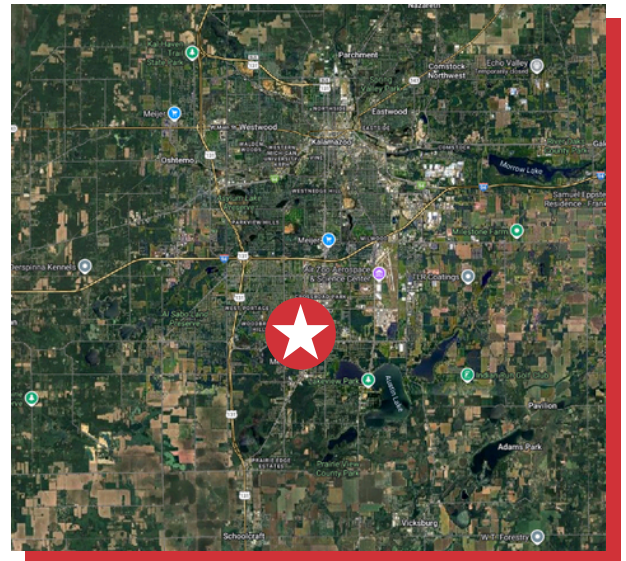




1315 & 1351 W. CENTRE AVE PORTAGE MI 49024

- For Sale: \$800,000 (\$190,930 / Acre)
- Site Size: 4.19 Acres
- Zoning: OS-1 (Office Services)
- Location: W. Centre Avenue (23,670 VPD)
- Description: Largest available development site between Shaver Road and US-131
- Permitted Uses: Office, Medical Office, Banks and more (see page 4)



FOR MORE INFORMATION, CONTACT:

