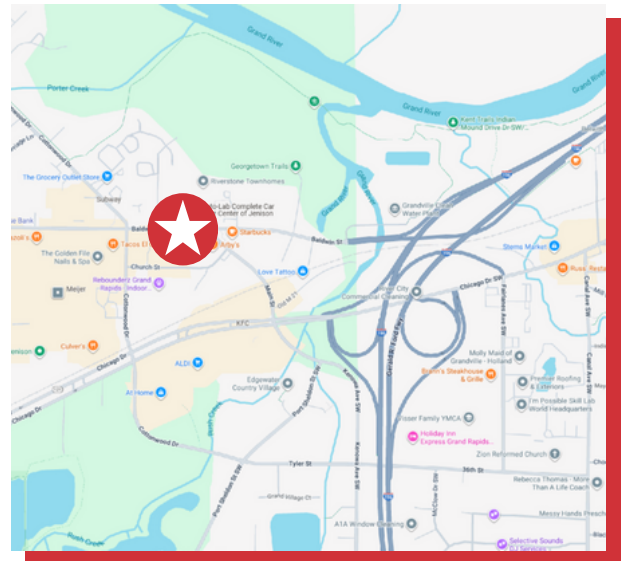




312 BALDWIN STREET
JENISON, MI 49428

- Ideal Location in Jenison. Easy access to Chicago Dr. I-196
- Neighborhood Shopping Center
- Strong Traffic Counts in each direction
- Strong Demographics
- Professionally Managed
- Extremely Well Maintained



FOR MORE INFORMATION, CONTACT:

BOB LOTZAR

O: 616.575.7041 | C: 616.304.6124

bobl@naiwwm.com



naiwwm.com | 616.776.0100

PROPERTY OVERVIEW

FOR SALE OR LEASE
RETAIL SITE IN JENISON

Prime Jenison Corner – In Line Retail Center For Sale
Positioned on the highly visible corner of Baldwin Street and Main Avenue, this 13,262 SF commercial property offers exceptional exposure in the heart of Jenison, Michigan. Located within walking distance to retail, dining, and community amenities, this site benefits from strong surrounding demographics and high traffic counts on Baldwin Street. This property delivers both visibility and convenience.

PROPERTY INFORMATION

Total Building Size:	13,262 SF
Year Built:	1989
Acreage:	1.190 Acres
Municipality:	Georgetown Township
PPN:	70-14-13-401-029
Signage:	Two Pylons and Building Signage
Parking:	Ample Surface Lots in Font and Rear
Zoning:	CS: Community Service Commercial District
It is recommended that interested parties contact the Zoning Department to verify that their intended use conforms to the current zoning code.	



We obtained the information in this document from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include future projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **312 BALDWIN STREET**
JENISON, MI 49512

NAI Wisinski of
West Michigan

SALE OVERVIEW

FOR SALE OR LEASE
RETAIL SITE IN JENISON

SALE INFORMATION

Sale Price:	\$2,806,725
Per SF:	\$210.87
Municipality:	Georgetown Township
PPN:	70-14-13-401-029
SEV (2025):	\$1,059,100
Taxable Value (2025):	\$825,227
Summer Taxes (2025):	\$35,250.70
Winter Taxes (2024):	\$2,988.89
Total Taxes (2024):	\$38,239.59

