



6103 Alpine Ave NW
Comstock Park, Michigan 49321

Property Highlights

- Multi-acreage availability of 19.34 acre parcel.
- Parcels Zoned Industrial and Commercial.
- Corner of Alpine Ave.
- Utilities available bordering site.
- Alpine corridor average daily traffic of +50,000



For More Information

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Land Lots

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STATUS	LOT #	SIZE	PRICE	ZONING
Available	A	6.1 Acres	\$762,500	Commercial
Available	B	4.1 Acres	\$410,000	Commercial
Available	C	9.14 Acres	\$868,300	Industrial
Available	A+B+C	19.34 Acres	\$1,525,000	Varied: Commercial & Industrial

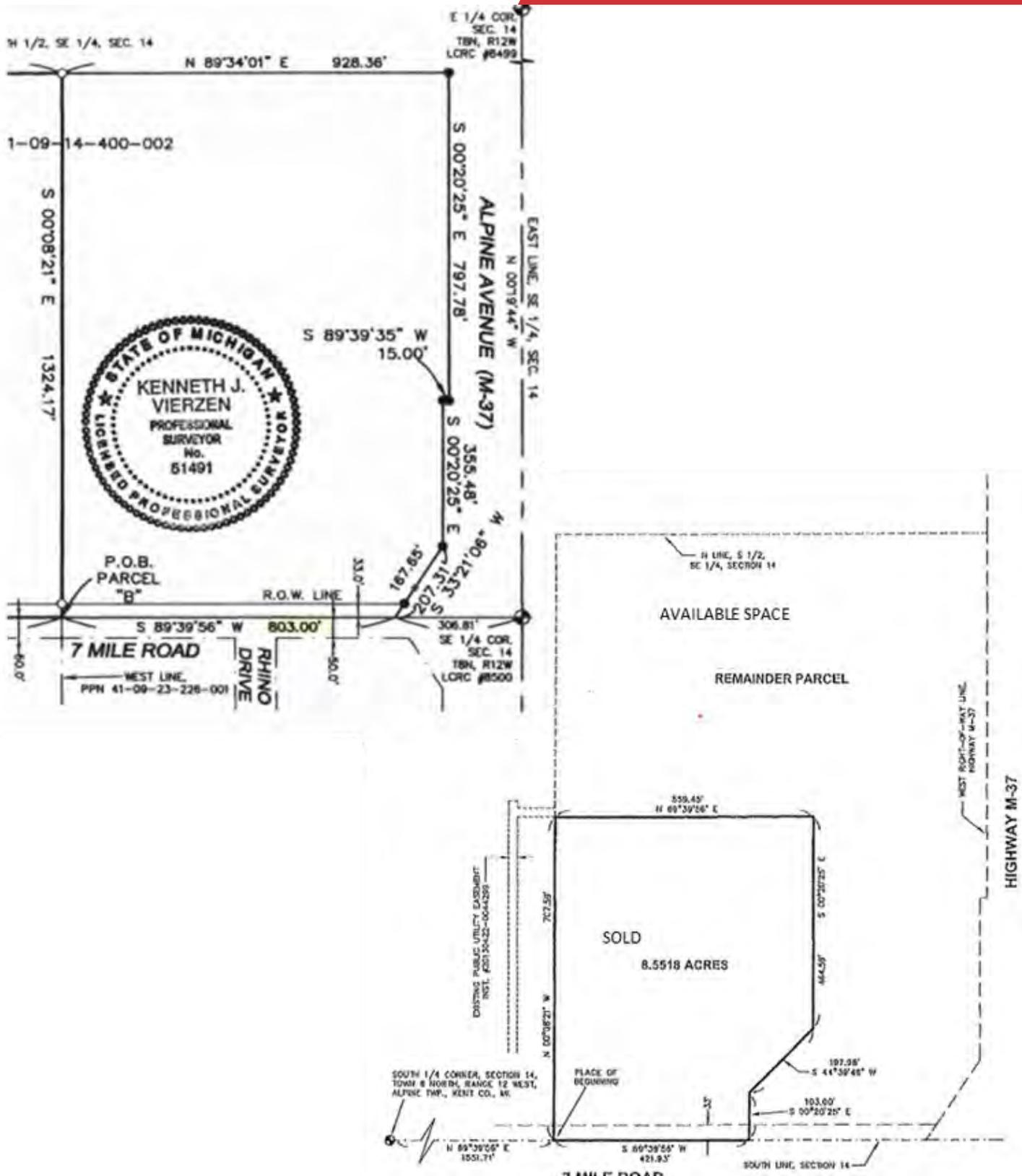
Additional Photos

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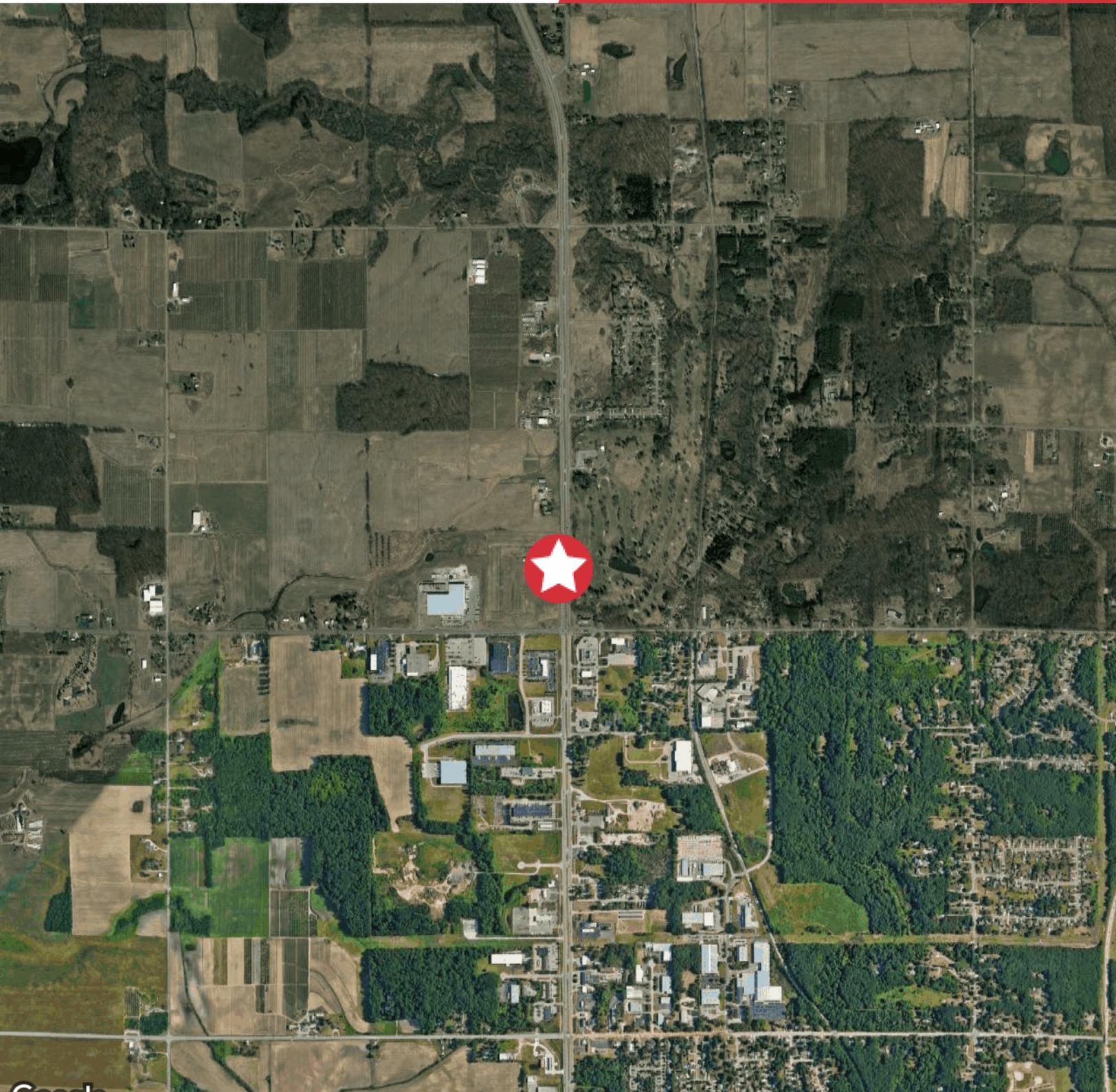
Parcel