CHANDLER KENNEL
616.575.7006
chandler@naiwwm.com

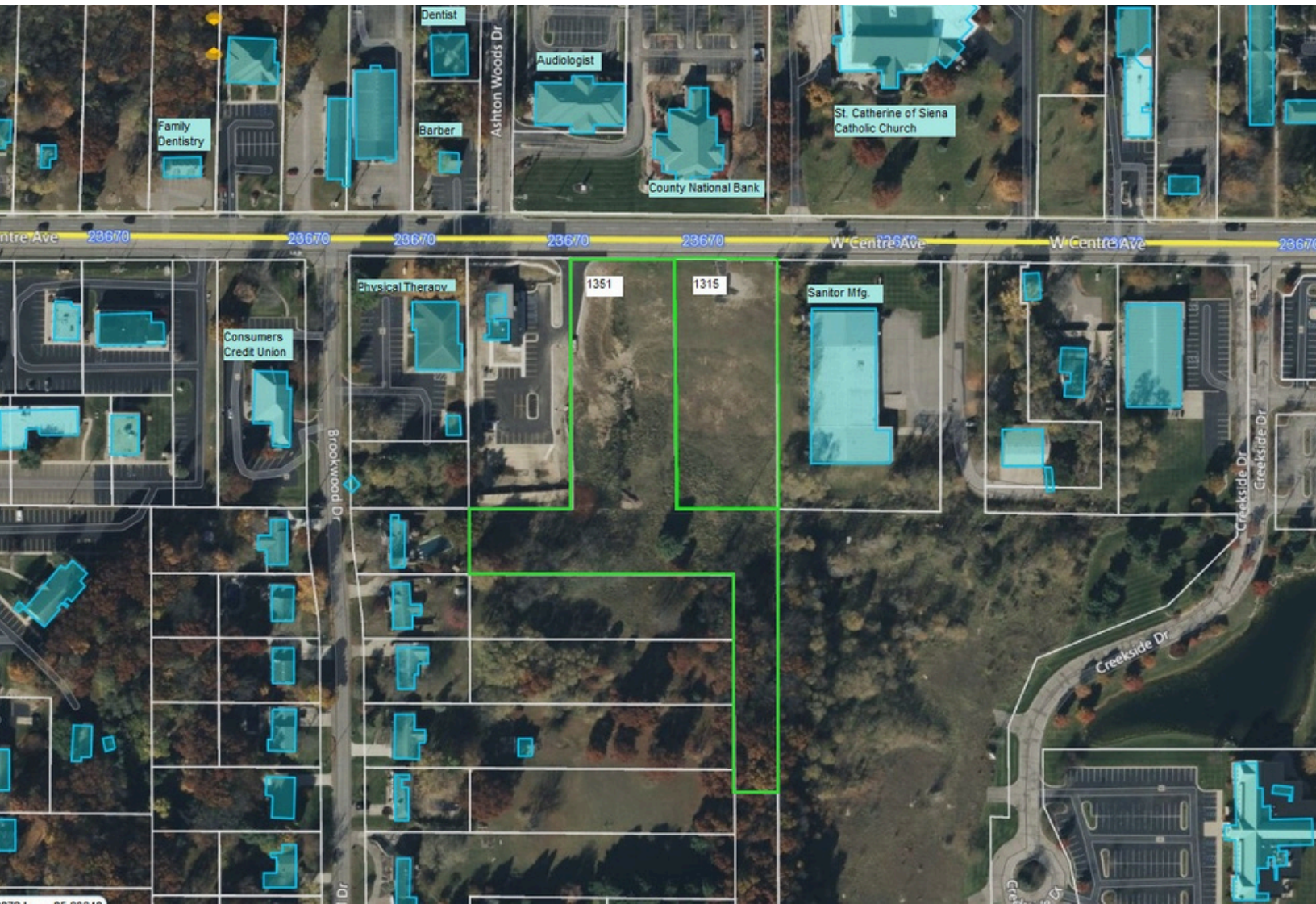
BOB LOTZAR
616.575.7041
bobl@naiwwm.com



naiwwm.com | 616.776.0100

PARCELS AND TRAFFIC COUNT

FOR SALE
LAND USE



 **1315 & 1351 W CENTRE**
PORTAGE MI 49024

NAI Wisinski of
West Michigan

SALE OVERVIEW

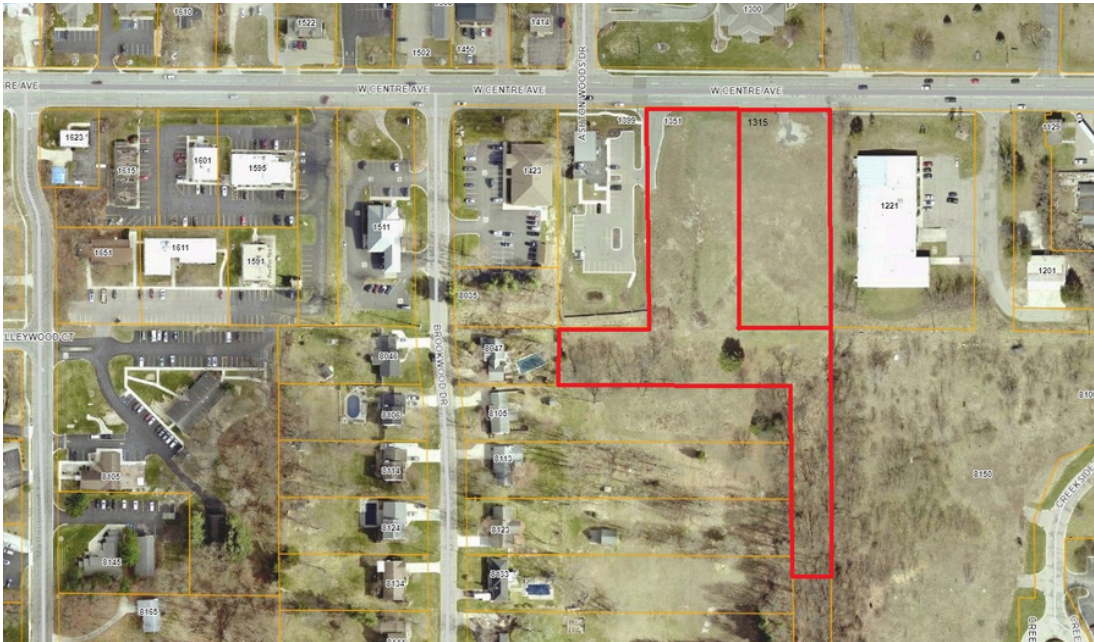
FOR SALE
LAND USE

SALE INFORMATION

| | | | |
|-----------------------|---------------------------|---------------------------|-----------------|
| Sale Price: | \$800,000 | | |
| Municipality: | City of Portage | | |
| | 1315 W CENTRE AVE. | 1351 W CENTRE AVE. | COMBINED |
| Acreage: | 1.30 Acres | 2.85 Acres | 4.15 Acres |
| PPN: | 10-00021-135-A | 10-00021-145-A | |
| SEV (2025): | \$100,500 | \$162,800 | \$263,300 |
| Taxable Value (2025): | \$65,815 | \$138,482 | \$204,297 |
| Summer Taxes (2025): | \$3,794.40 | \$7,983.91 | \$11,778.31 |
| Winter Taxes (2024): | \$346.69 | \$729.51 | \$1,076.20 |
| Total Taxes (2024): | \$4,141.09 | \$8,713.42 | \$12,854.51 |