LEGAL DESCRIPTON

LOTS 9 THRU 11 & LOT 12 EXC COM SE COR, TH NE'LY 30 FT ALG E'LY LI SD LOT, TH NW'LY PAR WITH S LI SD LOT 12 TO W'LY LI LOT 12, TH SW'LY ALG W'LY LI TOSW COR OF LOT 12, TH SE'LY TO BEG, EXC ALL THAT PART OF FOLLOWING WHICH LIES E'LY & N'LY OF A LI DESCRIBED AS: COM E 1/4 COR, TH S 01D 22M 37S W113.88 FT TO PT ON CONSTRUCTION CEN LI OF BALDWIN ST, TH W'LY ALG A 6000 FT RAD CURVE TO LEFT 125.09 FT (CHD BEARS S 84D 21M 39S W 125.09 FT), TH S 83D 45M 49S W 84.49 FT, TH W'LY ALG A 700 FT RAD CURVE TO RIGHT 266.72 FT (CHD BEARS N 85D 19M 15S W 265.11 FT), TH N 74D 24M 19S W 419.66FT, TH NW'LY & W'LY ALG AN 800 FT RAD CURVE TO LEFT 196.66 FT (CHD BEARS N 81D 26M 52S W 196.17 FT), TH N 88D 29M 24S W 369.04 FT, TH W'LY ALG A40000 FT RAD CURVE TO LEFT 438.75 FT, (CHD BEARS N 88D 48M 16S W 438.75 FT), TH N 89D 07M 07S W 124.07 FT TO PT OF BEG, TH S 0D 52M 53S W 45 FT, TH S 89D 07M 07S E 250 FT TO PT OF ENDING SD LI. JENISON HOMESITES



