

SALE

LAND



# 5230 KALAMAZOO AVE. SE



5230 KALAMAZOO AVE. SE, KENTWOOD, MI 49508

### PROPERTY OVERVIEW

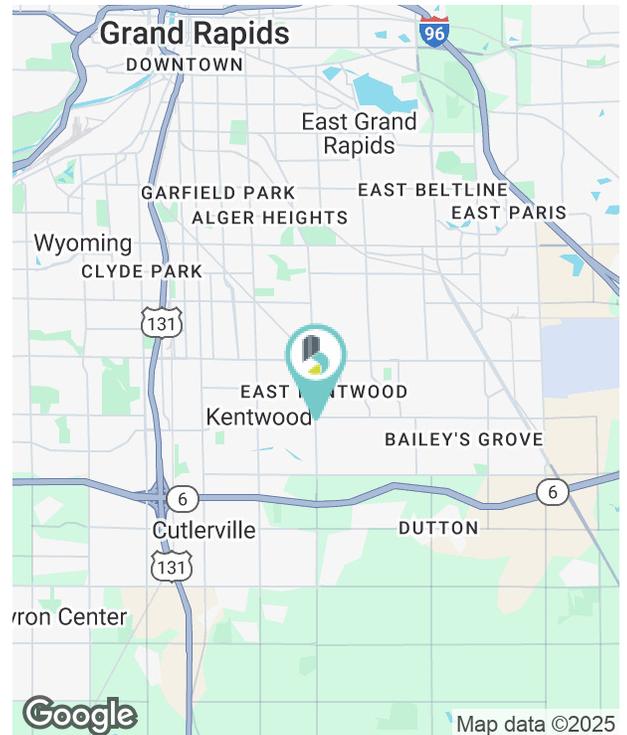
Take advantage of this opportunity to build on a corner lot which features pylon signage, possibilities for a double-sided back-lit sign, and two curb cuts for entry and exit to and from the property! This high traffic location would be perfect for a car wash, gas station, automobile repair service, transit/bus stop, child care center, retail outlet or restaurant, medical office, or general office.

### PROPERTY HIGHLIGHTS

- High traffic intersection at Kalamazoo Ave. and 52nd St. (17,000/day)
- Two curb cuts
- Pylon sign included with sale
- Over 250 feet of frontage on Kalamazoo Ave. & 200 feet on 52nd St.

<b>SALE PRICE</b>	<b>\$625,000</b>
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Lot Size:	1.67 Acres
Zoning:	C-4
Kentwood will support C-5	



