



AVAILABLE FOR SALE | RETAIL INVESTMENT

ALLEGAN PLACE | 633 HOOKER ROAD, ALLEGAN, MI 49010

7,200 SF RETAIL INVESTMENT PROPERTY

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



633 HOOKER ROAD

Offering Summary

Sale Price:
\$840,000

Building Size:
7,200 SF

Year Built:
2006

Lot Size:
1.95 Acres

Price / SF:
\$116.67

Property Overview

- 7,200 SF Fully Leased retail strip center.
- Tenants include: PJ Printing, Help-at-Home, and Green Pharm Cannabis Co.
- Property has been well-maintained
- Financials available upon qualified request

Contact us for additional information!
rkgcommercial.com

RK



633 HOOKER ROAD

Property Details

Zoning
C2

Submarket
Outside Metro Area

County
Allegan

Of Floors
1

Tenancy
Multiple

Roof System
Pitched / Shingle

Climate Controlled
Yes

Heat System Description
GFA

Delivery Area
Rear

Exterior Signage
Facade and Monument

Condition
Good

Annual Real Estate Taxes
\$11,228

Annual Real Estate Taxes Per
SF
\$1.56

Parcel Nos.
51-300-002-11

Nearest Highway
I-94

Occupancy
100%



ALLEGAN PLACE | ALLEGAN, MI



Property Name Allegan Plaza
 Location 633 Hooker Rd. Allegan Mi, 49010
 Type of Property Retail
 Size of Property 7,200 SF / 6 (SF/Units)
 Purpose of Analysis ProForma - 2026

Annual Property Operating Data

Purchase Price \$840,000 (8.93%+ CAP Rate)

	\$/SF or \$/Unit	% of GOI	COMMENTS/FOOTNOTES
1 POTENTIAL RENTAL INCOME	\$110,783		
2 Less: Vacancy & Cr. Losses		(5 % of PRI)	Building is now 100% occupied
3 EFFECTIVE RENTAL INCOME			\$105,244
4 Plus: Other Income (Collectable)		\$ - 0 -	No NNN collected currently
5 GROSS OPERATING INCOME	\$105,244		\$105,244
6 OPERATING EXPENSES:			
7 Real Estate Taxes		\$11,228	2024 Actual (Winter + Summer)
8 Property Insurance		\$ 2,580	2025 Policy Premium (Actual)
9 Off Site Management		\$ 5,539	2026 Estimate (5% of PRI)
10 Repairs and Maintenance		\$ 5,539	2026 Estimate (5% of PRI)
11 Utilities:		\$ 1,476	2024 Actual
12 GAS	\$ - 0 -		2024 Actual
13 ELECTRIC	\$ 1,476		2024 Actual (Exterior Lighting)
14 WATER / SEWER	\$ - 0 -		2024 Actual
15 Telephone			
16 Accounting and Legal			
17 Licenses/Permits			
18 Advertising			
19 Supplies	\$ 214	\$ 214	
20 Miscellaneous Contract Services		\$ 3,650	2024 Actual
21 Bank Charges	\$ 165		2024 Actual
22 Waste Removal	\$ - 0 -		2024 Actual (Tenants maintain)
23 Lawn / Snow	\$ 2,135		2024 Actual
24 Parking Lot Cleaning	\$ 1,350		2024 Actual
25			
26 TOTAL OPERATING EXPENSES			\$30,226
27 NET OPERATING INCOME			\$75,018

2026 investment analysis. All expenses are based on 2024 / 2025 actuals unless noted otherwise.

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared by: Ryan Miller

Allegan Place

Allegan, Michigan 49010
7,200 SF - Built 2006

Unit	Sq/Ft	Tenant	Monthly Rent	Lease Terms	Options	Lease Type
Suite 1	1,200	Help At Home	\$1,686.09	2/01/2025 to 1/31/2027	none	Gross
Suite 2	1,200					
Suite 3	1,200	Greenpharm	\$6,000.00	09/01/2023 to 8/31/2028	One / 5 year option	Gross
Suite 4	1,200					
Suite 5	1,200	PJ Printing	\$1,500.00	month to month	month to month	Gross
Suite 6	1,200					

TOTALS: 7,200 SF **\$9,186.09**

* Help At Home rent increases to \$1,736.09 on 02/01/2026

Honoring 50 Years of Impact and Looking Ahead

For half a century, Help at Home has been a trusted partner for families across the country, providing compassionate care that allows individuals to maintain independence and dignity at home.

What started as a small operation in Evanston, IL, has grown into the country's largest personal care services organization. **Today, we celebrate our 50-year journey—our commitment to caregivers, clients and communities—and look ahead to the future of innovation in home care.**

Help at Home is a movement redefining care. With 50,000 caregivers delivering 85 million hours of care annually, we are ensuring that every client experiences **Great Days and Meaningful Moments**, now and for the future.

In our 50-year history, Help at Home has provided care for individuals, helping them to remain independent and able to live their best lives in their own homes.

Our clients have always been like family. As the leading national provider of high-quality, relationship-based home care for seniors and people living with disabilities, we're uniquely positioned as the home care company of choice.

