

PRIME MICHIGAN ST FRONTAGE

LOCATED ALONG MICHIGAN ST CORRIDOR



OnQ
COMMERCIAL
REAL ESTATE

709 Michigan Street NE
Grand Rapids, MI 49503

SALE PRICE
\$299,000



0.12 ACRES

FOR SALE

INVESTMENT HIGHLIGHTS



Description

Rare opportunity to acquire a high-visibility development parcel along Michigan Street NE, one of Grand Rapids' most active commercial corridors. This 0.12-acre vacant land site offers excellent frontage and exposure to strong daily traffic counts, providing an ideal location for retail, service, or office users seeking a prominent presence in a densely populated urban trade area.

Address

709 Michigan Street NE
Grand Rapids, MI 49503

Features

0.12 Acres

Ideal for Retail, Coffee, QSR, or Service Uses

Zoned TBA (Traditional Business Area)

Densely Populated

Excellent Road Visibility

Surrounded by 400+ Apartments

Sale Price

\$299,000

Traffic Counts

Michigan Street NE - 11,361 + cpd

Gerald R. Ford Fwy E (I-96) - 39,312+ cpd

Gerald R. Ford Fwy W (I-96) - 38,221+ cpd

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION:	21,885	146,319	266,344
HOUSEHOLDS:	11,471	60,361	107,704
AVG. HOUSEHOLD INCOME:	\$82,460	\$93,191	\$101,678
DAYTIME POPULATION:	20,915	110,459	199,459

The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

MACRO AERIAL



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TN-TBA, TRADITIONAL NEIGHBORHOOD - TRADITIONAL BUSINESS AREA ZONE DISTRICT (LINEAR).

1. The TN-TBA Zone District is designed to reinforce a pedestrian and transit friendly environment in a compact area characterized by a mix of uses. New development on primary and secondary street frontages shall be compatible in use and scale with surrounding, existing uses and structures.
2. Placemaking Elements.
 - a. A mix of small-scale retail, service, entertainment, civic, office and residential uses in appropriate locations are encouraged to enhance the vitality of the areas.
 - b. Retail service uses should be properly located to create a complementary concentration of uses, rather than a series of scattered uses throughout the Linear development character areas. These core areas should be linked by residential, civic, and institutional uses that also complement neighborhood character.
 - c. High quality architectural design and materials are important components of all structures to reinforce existing neighborhood character.
 - d. Small lot sizes, storefront windows, observable building entrances, structures that abut the sidewalk and on-street or hidden off-street parking all contribute towards the establishment of a pedestrian-oriented environment.
 - e. Buildings should have enough developable density to allow for the planned mix of uses, including enough residential and non-retail uses on upper floors to ensure a successful, economically sustainable project.
 - f. While some suburban style development, such as auto-oriented uses, may be developed, they should not be so predominant that a suburban, strip development character is allowed.
3. The recommendations for Traditional Business Area in a Pre-World War II Neighborhood Context, **Chapter 10, Section 10.4.** of the Master Plan applies to these areas.



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JOE QONJA

Principal Broker

C: (248) 977-7799

O: (248) 712-3300

E: joe@onqcre.com

LEO ALLUS

Associate

C: (248) 321-3325

O: (248) 712-3300

E: leo@onqcre.com

100 W. Long Lake Rd. Suite 122 Bloomfield Hills, MI 48304

www.onqcre.com

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