



WATERFRONT RESTAURANT OPPORTUNITY

SPRING LAKE VILLAGE

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SALE PRICE	\$2,850,000
Building Size	6,766 SF
Lot Size:	2.24 Acres
Price / SF:	\$421.22
Seating Capacity:	260
Outdoor Deck Capacity	150
Parking	90+
Year Built:	1997
Zoning:	CBD-WATERFRONT

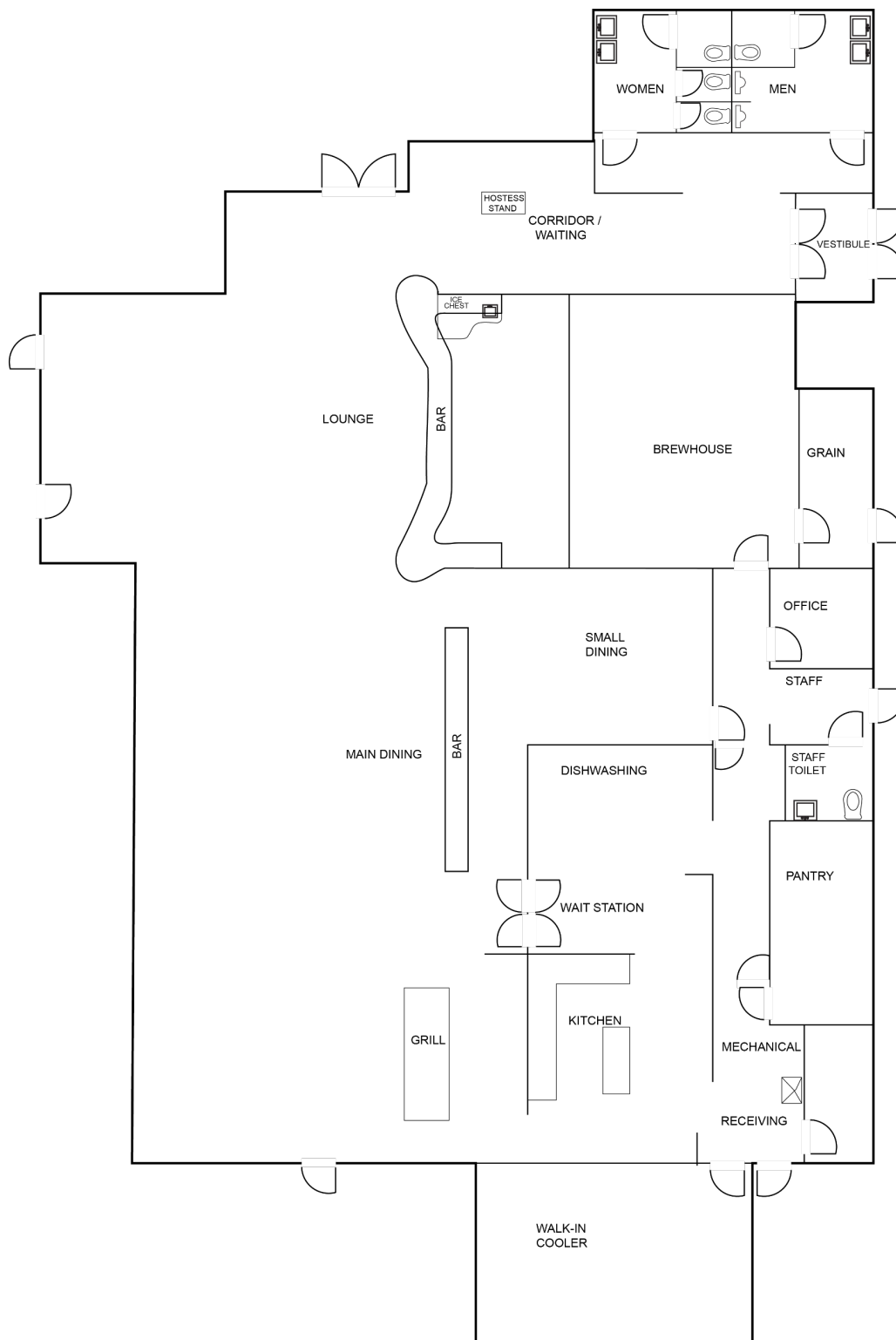
PROPERTY OVERVIEW

High-profile, premier waterfront restaurant/bar opportunity in Spring Lake, Michigan. The 7,000 square foot property is turn-key with a full kitchen and bar, indoor seating capacity of 260 with an expansive, 150-seat outdoor deck area overlooking the Grand River channel leading to the main-body of Spring Lake. The 2+ acre site provides 90+ parking spaces and is situated at the west end of the primary commercial corridor (M-104/Savidge Street) in the Village of Spring Lake. The existing building was constructed in 1997 and is the original location of Ole' Boys Brewhouse, which operated successfully here for 25 