Our person-centered home care services create Great Days and Meaningful Moments for individuals, while also driving high-quality, low-cost outcomes. We provide in-home, community-based care in 11 states and 150+ locations with the help of 50,000 highly trained, compassionate caregivers who have relationships with 60,000+ clients monthly.





PRODUCTS

THE GREENPHARM DIFFERENCE

ALLEGAN



633 Hooker Rd Suite 3&4,
Allegan, MI 49010



FLOWER →



PRE-ROLLS →



VAPES →



CONCENTRATES →



EDIBLES →



TINCTURES →



TOPICALS →



CBD →



ACCESSORIES →



APPAREL →



**ALL THINGS PRINT.
ALL IN ONE PLACE.**

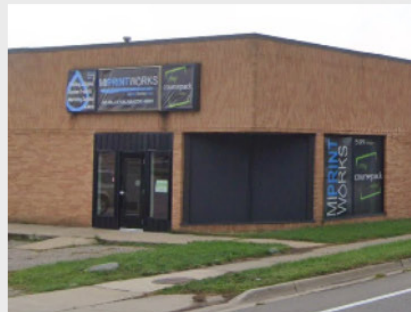
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PJ Printing
Allegan

633 114th Avenue, Suite 5
Allegan, Michigan 49010
Orders@mipjprinting.com
269-673-3372



MI Printworks
Kalamazoo

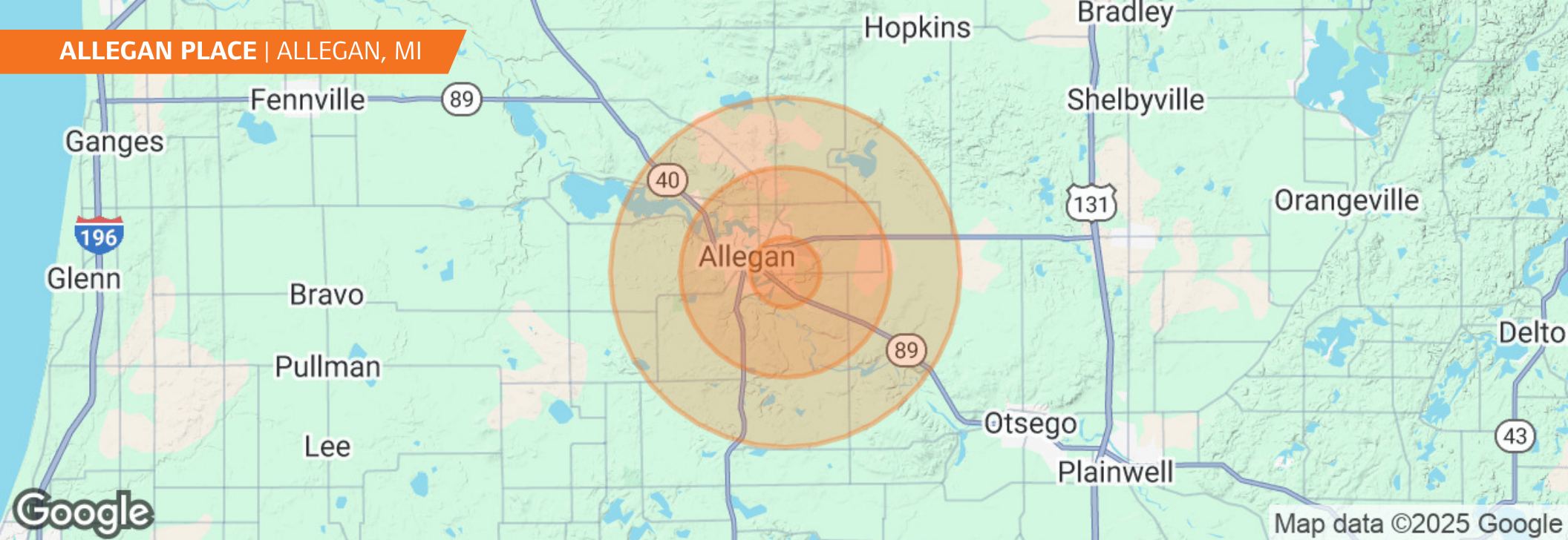
509 Mills Street, Suite 1
Kalamazoo, Michigan 49001
Orders@miprintworks.com
269-344-3226



PMG Printing
Battle Creek

4511 West Dickman Road
Springfield, Michigan 49037
Gageprinting@gageprinting.com

ALLEGAN PLACE | ALLEGAN, MI



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,435	9,022	13,012
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	989	3,558	5,068
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$72,143	\$77,970	\$81,845
Average House Value	\$253,504	\$245,102	\$245,352

Demographics data derived from AlphaMap



633 HOOKER ROAD

Location Benefits

Located in Allegan Michigan on Hooker Rd (114th Ave), Southeast of downtown Allegan



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RK



Ryan Miller
Senior Vice President



Duke Wheeler, CRRP
Senior Vice President

Ryan Miller

Reichle Klein Group

One SeaGate, 26th Floor
Toledo, OH 43604

419.794.3961

rmiller@rkgcommercial.com

Duke Wheeler, CRRP

Reichle Klein Group

One SeaGate, 26th Floor
Toledo, OH 43604

419.794.1121

dwheeler@rkgcommercial.com

OUR PURPOSE

**To make real estate work for
our clients and customers**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

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