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Location Map

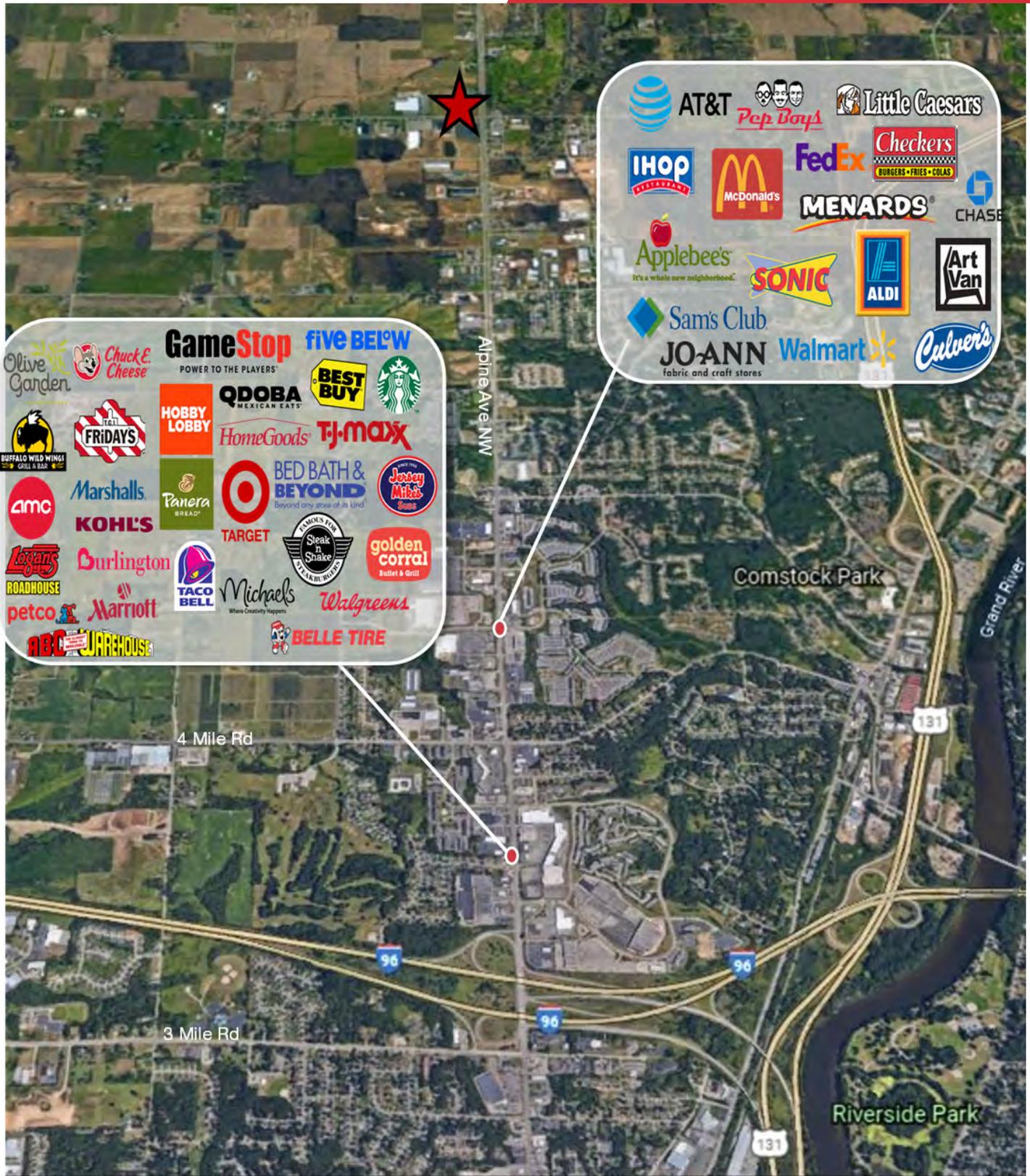
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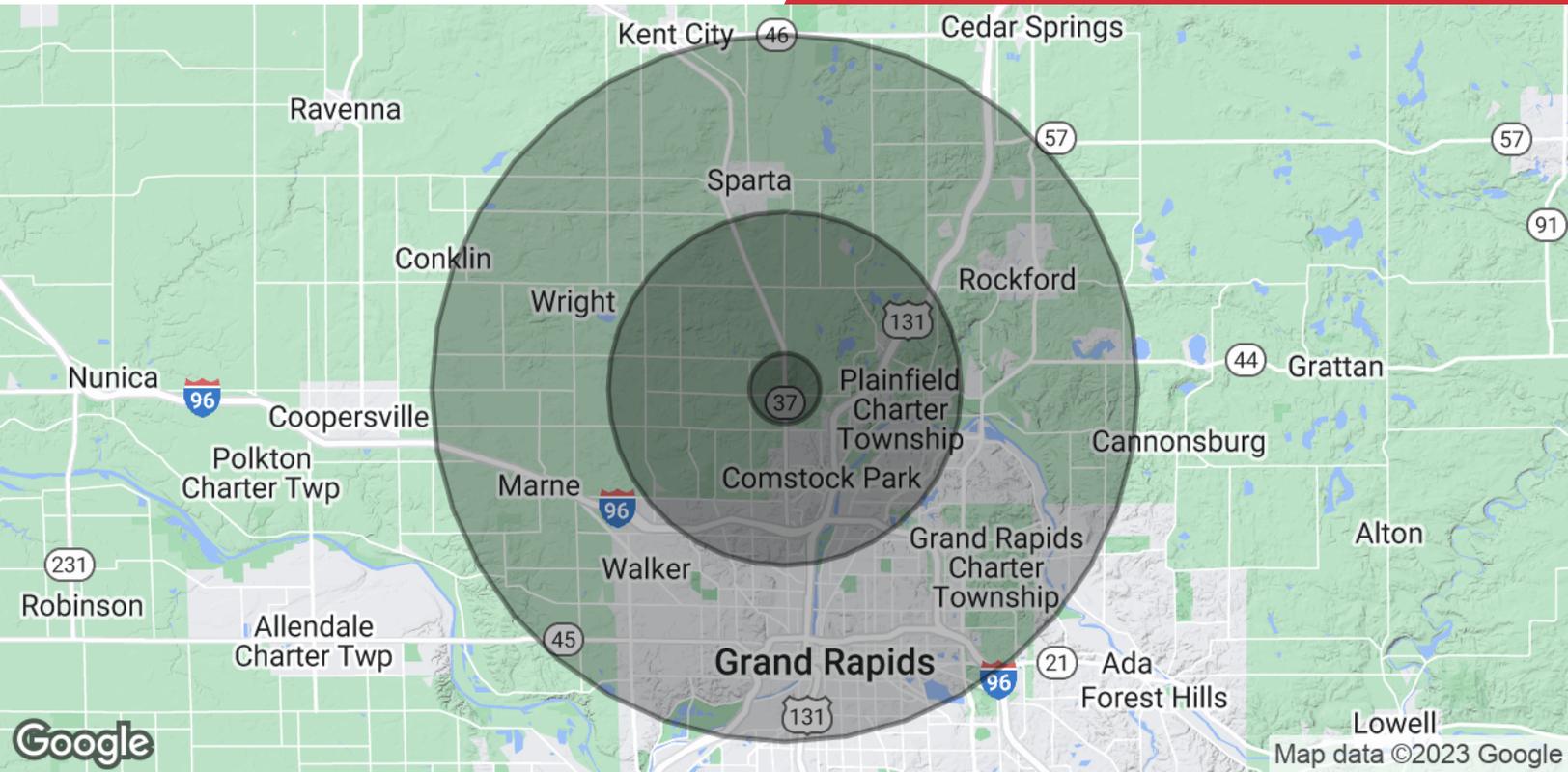
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	300	46,111	317,085
Average Age	44.2	36.2	34.0
Average Age (Male)	38.3	34.6	33.4
Average Age (Female)	47.0	37.2	34.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	108	18,763	123,635
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$69,745	\$55,370	\$55,638
Average House Value		\$161,557	\$151,169