LEGAL DESCRIPTIONS

NW QTR OF SEC 21, TWP 3 S, R 11 W, BEG AT A PT ON N LINE OF SD SEC 21 THAT IS 1262.55 FT S 88 DEG 50 MIN 52 SEC E OF THE NW COR OF SD SEC 21; TH S 88 DEG 50 MIN 52 SEC E 66 FT; TH S 00 DEG 45 MIN 29 SEC W ON SD E LINE 402 FT; TH N 88 DEG 50 MIN 52 SEC W 153.43; TH N 00 DEG 45 MIN 29 SEC E 369 FT; TH S 88 DEG 50 MIN 52 SEC E 87.43 FT; TH N 00 DEG 45 MIN 29 SEC E 33 FT TO POB. CONTAINING 1.35 ACRES + - SPLIT ON 11/03/2021 WITH 00021-140-O, 00021-145-O, 00021-150-A, 00021-150-B, 01000-056-B INTO 00021-135-A, 00021-145-A, 00021-150-C; NW QTR SEC 21, TWP 3 S, R 11 W; BEG 1021.71 FT E OF NW COR OF SD SEC 21; TH E 76.89 FT; TH S 33 FT; TH E 76.54 FT; TH S 369 FT; TH E 153.43 FT; TH N 420.40 FT; TH W 66 FT; TH N 326.13 FT; TH W 388.69; TH N 94.82 FT; TH E 147.56 FT; TH N 402 FT TO POB. CONTAINING 2.84 ACRES + - SPLIT ON 11/03/2021 WITH 00021-135-O, 00021-140-O, 00021-150-A, 00021-150-B, 01000-056-B INTO 00021-135-A, 00021-145-A, 00021-150-C;