 **312 BALDWIN STREET**
JENISON, MI 49512

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LEASE OVERVIEW

FOR SALE OR LEASE
RETAIL SITE IN JENISON

LEASE INFORMATION

Lease Type:	NNN
Terms:	36 - 60 Month Terms
Tenant Provides:	Taxes, Water/Sewer, Electric, Gas, Phone/Internet. Janitorial, Refuse Collection, Snow/ Lawn care, Driveway, Sidewalks & Parking Lot repairs and Maintenance, Insurance, Nonstructural repairs and maintenance, Mechanical systems repairs and maintenance
Landlord Provides:	Assessments, Structural and Roof Repairs/Replacement, Mechanical systems replacement
Renewal Option:	Negotiable
Date Available:	February 1, 2026

AVAILABILITY

SUITE	RENTABLE SF	RENT/SF/YR
302 - END CAP	3,500	\$17.00



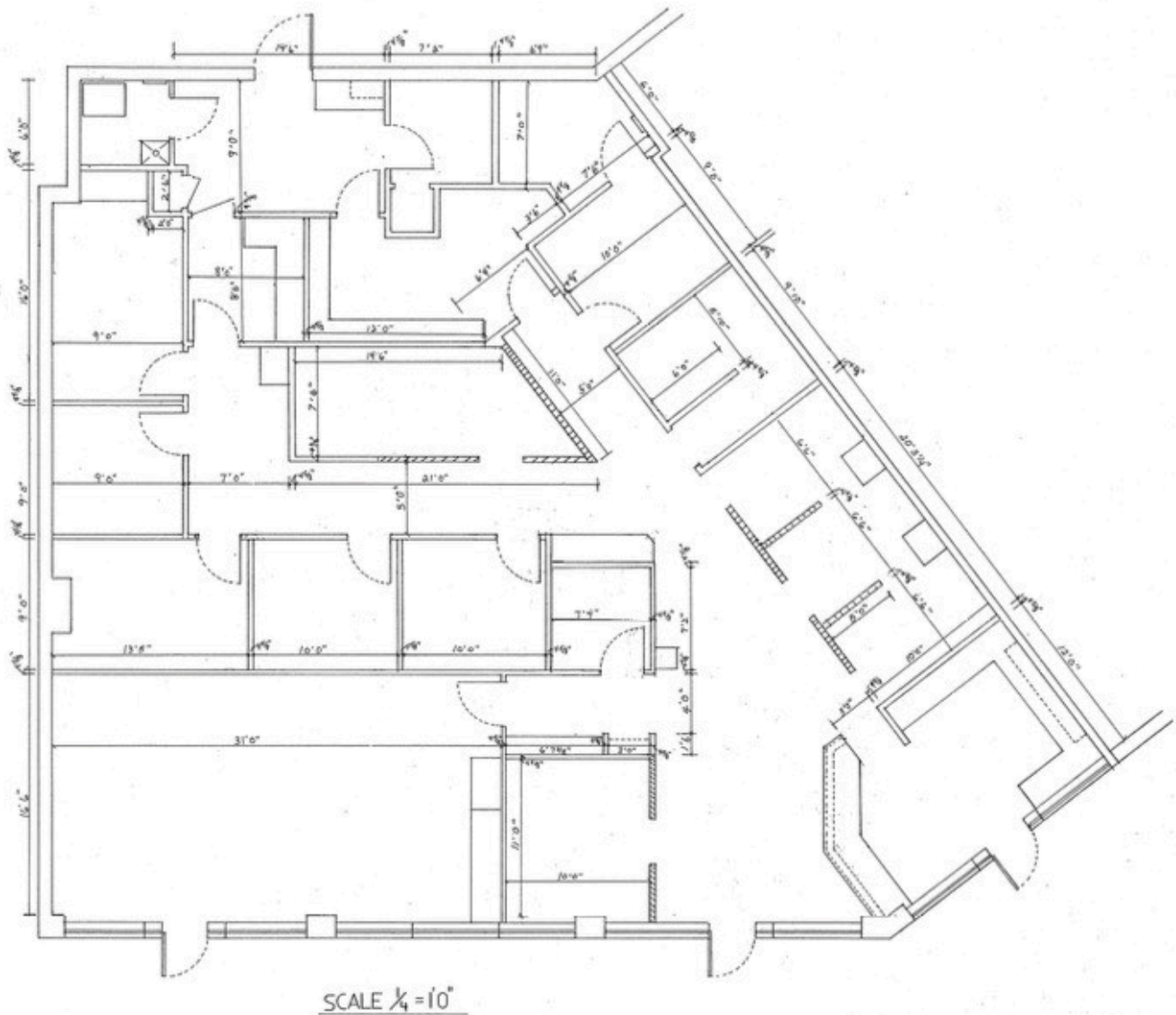
 **312 BALDWIN STREET**
JENISON, MI 49512

