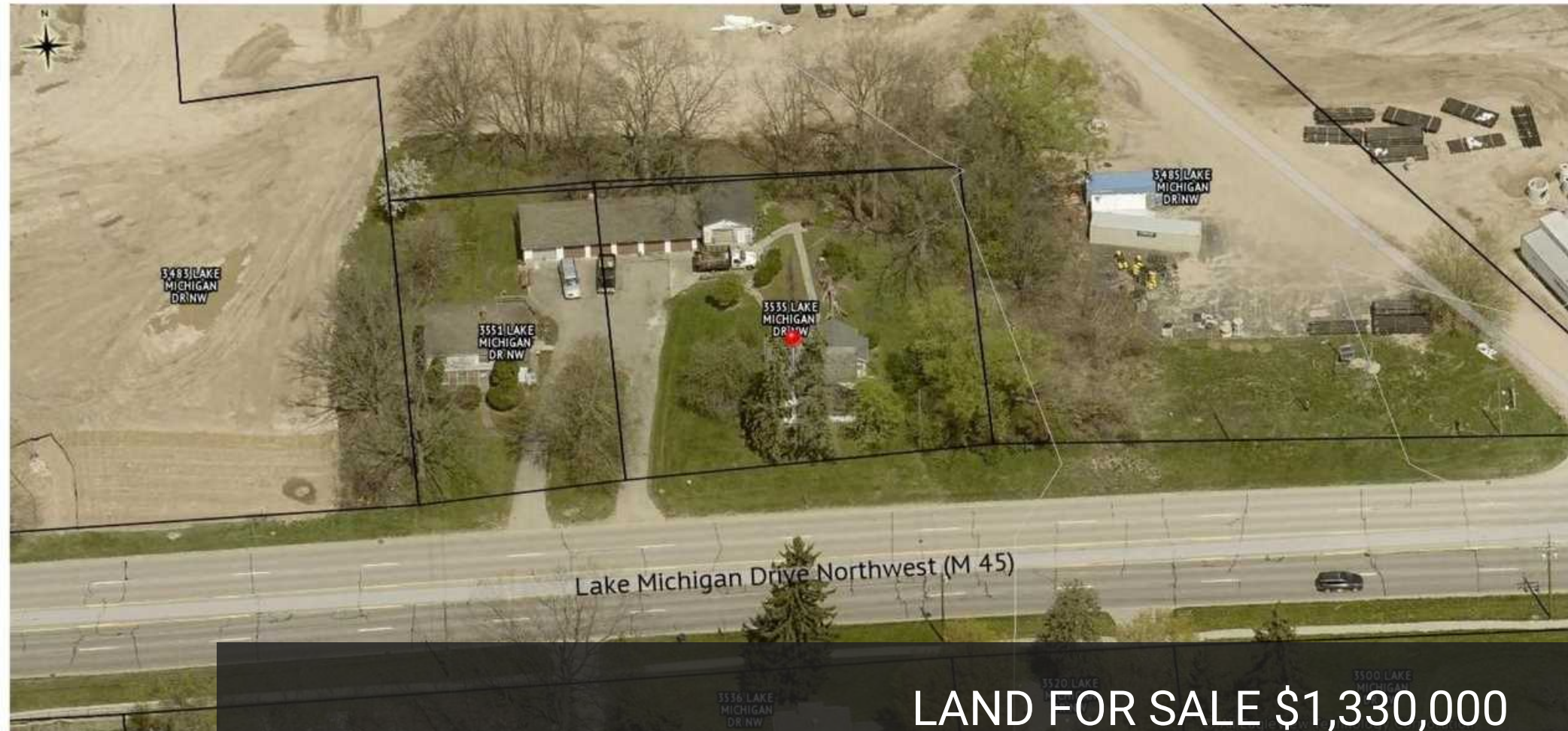


COMMERCIAL LAND FOR SALE

3535 LAKE MICHIGAN DRIVE NORTHWEST, GRAND RAPIDS, MI 49534



LAND FOR SALE \$1,330,000

KELLER WILLIAMS WEST
4301 Canal Avenue Southwest
Grandville, MI 49418



Each Office Independently Owned and Operated

PRESENTED BY:

LARRY BRANSCOMBE
O: (616) 299-6846
bransco@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

