

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

SVN / Investment Property Advisors is pleased to offer this former Applebee's with frontage on Grand Rapids most significant Commercial Artery. Potential New Restaurant, Retail, Owner/User or Redevelopment Opportunity on 28th St-Grand Rapids primary East-West artery.

## PROPERTY HIGHLIGHTS

- PRICED AT CITY APPRAISED VALUE
- New Restaurant or Redevelopment Opportunity
- ~200' Frontage on Major Commercial Artery-28th St
- Near US 131 Highway Interchange

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,825,623
<b>LOT SIZE:</b>	1.67 Acres
<b>BUILDING SIZE:</b>	5,295 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	230	1,167	5,625
<b>TOTAL POPULATION</b>	676	3,193	14,986
<b>AVERAGE HH INCOME</b>	\$52,600	\$53,356	\$53,773

DAVID DE MAAGD, CPA, MBA  
O: 616.399.3955  
david.demaagd@svn.com

# ADDITIONAL PHOTOS

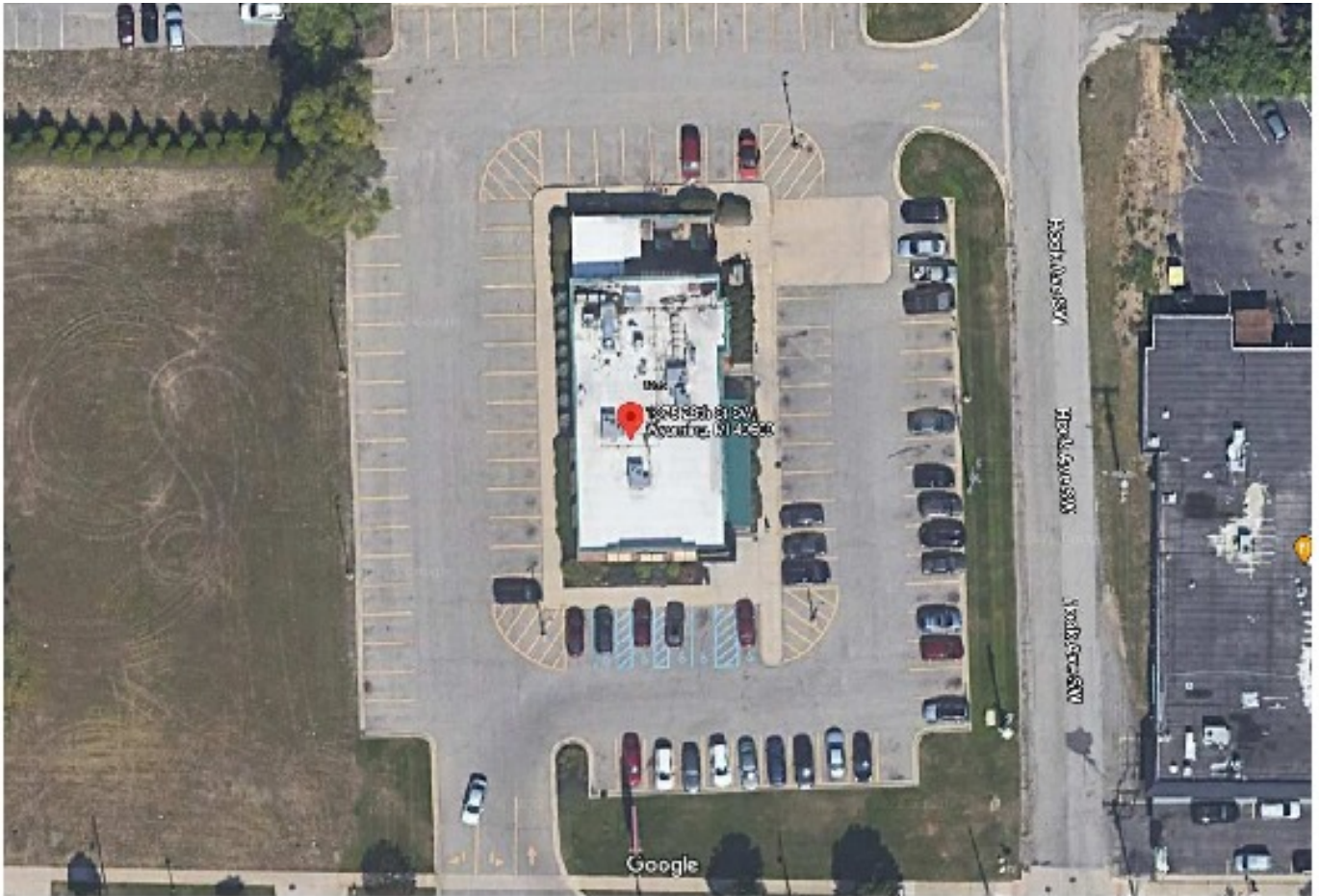
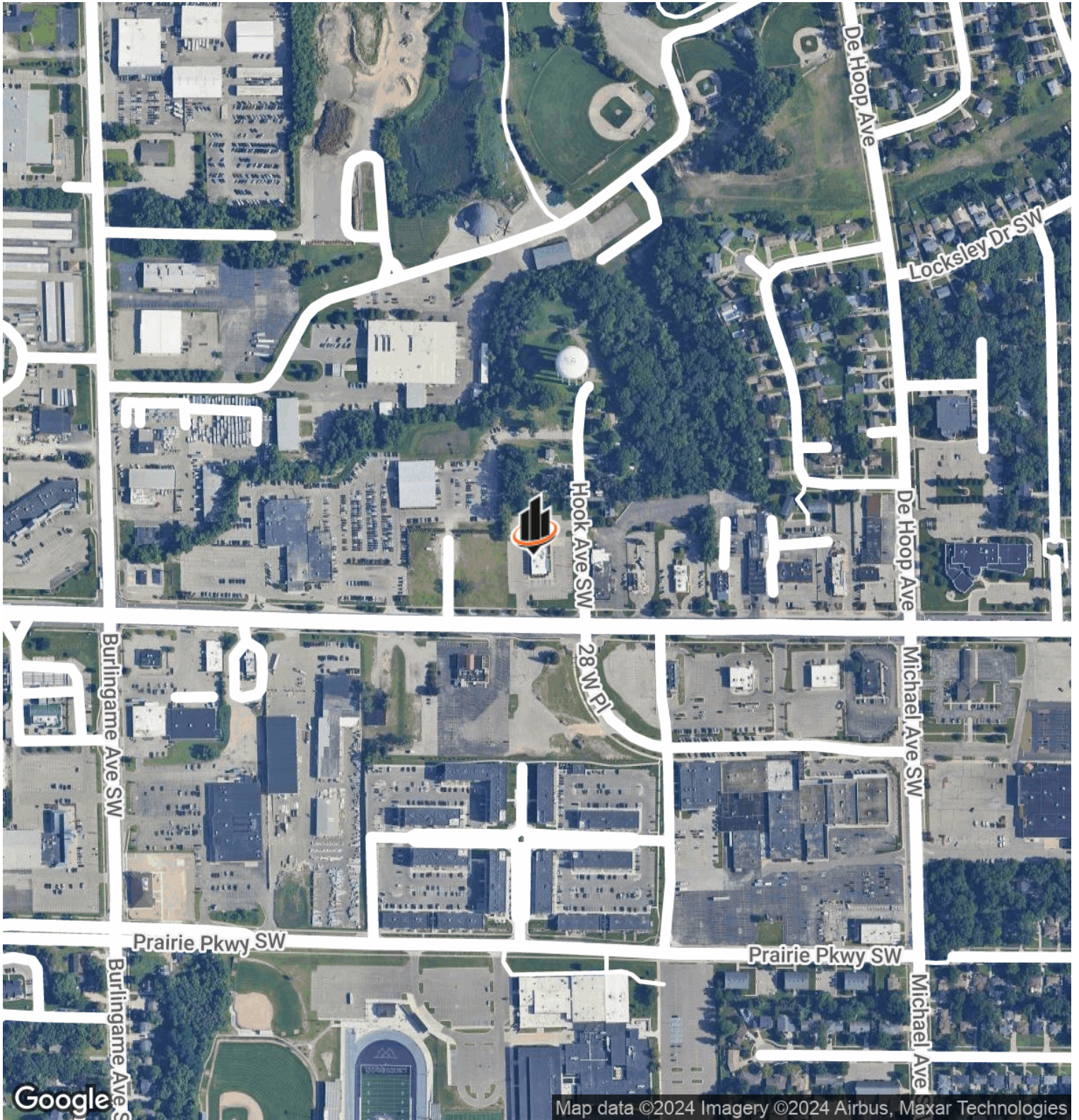