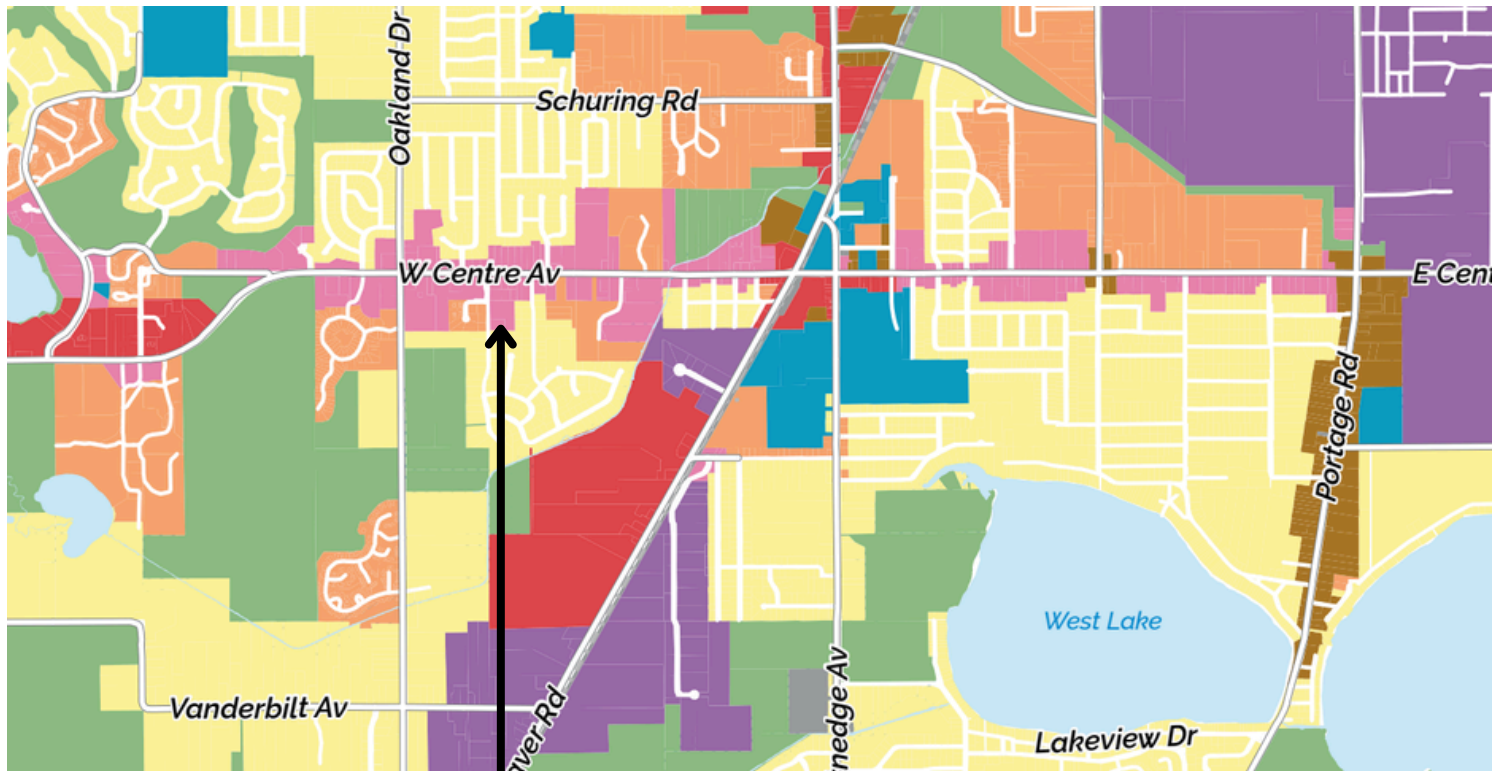


 **1315 & 1351 W CENTRE**
PORTAGE MI 49024

NAI Wisinski of
West Michigan

FUTURE LAND USE MAP CITY OF PORTAGE

FOR SALE
LAND USE



Future Land Use

- Single Family Residential
- Mixed Residential
- Local Commercial
- Community Commercial
- Mixed-Use
- Industrial
- Parks / Open Space
- Public / Institutional
- Transportation / Utilities