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SUITE

FOR SALE OR LEASE

RETAIL SITE IN JENISON



 **312 BALDWIN STREET**
JENISON, MI 49512

RETAIL MAP

FOR SALE OR LEASE
RETAIL SITE IN JENISON



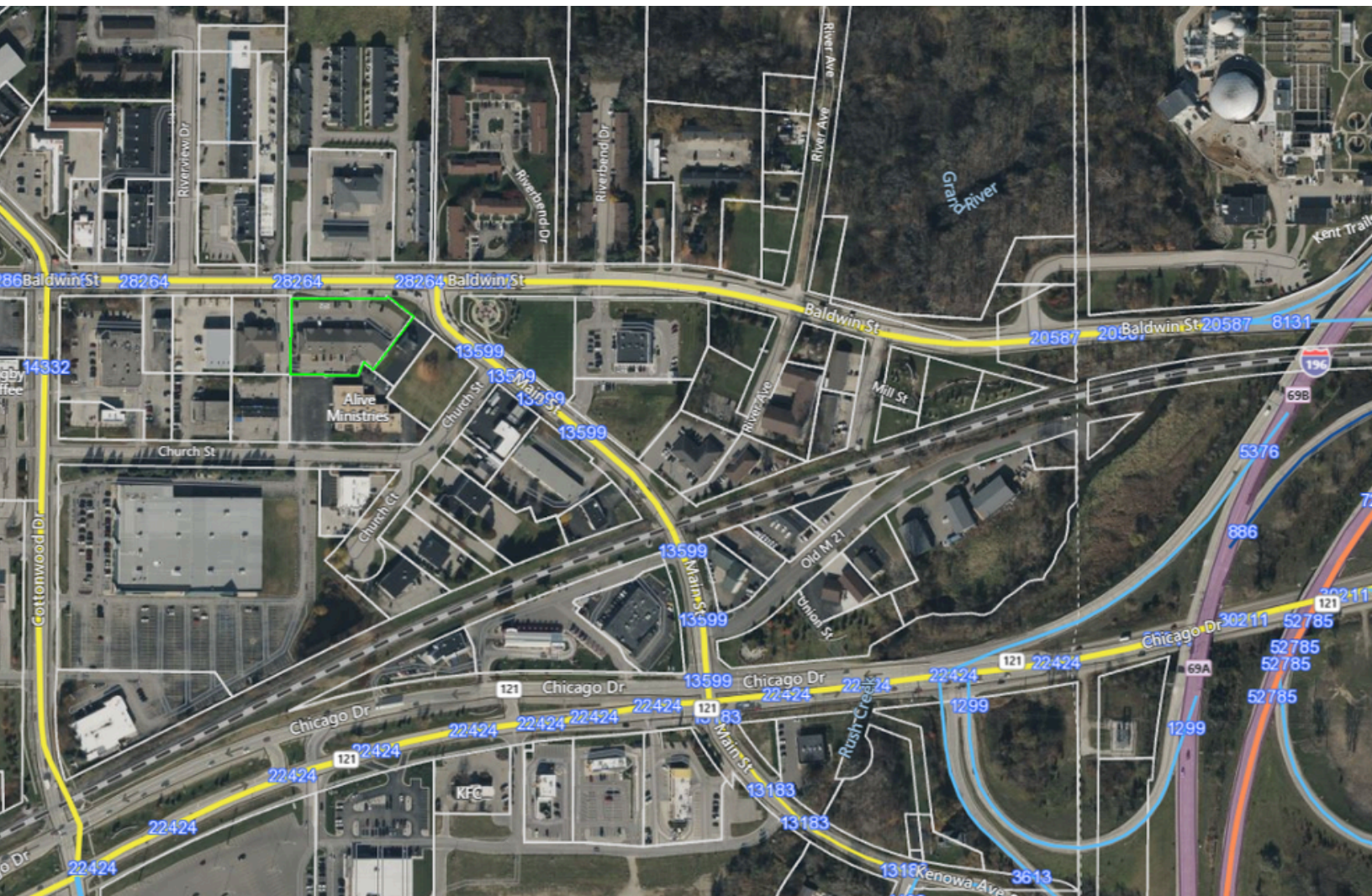
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TRAFFIC COUNTS