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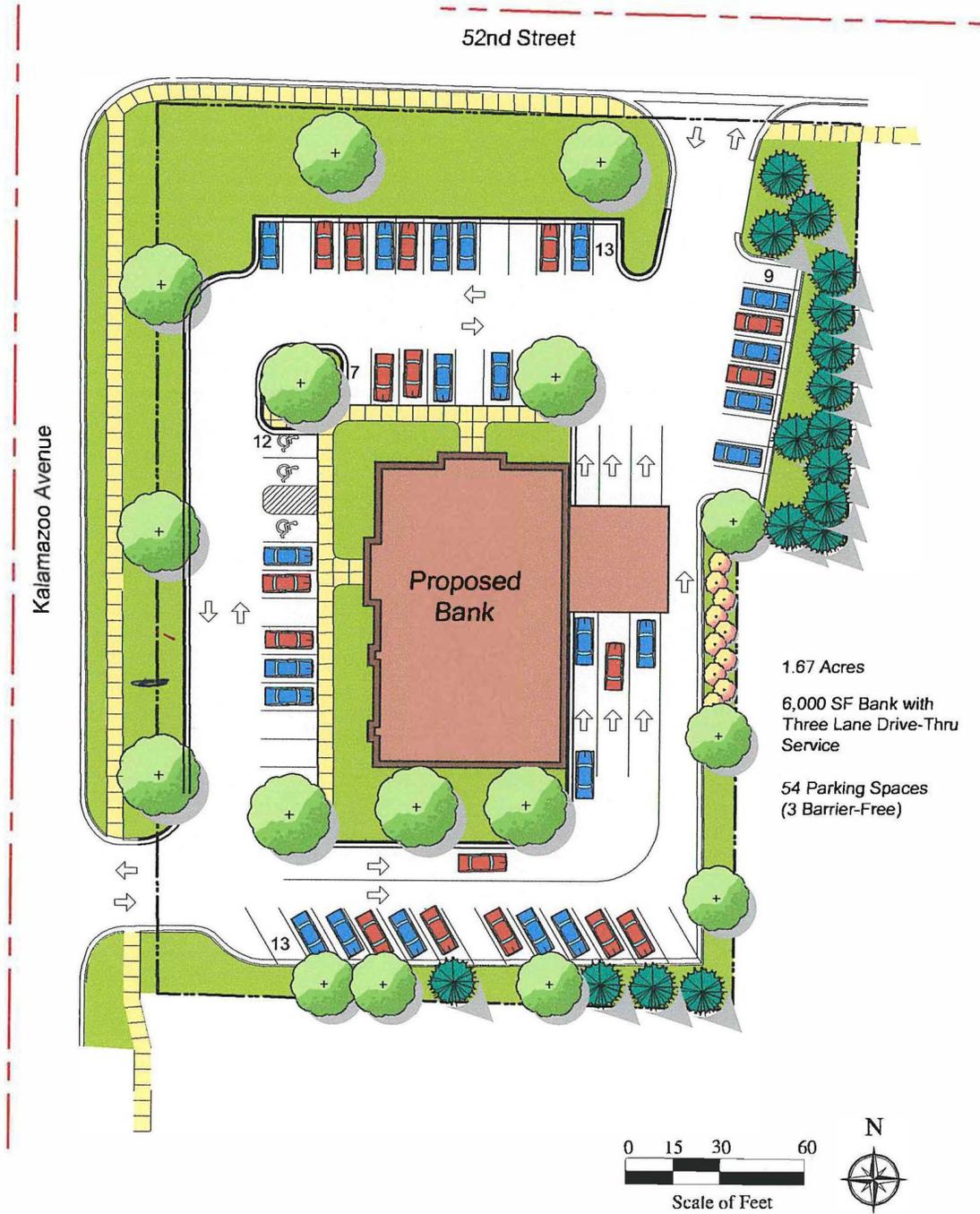
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