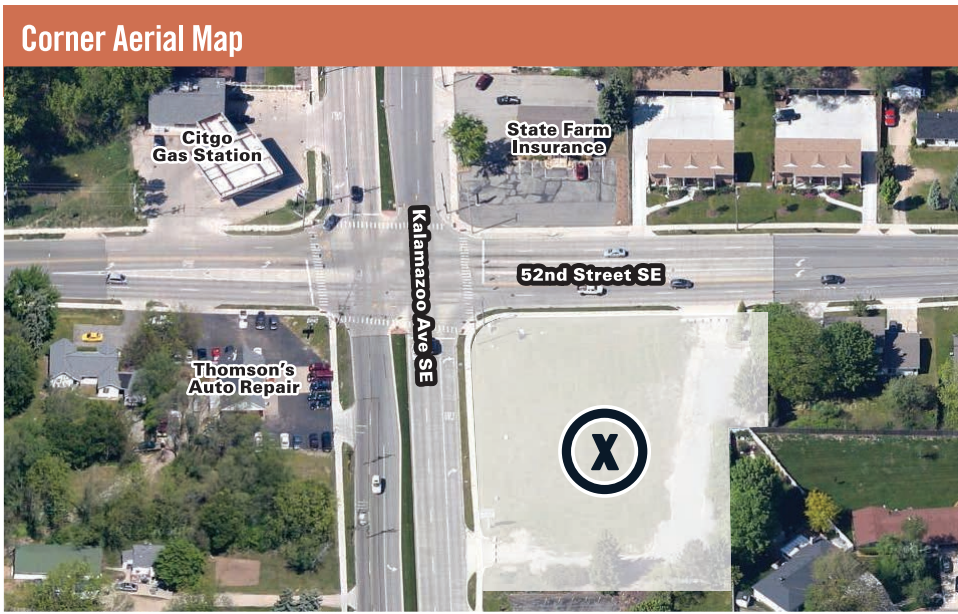
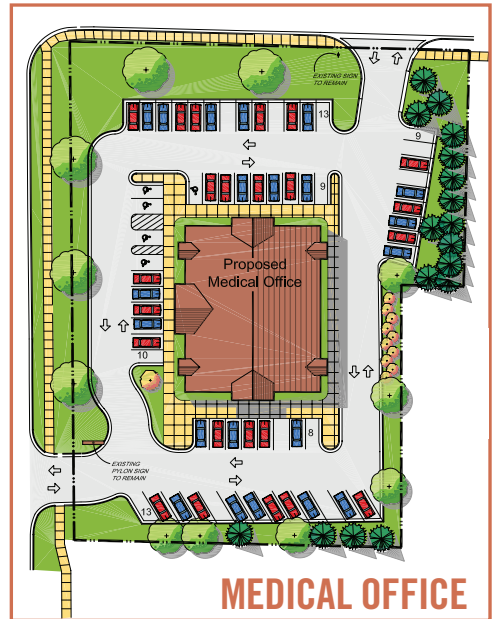
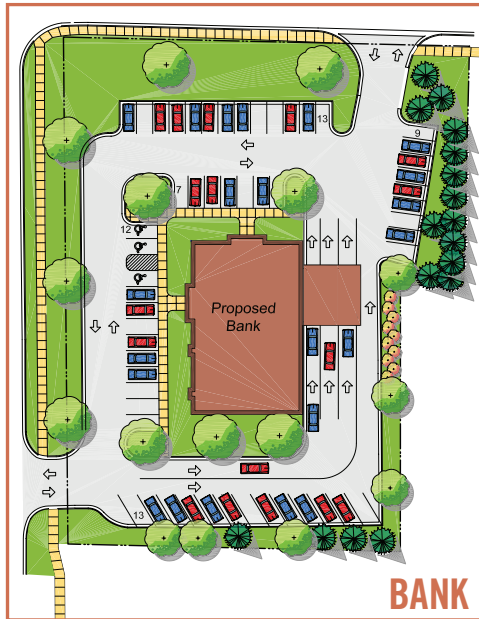
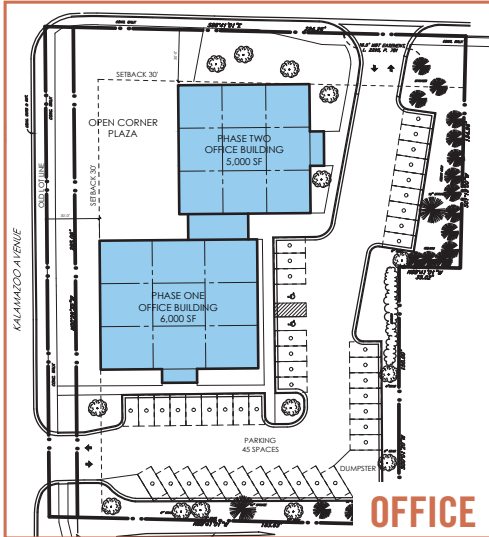
ONE OF GRAND RAPIDS' MOST TRAVELED CORRIDORS

Take advantage of a great corner opportunity appealing to business owners who want to market their company 24/7. This corner site features pylon signage, possibilities for a double-sided, backlit monument sign, and two curb cuts for entry to and exit from the property.

- SALE PRICE OF \$625,000 • 1.6 ACRES
- POSSIBLE SPACE AVAILABLE 6,000 – 9,000 SF BUILD TO SUIT •
- 3 MINUTES TO M-6 HIGHWAY • HIGH-TRAFFIC CORNER •
- 15 MINUTES FROM DOWNTOWN GR • 11 MINUTES TO GERALD R FORD INT. AIRPORT •



MANY POTENTIAL OPTIONS



AN ARRAY OF POTENTIAL USES

FINANCIAL OFFICE **RESTAURANT**

LOCAL DENTIST **CREDIT UNION**

BANK **BAR & GRILLE**

AUTO REPAIR **MEDICAL**

CLEANER **VENTURES** **PHARMACY**

COFFEE SHOP **LAW OFFICE** **RETAIL** **SPECIALTY**

BAKERY **PRIVATE PRACTICE**

Demographics

- POPULATION**
- 1 mile radius – 13,530
 - 3 mile radius – 82,970
 - 5 mile radius – 182,479
- TRAFFIC COUNTS (cars/day)**
- 52nd St SE: 16,644
 - Kalamazoo Ave SE (North): 24,319
 - Kalamazoo Ave SE (South): 23,531
- NUMBER OF HOUSEHOLDS**
- 1 mile radius – 4,918
 - 3 mile radius – 32,002
 - 5 mile radius – 69,795
- AVERAGE HOUSEHOLD INCOME**
- 1 mile radius – \$73,347
 - 3 mile radius – \$59,064
 - 5 mile radius – \$59,273

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