FOR SALE OR LEASE

RETAIL SITE IN JENISON



 **312 BALDWIN STREET**
JENISON, MI 49512



PROPERTY PHOTOS

FOR SALE OR LEASE
RETAIL SITE IN JENISON



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PROPERTY PHOTOS

FOR SALE OR LEASE
RETAIL SITE IN JENISON



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PROPERTY PHOTOS

FOR SALE OR LEASE
RETAIL SITE IN JENISON

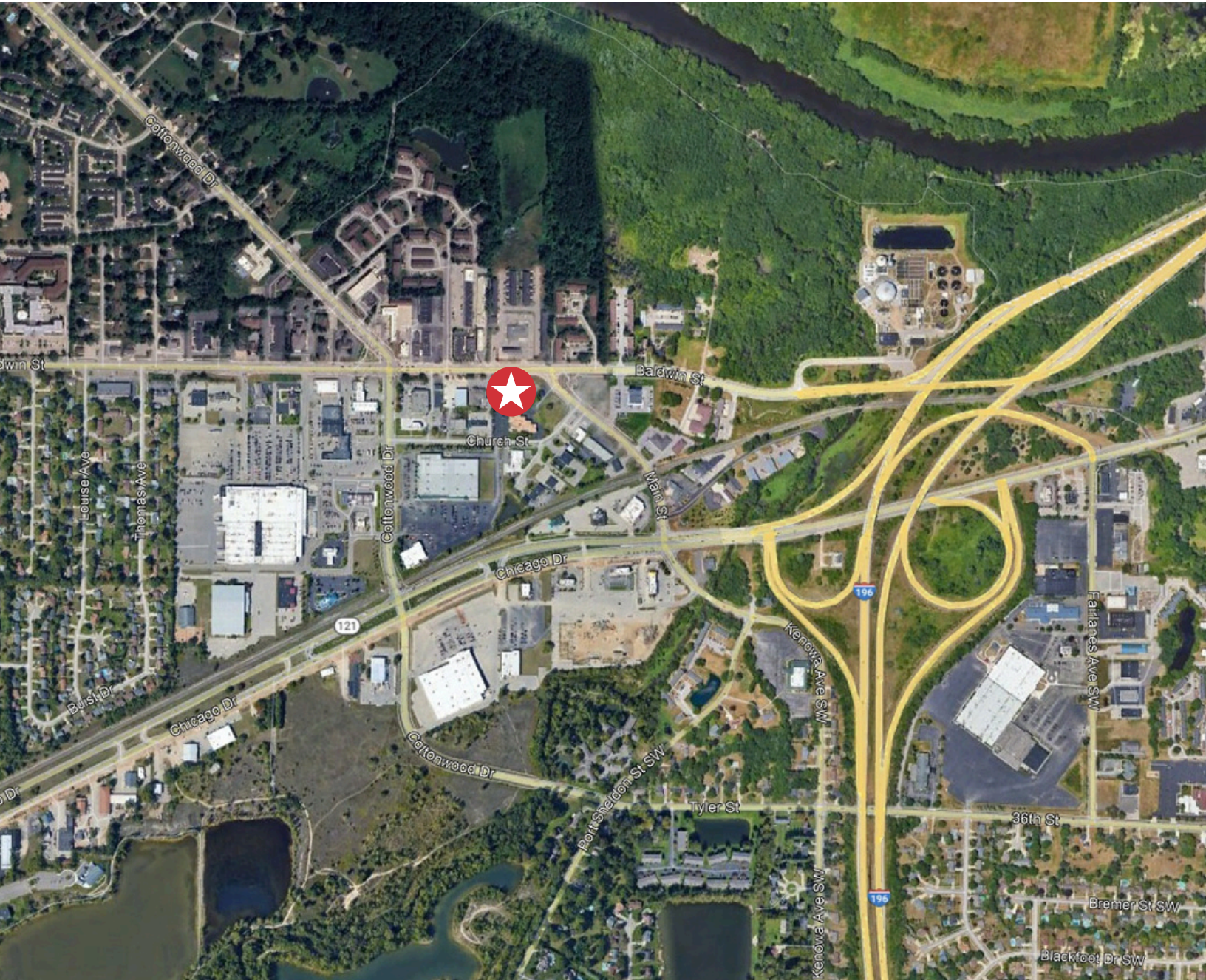


 **312 BALDWIN STREET**
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AERIAL MAP

FOR SALE OR LEASE
RETAIL SITE IN JENISON



 **312 BALDWIN STREET**
JENISON, MI 49512

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DEMOGRAPHICS

FOR SALE OR LEASE
RETAIL SITE IN JENISON

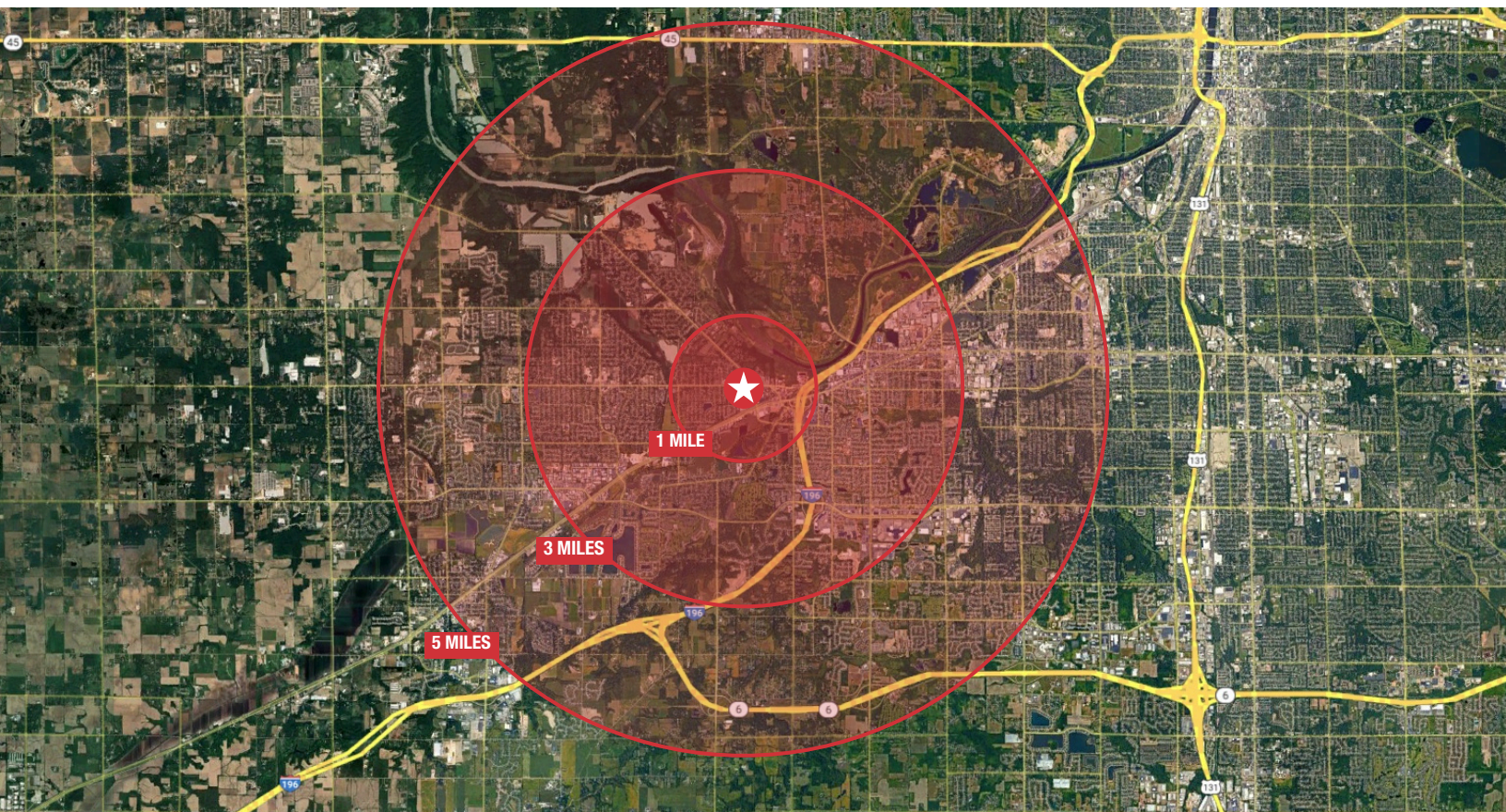
