

FOR SALE

10.8 ACRES FOR REDEVELOPMENT IN GRAND RAPIDS

2286 Ball Ave NE Grand Rapids, MI 49505



SALE PRICE

\$1,900,000

Todd Roesler
616 717 2226

Bruce Johnson
616 813 3185

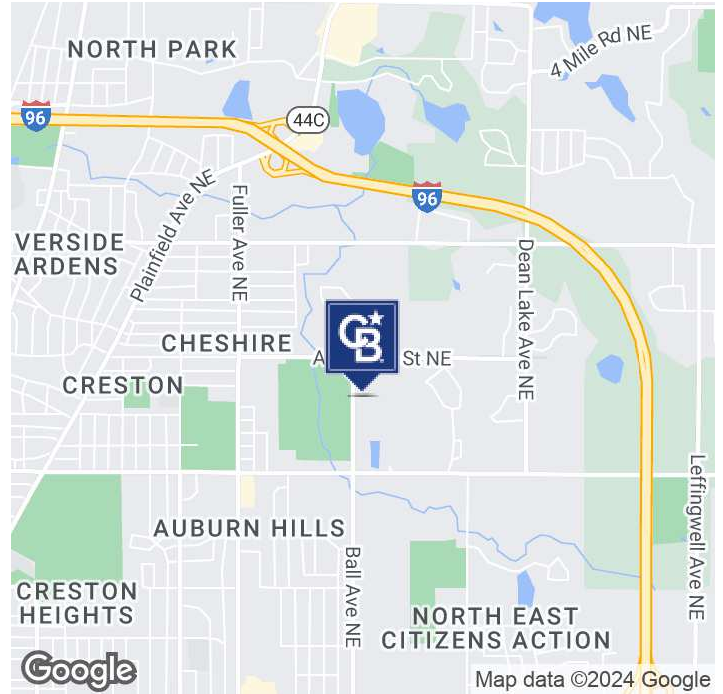
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OFFERING SUMMARY

Building Size:	34,960 SF
Lot Size:	10.8 Acres
Price / SF:	\$54.35
Year Built:	1934
Zoning:	LDR

PROPERTY OVERVIEW

This Land Listing is a redevelopment site back on the market. Exceptional location for housing, senior development, residential housing. The 5.5 acre proposed split will be executed at closing upon the final sale and transfer. The Church will be going through redevelopment separate and the land use in low density with possible changes due to improvements in the Flood Plan, Storm water and Kent County Drain improvements over the next 1.5 years.

PROPERTY HIGHLIGHTS

- Zoned LDR for flexible use
- Prime location in Grand Rapids
- Ample parking for employees and visitors
- High visibility and accessibility
- Strong potential for rental income
- Easy access to major transportation routes

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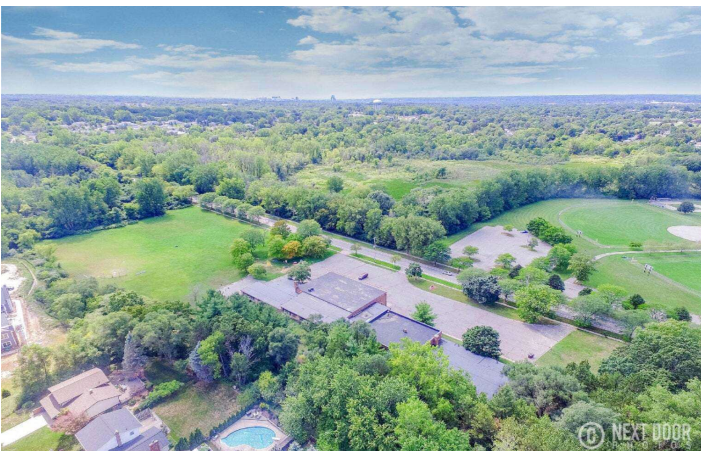


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PHOTOS

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LOCATION MAP ^{10.8 ACRES FOR REDEVELOPMENT IN GRAND RAPIDS}

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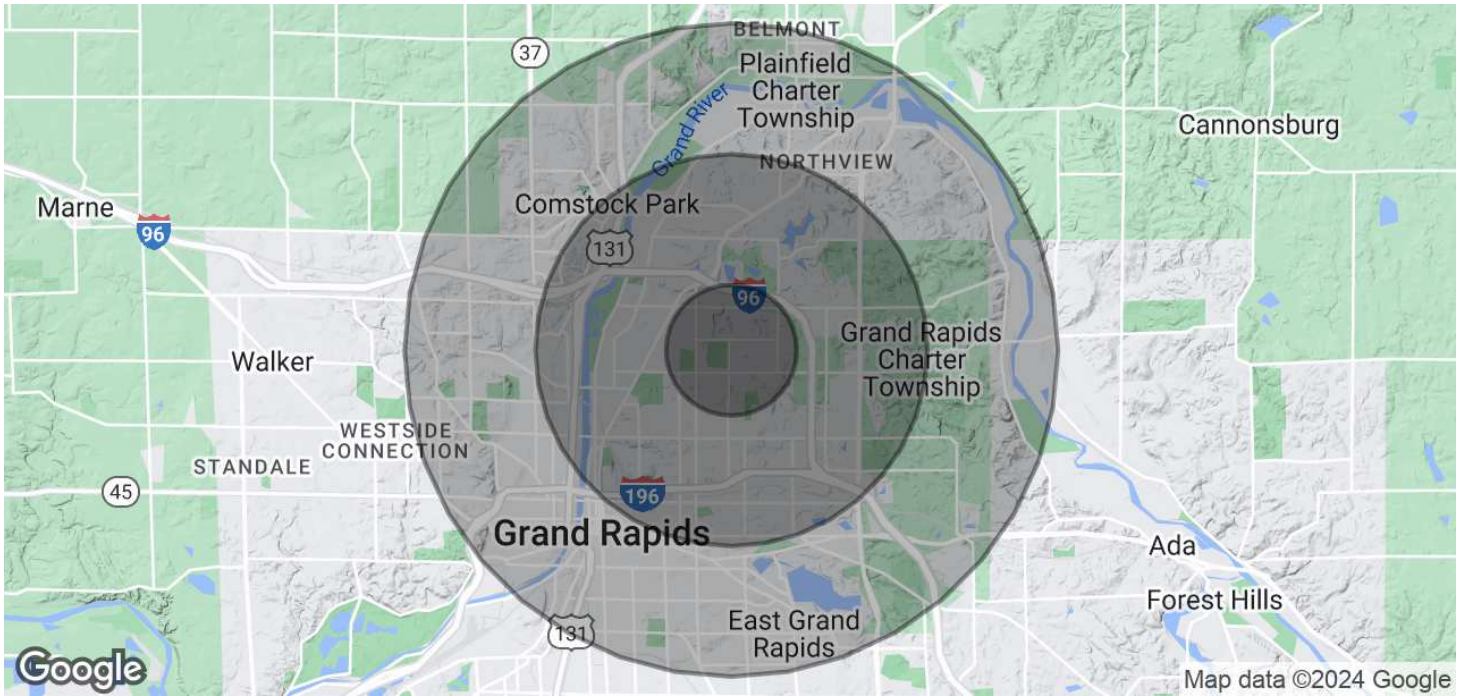


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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,090	75,950	194,332
Average Age	41	39	38
Average Age (Male)	39	38	37
Average Age (Female)	42	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,557	32,377	80,439
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$80,813	\$95,499	\$99,812
Average House Value	\$267,703	\$318,530	\$330,788

Demographics data derived from AlphaMap

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RETAILER MAP

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CONTACT

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