Portage Forward Together 2045 Master Plan | Land Use and Development

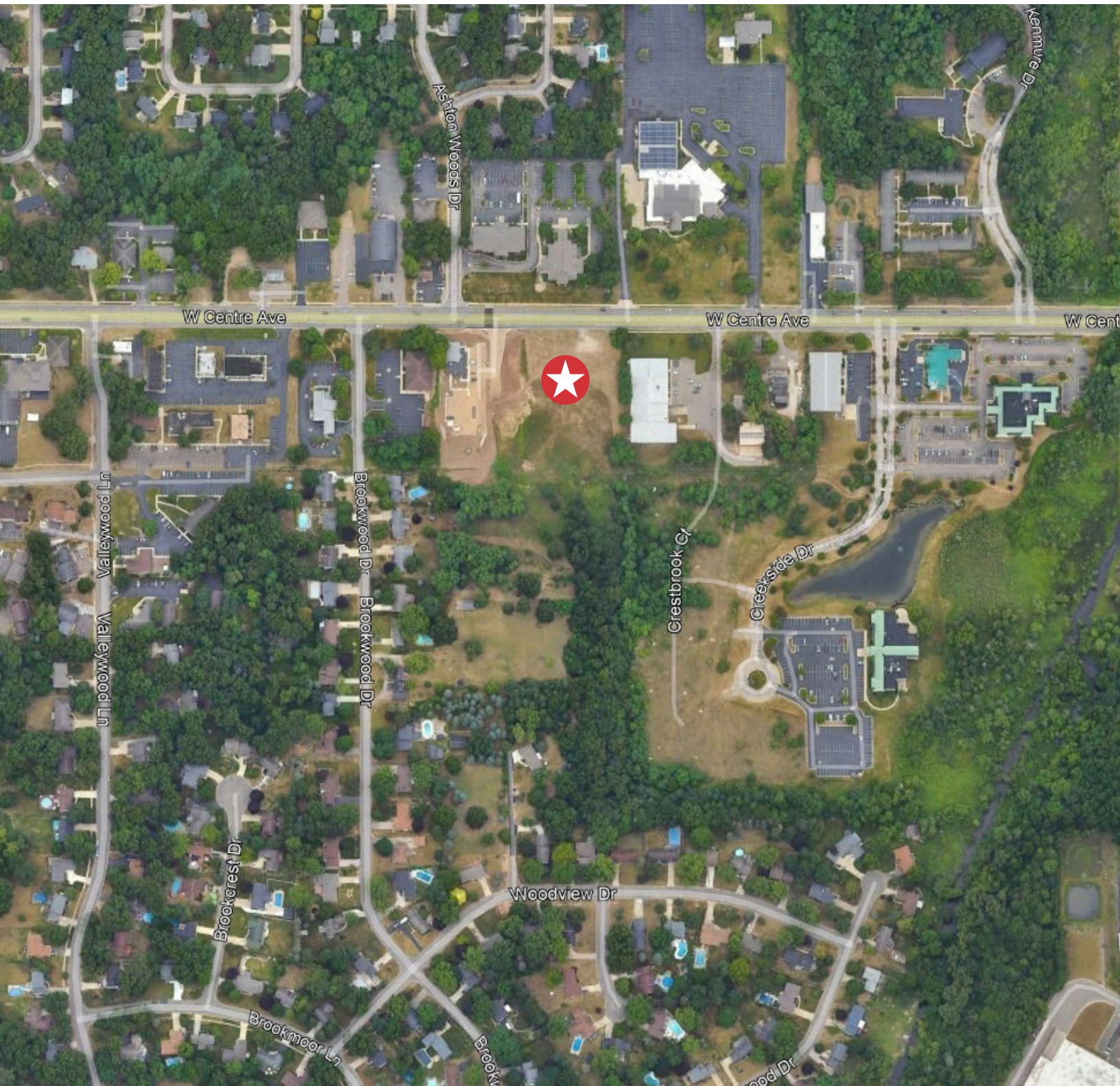
<https://www.portagemi.gov/869/Planning-Zoning-Code-Enforcement>