years. The premises includes a Resort Class-C liquor license and Brew Pub license. Take advantage of this prime location with neighboring properties consisting of three marinas, as well as residential condominium hospitality developments. The Spring Lake-Grand Haven area experiences a huge tourism influx which offers immediate potential to accommodate the upcoming summer season.

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*For illustrative purposes only. Dimensions to be verified..

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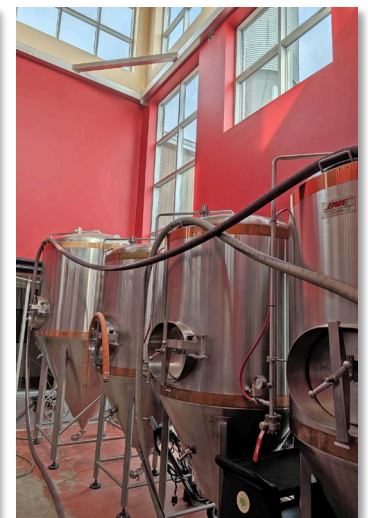
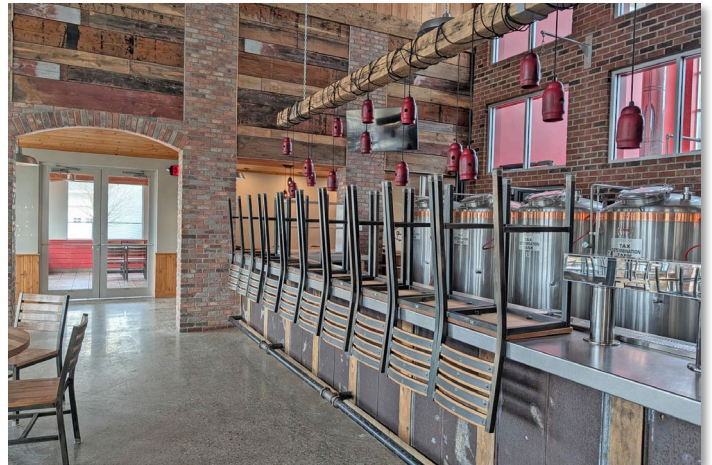
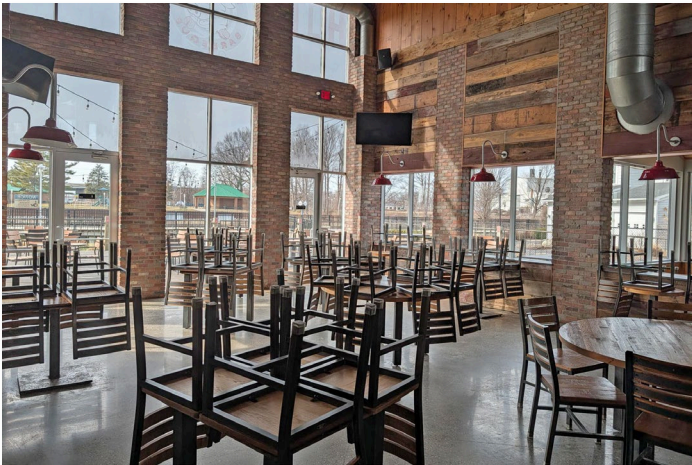


- Large Outdoor Deck (150-seat)
- High Visibility
- Docking available for boat access
- Expansive parking
- Walking distance to neighboring marinas
- Liquor license available (Class C and Brew Pub)
- Potential for additional bar and expanded offerings/events
- Walking/bike path for direct access to waterfront