3535 LAKE MICHIGAN DRIVE NORTHWEST



OFFERING SUMMARY

PRICE:	\$1,330,000
LOT SIZE:	1.0 Acres
ZONING:	Mixed-Use DEV
APN:	41-13-20-401-002 and 41-13-20-401-003

PROPERTY OVERVIEW

This prime 1-acre parcel located at 3535 & 3551 Lake Michigan Drive NW offers an exceptional opportunity for retail, office, or mixed-use development. Situated on the former Lincoln Lakes golf course, the property boasts outstanding visibility and direct access to Lake Michigan Drive, one of Grand Rapids' key commercial corridors. The site is strategically positioned adjacent to new commercial office and retail developments, making it ideal for businesses seeking exposure in a rapidly growing area.

With its prime location and zoning flexibility, the land offers significant potential for a wide range of commercial applications, including flagship retail stores, office spaces, or a mixed-use development to complement the surrounding growth.

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LOCATION & HIGHLIGHTS

3535 LAKE MICHIGAN DRIVE NORTHWEST



LOCATION INFORMATION

Building Name: Commercial Land for Sale

Street Address: 3535 Lake Michigan Drive Northwest

City, State, Zip: Grand Rapids, MI 49534

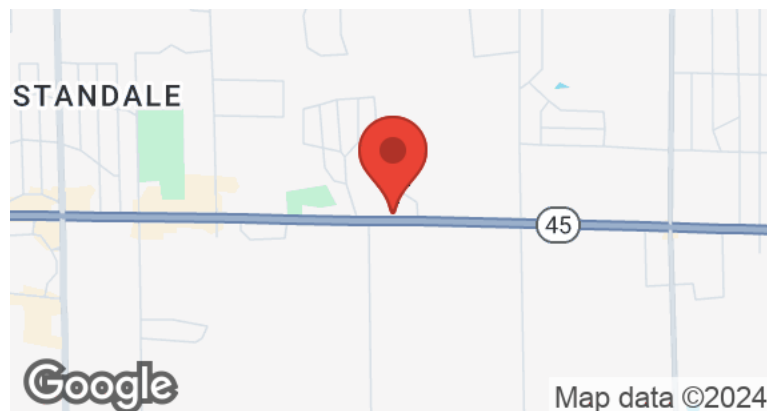


LOCATION OVERVIEW

Lake Michigan Drive NW is one of the busiest commercial corridors in Grand Rapids, offering both high visibility and traffic flow for businesses. The area is experiencing significant growth and revitalization, particularly with the addition of Waterford Village and surrounding developments, making this property an excellent location for those looking to capitalize on Grand Rapids' expanding urban landscape.

PROPERTY HIGHLIGHTS

- Prime Location: Direct frontage on Lake Michigan Drive NW, providing unparalleled visibility and access.
- High Traffic Exposure: Positioned along a major commercial route with heavy daily traffic, ideal for retail or office spaces seeking high foot and vehicle traffic.
- Adjacent to Waterford Village: A new residential community with 250 multi-family units, providing a steady customer base for businesses in the area.
- Expanding Commercial Hub: Directly next to new office and retail developments, offering the opportunity to integrate into a growing commercial district.
- Flexible Development Options: Ideal for a variety of uses including retail, office, or mixed-use development. Zoned for commercial/mixed-use development to suit your business needs.