1315 & 1351 W CENTRE
PORTAGE MI 49024

NAI Wisinski of
West Michigan

AERIAL MAP

FOR SALE
LAND USE

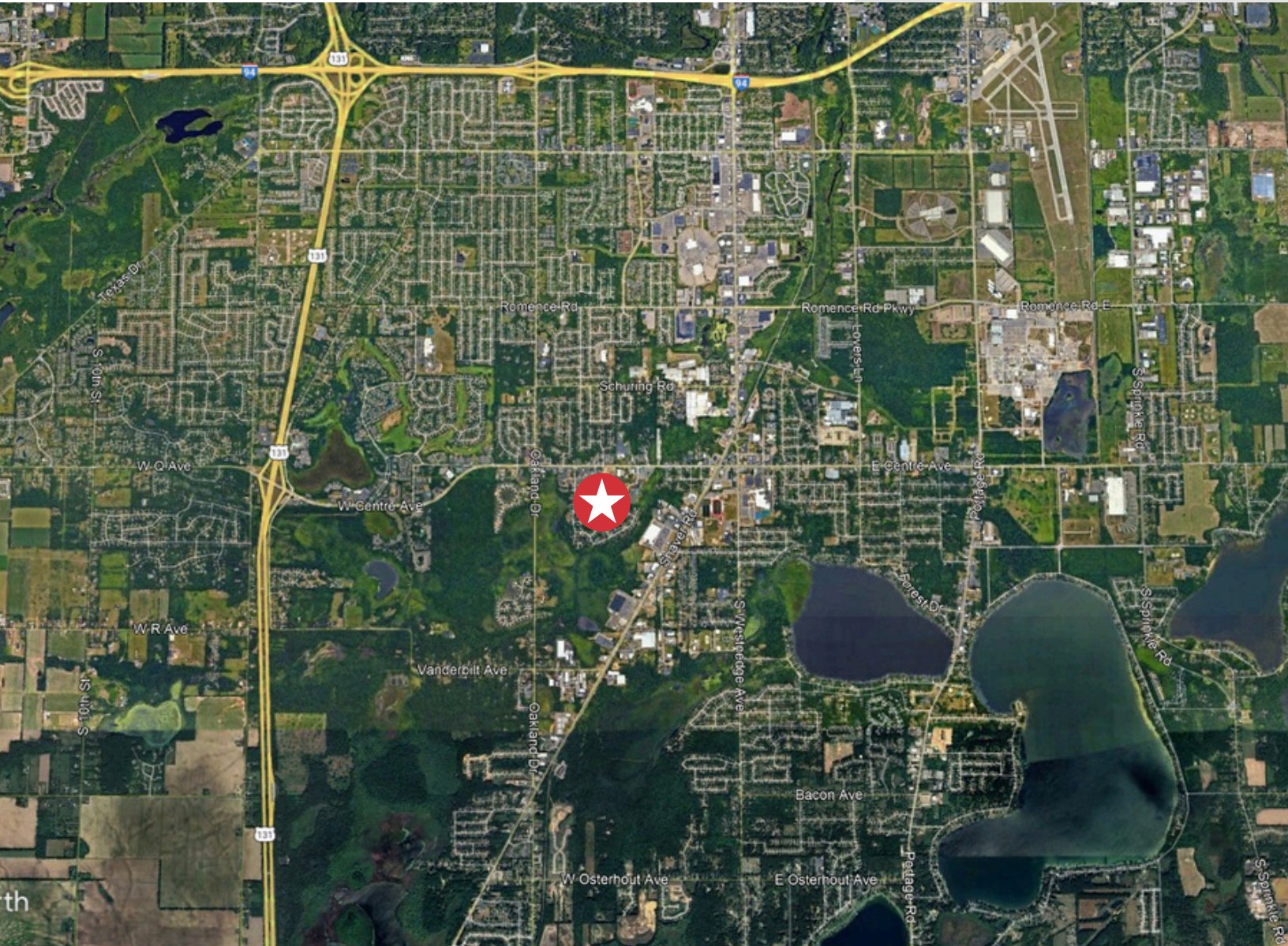


 **1315 & 1351 W CENTRE**
PORTAGE MI 49024

NAI Wisinski of
West Michigan

LOCATION MAP

FOR SALE
LAND USE



PROXIMITY

| | |
|-----------------------------------------------------|-----------|
| US 131 | 2.3 Miles |
| I 94 | 4.8 Miles |
| Kalamazoo/Battle Creek International Airport | 4.8 Miles |
| Gerald R. Ford International Airport | 57 miles |