Image by Google Earth, Map data © 2022

DAVID DE MAAGD, CPA, MBA  
O: 616.399.3955  
david.demaagd@svn.com



# LOCATION MAP



DAVID DE MAAGD, CPA, MBA  
O: 616.399.3955  
david.demaagd@svn.com



# ADDITIONAL PHOTOS



DAVID DE MAAGD, CPA, MBA  
O: 616.399.3955  
david.demaagd@svn.com



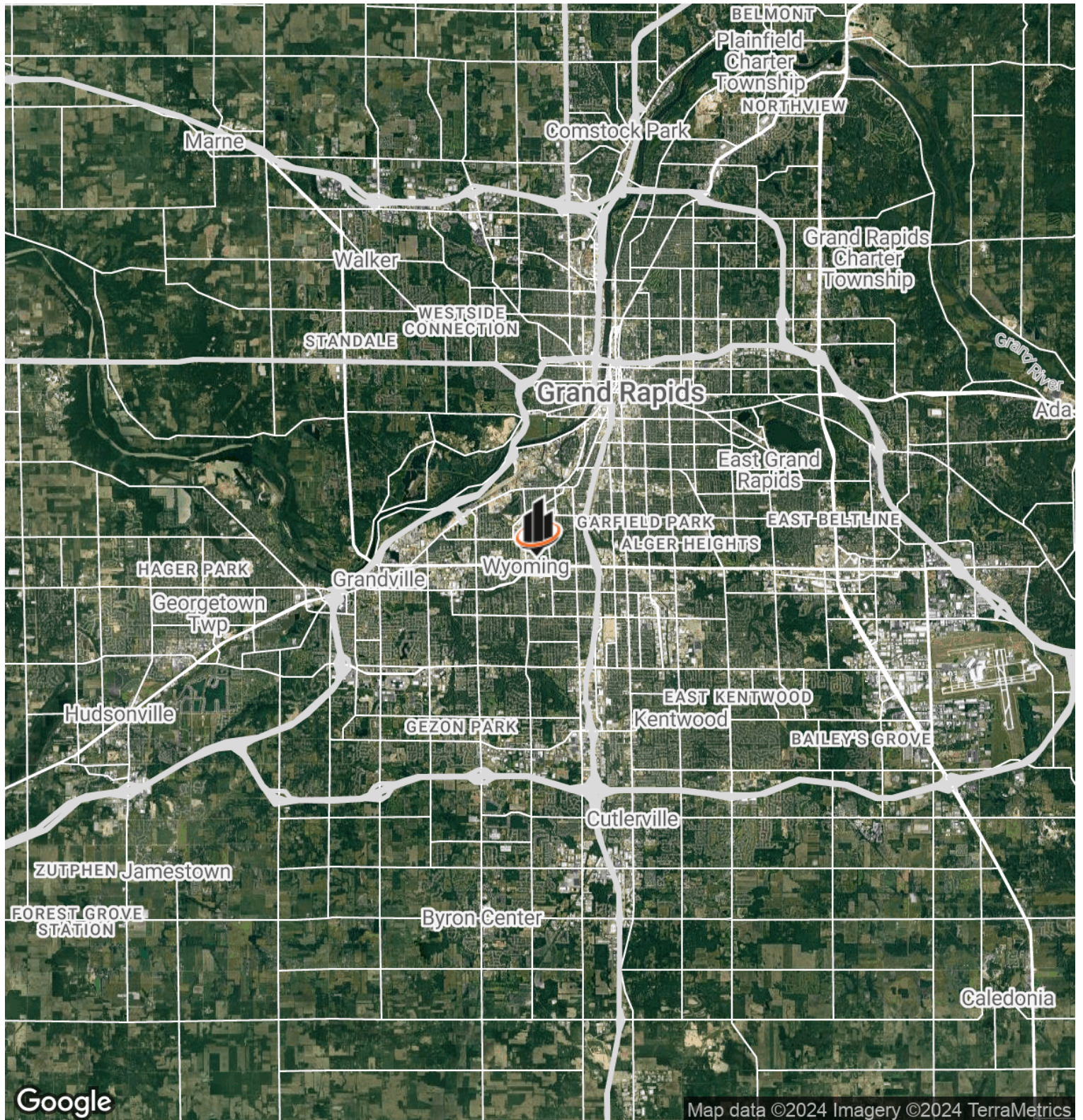
## ADDITIONAL PHOTOS



DAVID DE MAAGD, CPA, MBA  
O: 616.399.3955  
david.demaagd@svn.com



# LOCATION MAP



DAVID DE MAAGD, CPA, MBA  
O: 616.399.3955  
david.demaagd@svn.com

NEW RESTAURANT OR REDEVELOPMENT OPPORTUNITY- 28TH ST SW, WYOMING, MI | 1375 28th St SW Grand Rapids, MI 49509SVN | INVEST







## ADVISOR BIO



### DAVID DE MAAGD, CPA, MBA

Managing Director

david.demaagd@svn.com

**Direct:** 616.399.3955 | **Cell:** 616.566.5790

## PROFESSIONAL BACKGROUND

David De Maagd, CPA, MBA | Broker & Managing Director

David serves as Managing Director for SVN / Investment Property Advisors and has extensive experience with Single Tenant Net Leased Investments, including Dollar General, Family Dollar, Applebee's, Arby's, Advance Auto, Autozone, drug stores, shopping centers, industrial and office properties and sale/leasebacks.

David has won local & national awards, including repeated "Biggest Sale" and "CoStar Powerbroker" awards.

De Maagd was former Treasurer and Director of Taxes for Magna Donnelly Corporation and a CPA for Ernst & Young in West Michigan. De Maagd is a member of the Michigan Association of Certified Public Accountants, the American Institute of Certified Public Accountants and past President and Member of the West Michigan Chapter of Tax Executives Institute.

De Maagd is a CPA and has earned a business/accounting degree from Calvin College and an MBA from the University of Michigan and resides in Holland Michigan with his wife Karen.

#### SVN | Investment Property Advisors

1197 Silverstone Rd.  
Holland, MI 49424  
616.399.3955

DAVID DE MAAGD, CPA, MBA

O: 616.399.3955

david.demaagd@svn.com

## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

DAVID DE MAAGD, CPA, MBA  
O: 616.399.3955  
david.demaagd@svn.com