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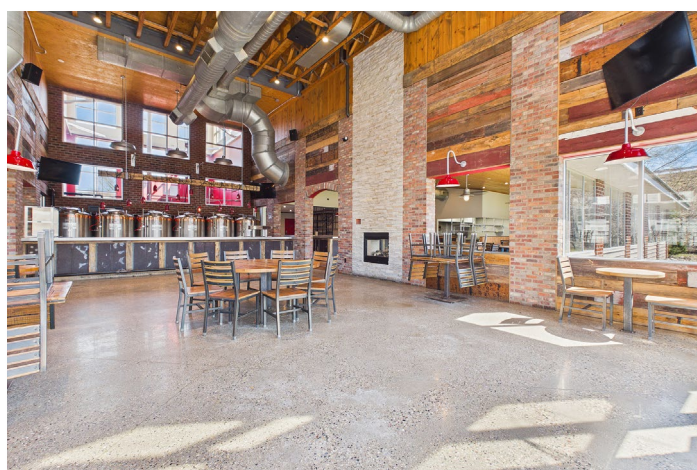
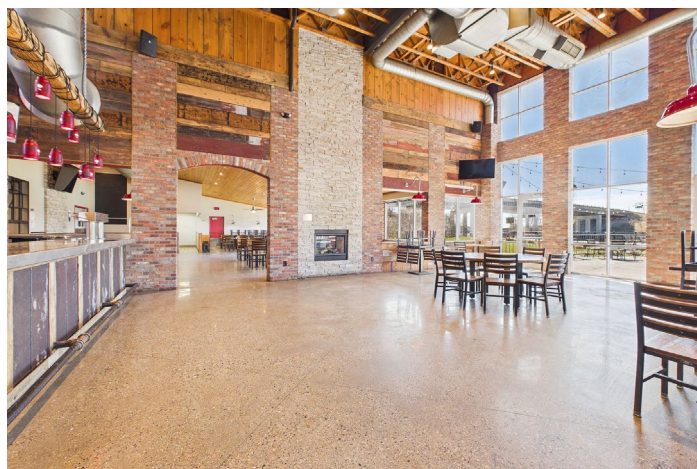
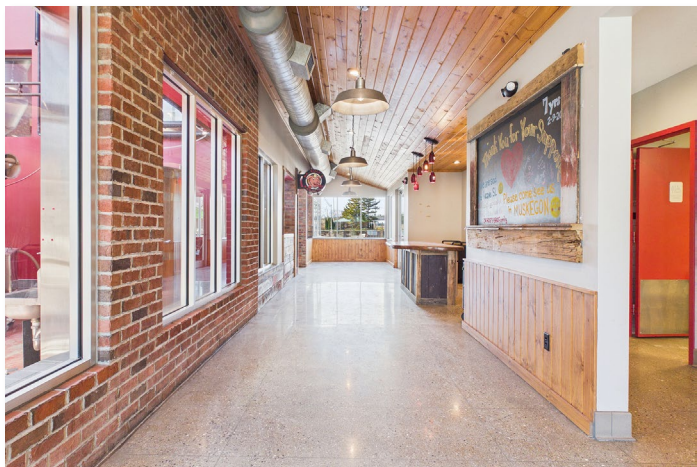
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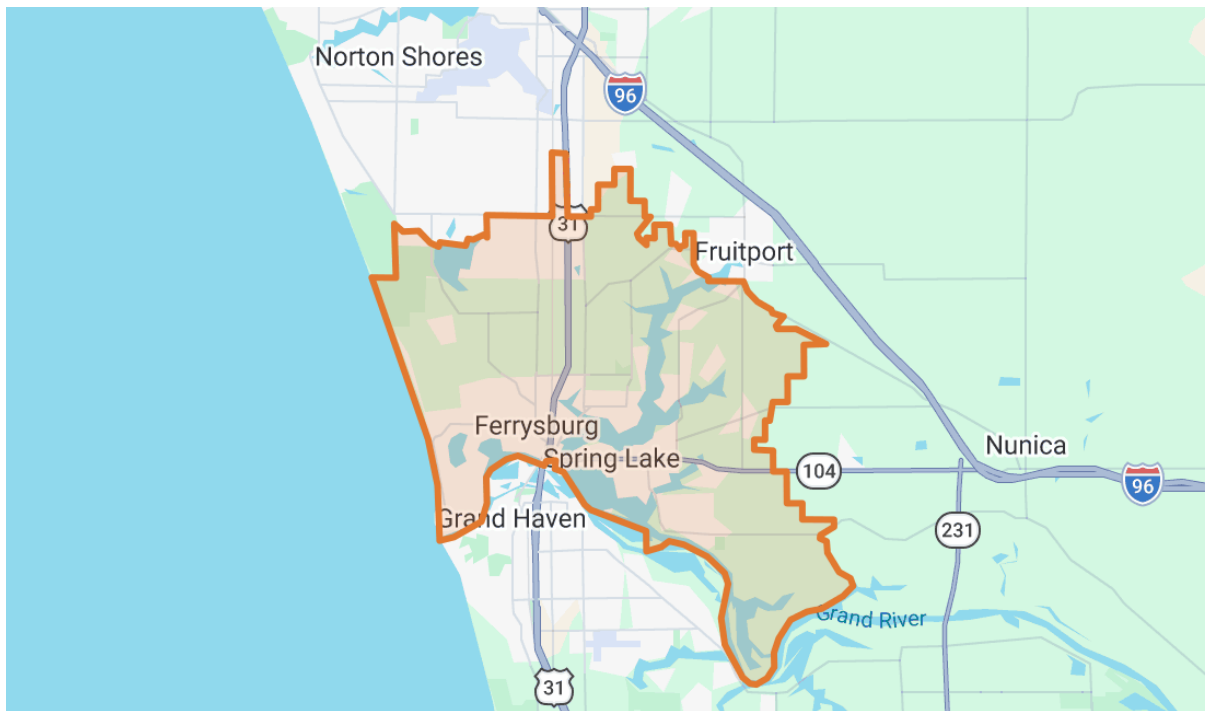
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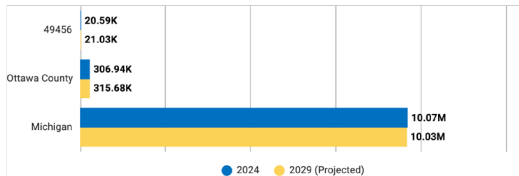
WITHIN 49456 ZIP CODE:



Source: U.S. Census American Community Survey via Esri, 2024
Update Frequency: Annually

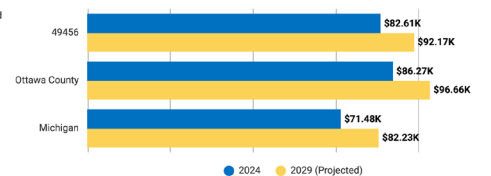
Total Population

This chart shows the total population in an area, compared with other geographies.



Median Household Income

This chart shows the median household income in an area, compared with other geographies.



WITHIN 1, 3, 5 MILE RADIUS:

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	14,734	\$81,868
3 MILE	50,179	\$83,472
5 MILE	84,341	\$85,577

TRAFFIC COUNTS (TWO-WAY)

26,242	M-104 btwn School St and US-31 Crossover
13,264	US-31 off ramp to EB M-104 ramp
3,191	Pine St off ramp at Pine St/W M-104 ramp
57,829	US-31 S of M-104

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BRYAN BENCH, SIOR



Bryan Bench, SIOR, specializes in commercial and industrial real estate throughout West Michigan, providing strategic advisory and transaction services for owners, investors, developers, municipalities, and financial institutions. Since entering the commercial real estate industry in 2000, Bryan has built a reputation for delivering results-driven solutions backed by deep market knowledge and a strong client-first approach.

Prior to his brokerage career, Bryan spent more than 10 years in environmental consulting, focusing on due diligence for commercial and industrial property transfers. This unique background provides clients with a distinct advantage, particularly in transactions involving industrial facilities, redevelopment opportunities, and potential brownfield sites across Michigan. His ability to identify risks, navigate regulatory considerations, and uncover value enhances outcomes for both buyers and sellers.

Bryan's experience includes the sale and leasing of industrial, office, retail, land, and investment properties. By leveraging the collective expertise of the Core Realty Partners team and maintaining a high level of professionalism and responsiveness, he has successfully negotiated a wide range of complex transactions throughout his career.

As a Partner at Core Realty Partners, Bryan manages the firm's Commercial Division and plays a key role in business development, client strategy, and transaction execution. His SIOR designation reflects his proven performance, industry expertise, and commitment to the highest standards of professional excellence in commercial real estate.

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