* Demographic data derived from 2020 ACS - US Census

West Michigan Overview

West Michigan Advantage

West Michigan is a growing region of more than 1.5 million people and is located between Detroit and Chicago. More than 130 international companies are located in West Michigan as well as four of Forbes Largest Private Companies. The businesses and community leaders have set in motion an unprecedented level of growth and investment throughout the region that has made West Michigan a destination for business success. West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods, boutique shopping areas, and tree-lined streets - all combined in a virtual playground of arts, culture and natural beauty.

Quality Of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.

Grand Rapids Ranking

- #1 Fastest Growing US Economy
-HeadlightData
- #19 Best Cities in the US
- USNews
- #3 Big Cities with the Healthiest Markets
-SmartAsset
- #4 Housing Markets to Watch 2017
- Trulia
- #5 Best Large Cities to Start a Business
- WalletHub

Entertainment

More than 1.5 million people take advantage of sporting events and live performances every year. West Michigan offers a variety of landscapes which allows for a greater sense of adventure. Lake Michigan has 18 world-class beaches and 288 miles of bike trails.

Skilled Workforce

Out of the 1.5 million residents that live in West Michigan, half are under the age of 35. This is a great opportunity for both employers and college graduates. With the high supply of skilled workers and high demand for jobs, it is easy to understand why the region is a destination for business success.

Arts & Culture

West Michigan is known for their arts and culture. Aside from many museums, the city hosts ArtPrize—a unique, open art competition that gives away the world's largest art prize. Other attractions include Frederik Meijer Gardens, Grand Rapids Ballet, Civic Theatre, and Symphony.