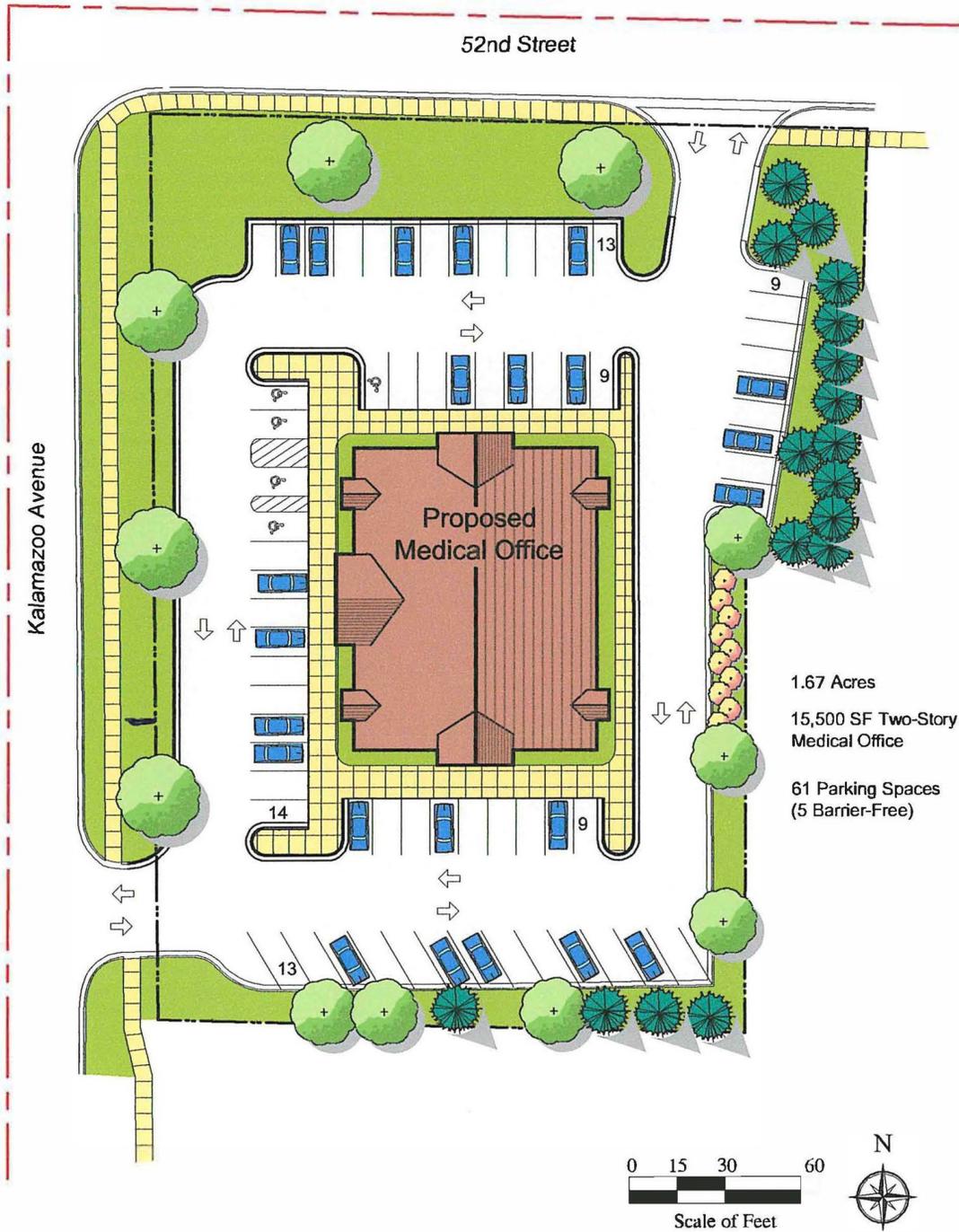
Broker Disclosure: A real estate licensee holds a beneficial interest in this property