1315 & 1351 W CENTRE
PORTAGE MI 49024



DEMOGRAPHICS

FOR SALE OR LEASE
RETAIL SITE IN JENISON

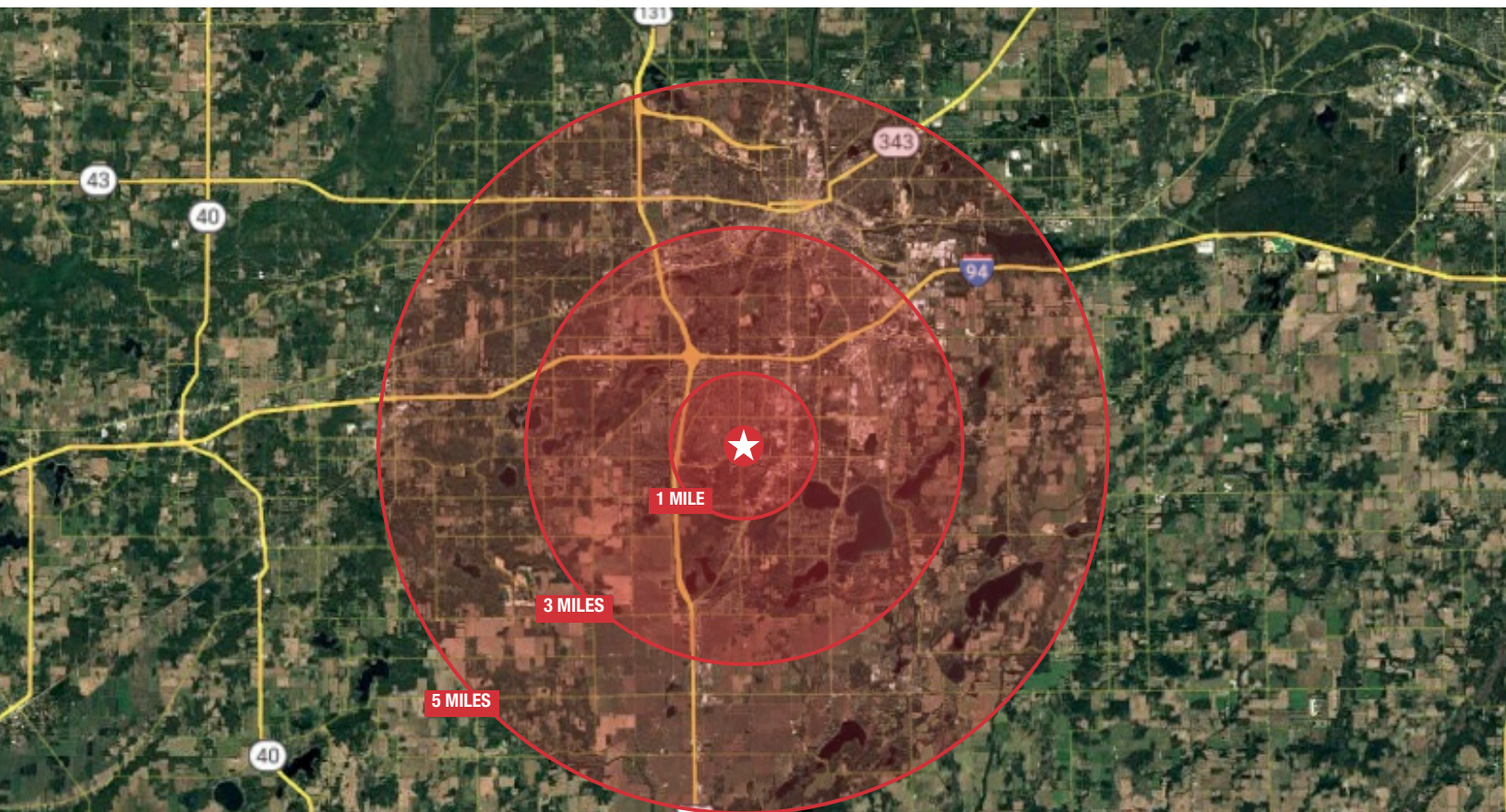
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|-----------|-----------|-----------|
| Total Population | 5,081 | 40,242 | 81,094 |
| Average Age | 39.8 | 40.5 | 40.1 |
| HOUSEHOLDS | | | |
| Total Households | 2,402 | 18,516 | 37,360 |
| # of Persons per Household | 2.15 | 2.33 | 2.31 |
| HOUSEHOLD INCOME | | | |
| Average Household Income | \$101,856 | \$118,720 | \$114,783 |
| Owner Occupied Housing Units | 65.8% | 70.1% | 71.3% |

81K

POPULATION
(5 MILES)

\$118K

AVERAGE HH INCOME
(3 MILES)



 **1315 & 1351 W CENTRE**
PORTAGE MI 49024

NAI Wisinski of
West Michigan

LOCATION OVERVIEW

WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

**BEST OF THE
MIDWEST AWARD**

Holland

**BUSINESS
INSIDER**

**US CITIES WITH THE
BEST QUALITY OF
LIFE 2024**

Grand Rapids

W WalletHub

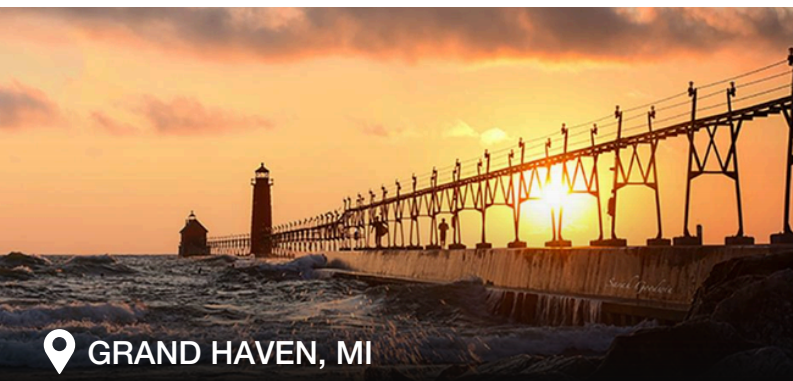
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



**THE ONLY OFFICIAL
COAST GUARD CITY,
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



naiwwm.com | 616.776.0100

NAI Wisinski of
West Michigan