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,117	49,415	132,319
Average Age	41.0	39.7	36.9
HOUSEHOLDS			
Total Households	2,287	19,635	50,886
# of Persons per Household	2.22	2.50	2.57
HOUSEHOLD INCOME			
Average Household Income	\$77,557	\$106,724	\$107,396
Owner Occupied Housing Units	60.7%	77.5%	74.4%

132K

POPULATION
(5 MILES)

\$106K

AVERAGE HH INCOME
(3 MILES)



 **312 BALDWIN STREET**
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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

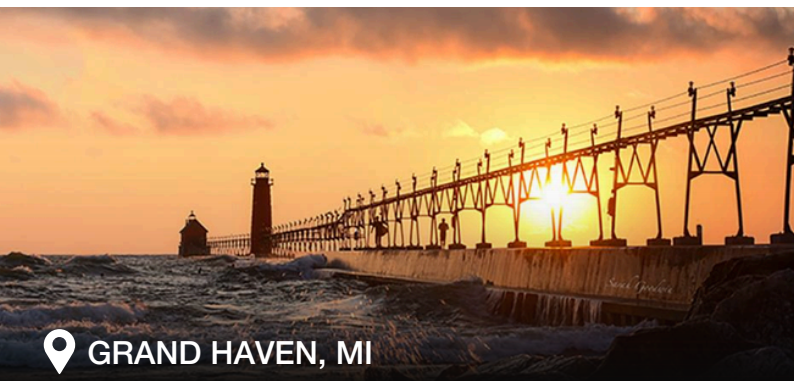
**BEST SMALL CITIES
FOR STARTING A
BUSINESS**

Muskegon



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

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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