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PROPERTY PHOTOS

3535 LAKE MICHIGAN DRIVE NORTHWEST



Lakemichigandrive



05/05/2023



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LOCATION MAPS

3535 LAKE MICHIGAN DRIVE NORTHWEST



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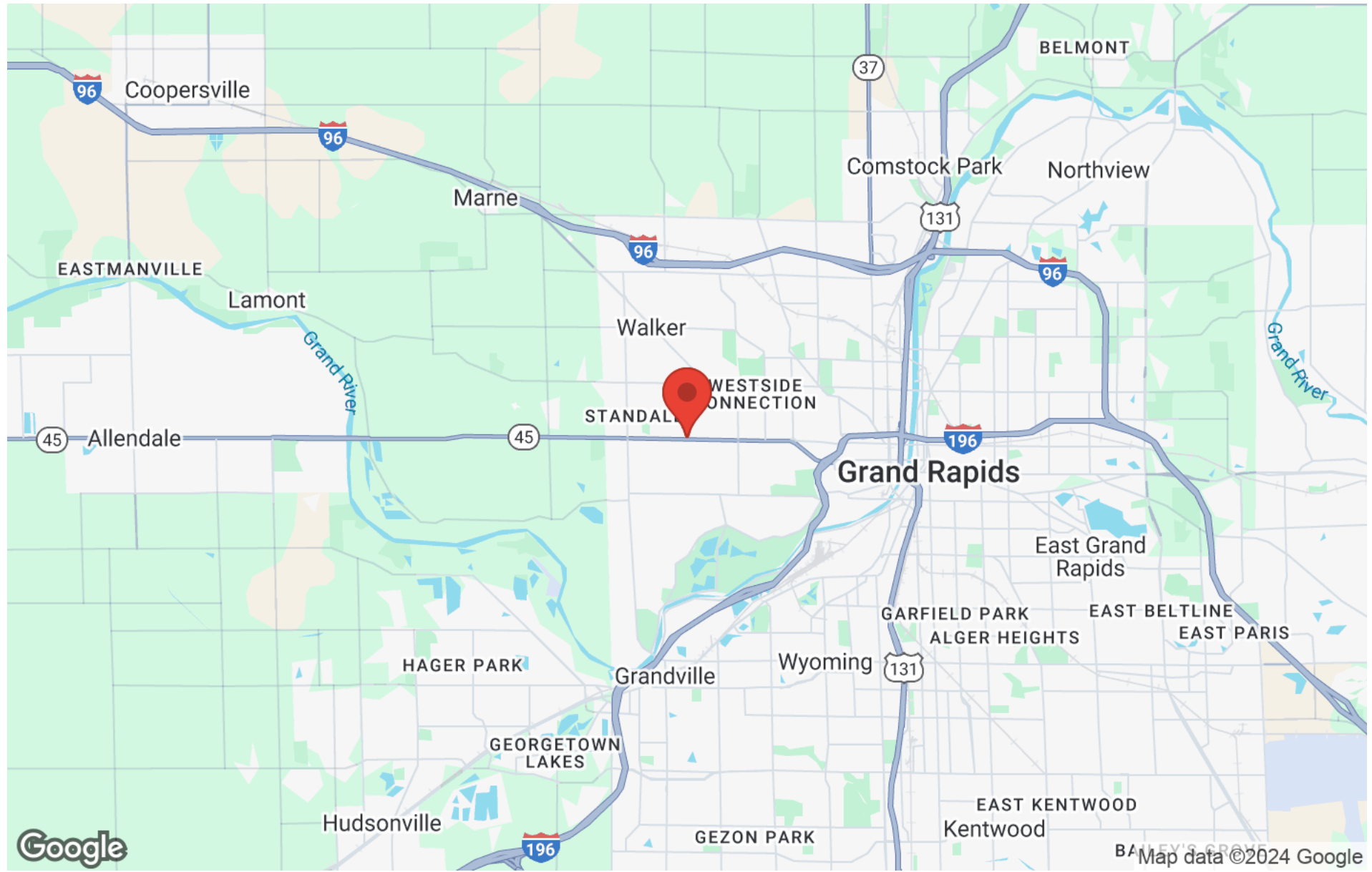