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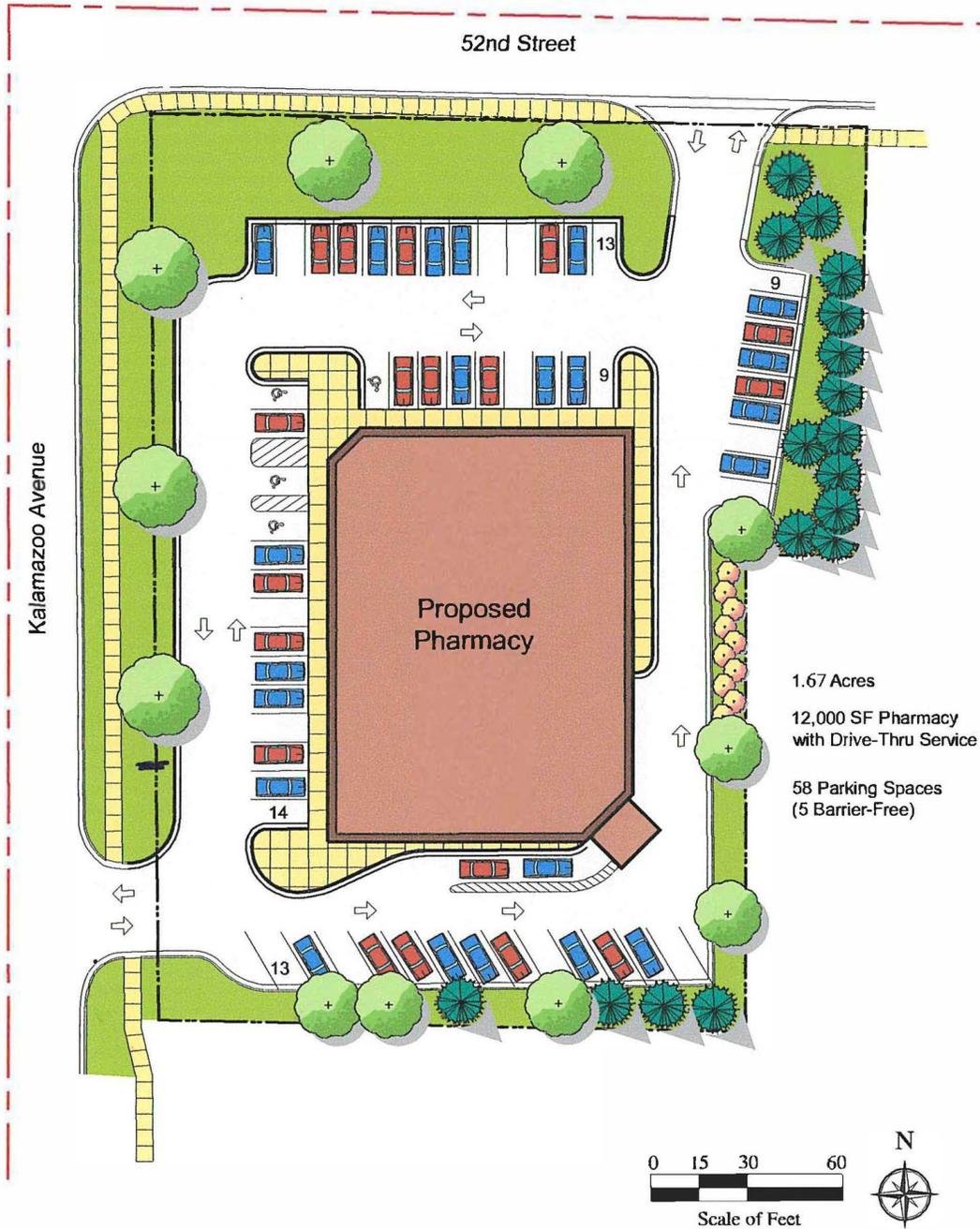
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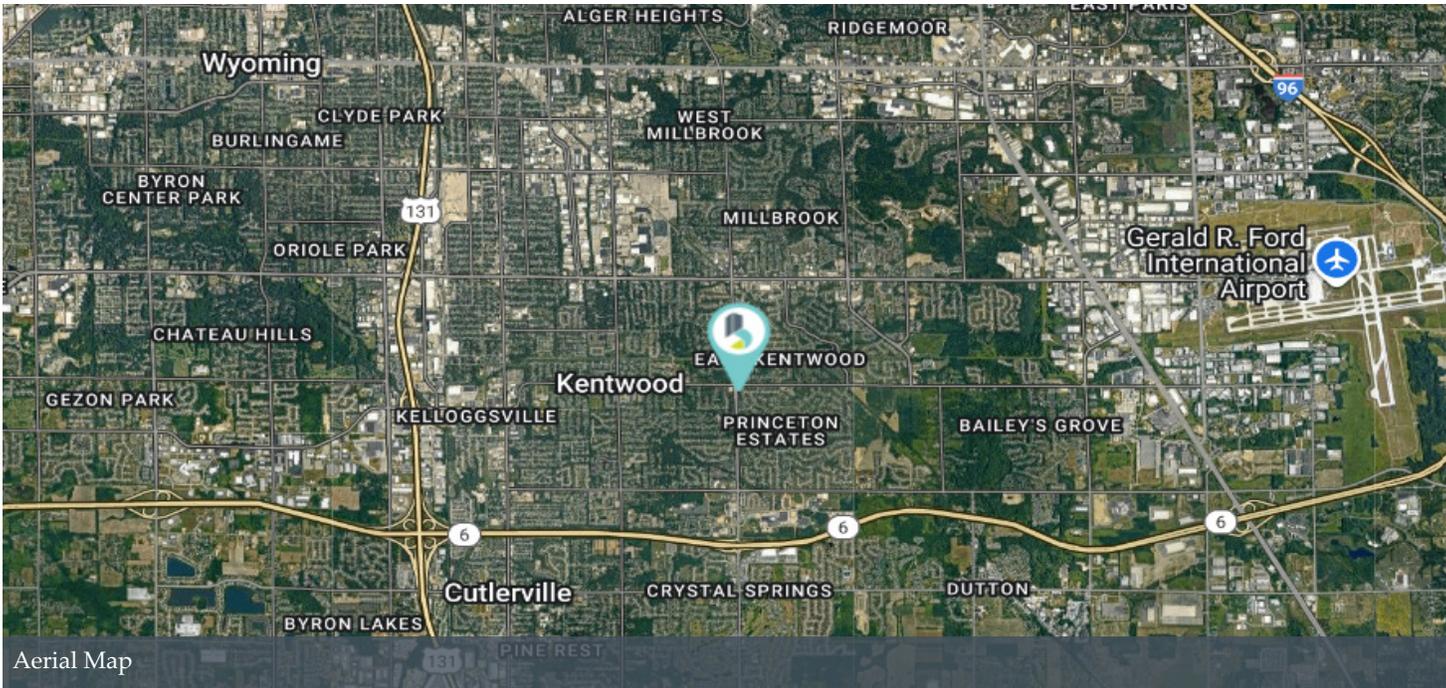
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Looking East