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REGIONAL MAP

3535 LAKE MICHIGAN DRIVE NORTHWEST



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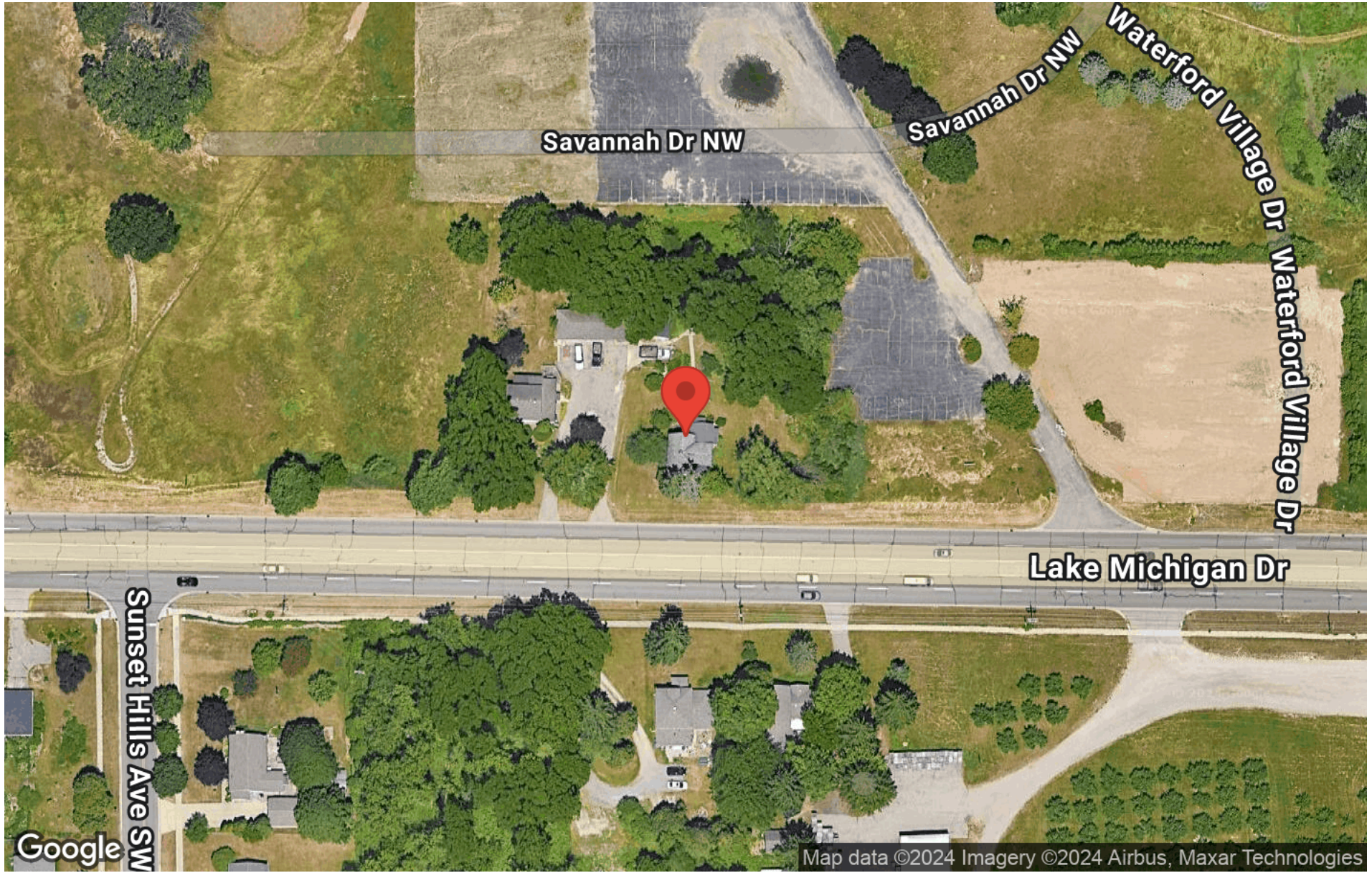
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Map data ©2024 Google