Aerial Map

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## ZONING INFORMATION

- C-4
- Kentwood will support C-5

## PERMITTED USES:

- Restaurants - Excluding Drive-Thru
- Commercial Schools
- Free Standing Financial Institutions
- Funeral Homes
- Hotels / Motels
- Personal Service Establishment
- Radio / TV Stations
- Emergency Medical Centers
- Training Facility
- Hospitals
- Municipal / Public Service Activities
- Recreation Facilities (Indoor / Outdoor)
- Utility Substations / Transmission Lines / Pressure Controls
- Clinics - Dogs
- Offices - Medical & General
- Accessory Buildings
- Assembly Buildings
- Conference / Banquet Facility
- Free Standing / Off-Street Parking
- Places of Religious Worship

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,952	33,454	72,915
Total Population	13,639	87,339	191,638
Average HH Income	\$61,998	\$55,739	\$57,679
Traffic Count	17,099		

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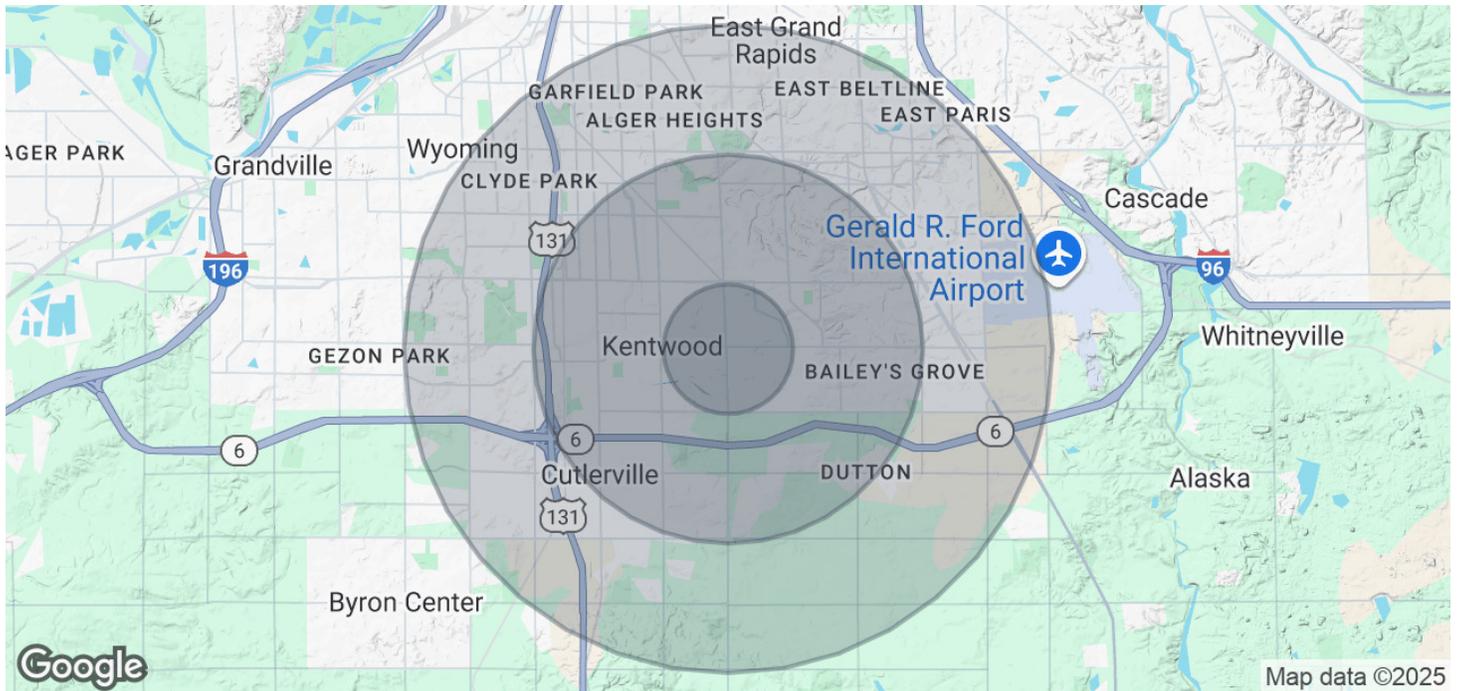


# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,108	87,523	189,662
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,822	33,131	72,658
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$101,066	\$90,093	\$91,947
Average House Value	\$292,288	\$274,258	\$279,430

Demographics data derived from AlphaMap

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