AERIAL MAP

3535 LAKE MICHIGAN DRIVE NORTHWEST



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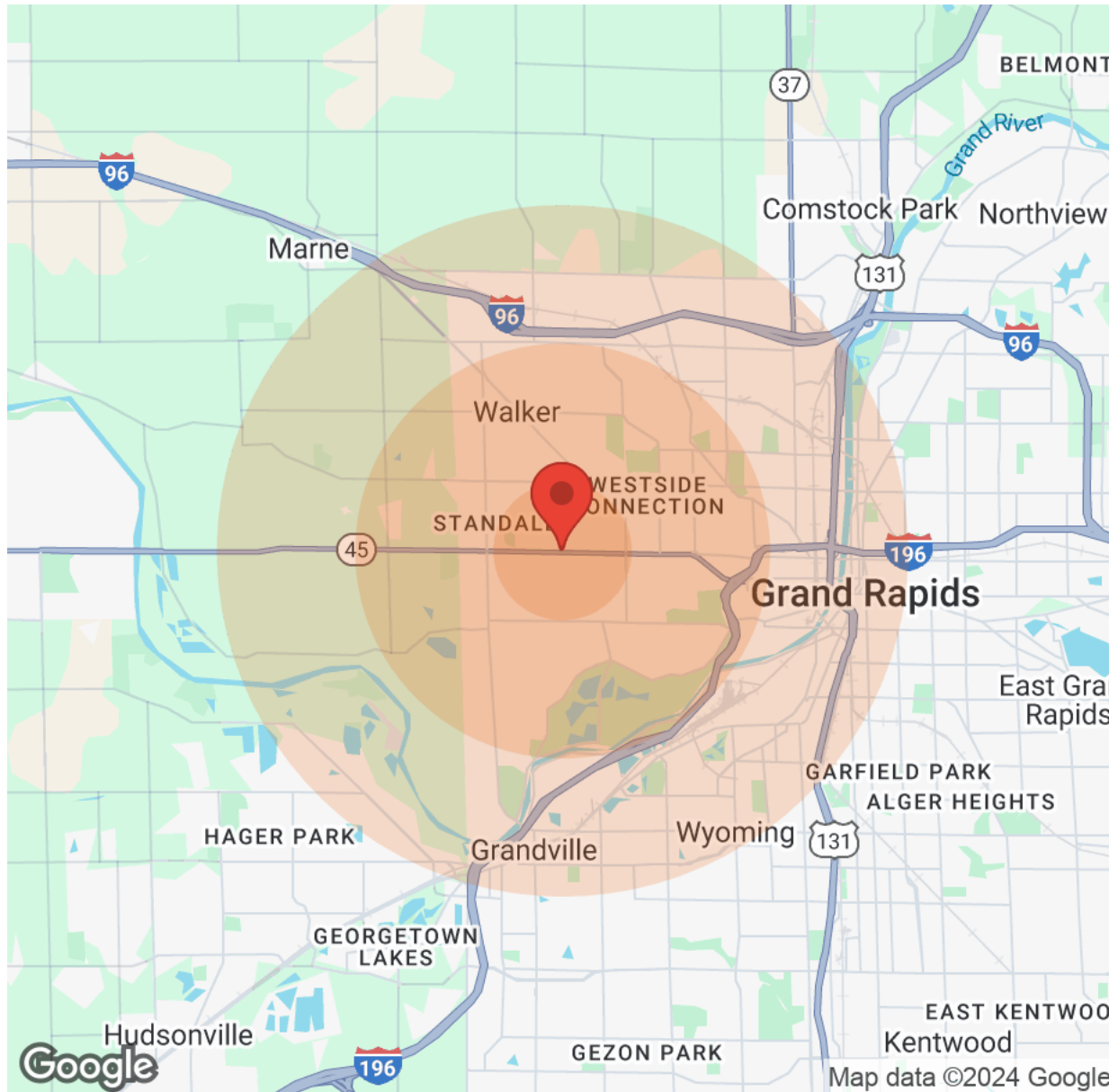
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DEMOGRAPHICS

3535 LAKE MICHIGAN DRIVE NORTHWEST



Population	1 Mile	3 Miles	5 Miles
Male	3,800	17,624	64,940
Female	4,147	19,040	66,089
Total Population	7,947	36,664	131,029

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,431	6,637	29,133
Ages 15-24	846	4,523	17,942
Ages 25-54	3,656	14,585	54,156
Ages 55-64	878	4,512	13,567
Ages 65+	1,136	6,407	16,231

Race	1 Mile	3 Miles	5 Miles
White	7,512	34,848	102,079
Black	114	361	9,207
Am In/AK Nat	2	27	341
Hawaiian	N/A	N/A	N/A
Hispanic	318	1,628	27,218
Multi-Racial	534	2,610	37,616

Income	1 Mile	3 Miles	5 Miles
Median	\$44,784	\$51,845	\$38,118
< \$15,000	492	1,751	8,766
\$15,000-\$24,999	484	1,513	6,984
\$25,000-\$34,999	530	1,579	6,233
\$35,000-\$49,999	474	2,210	8,309
\$50,000-\$74,999	753	3,416	9,685
\$75,000-\$99,999	504	2,336	5,090
\$100,000-\$149,999	386	1,909	3,935
\$150,000-\$199,999	65	316	825
> \$200,000	22	153	542

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,125	16,529	56,465
Occupied	3,760	15,469	51,019
Owner Occupied	2,042	11,375	29,969
Renter Occupied	1,718	4,094	21,050
Vacant	365	1,060	5,446

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