



WATERFRONT REDEVELOPMENT OPPORTUNITY

SPRING LAKE VILLAGE

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|                       |                    |
|-----------------------|--------------------|
| <b>SALE PRICE</b>     | <b>\$2,850,000</b> |
| Building Size         | 6,766 SF           |
| Lot Size:             | 2.24 Acres         |
| Price / SF:           | \$421.22           |
| Seating Capacity:     | 260                |
| Outdoor Deck Capacity | 150                |
| Parking               | 90+                |
| Year Built:           | 1997               |
| Zoning:               | CBD-WATERFRONT     |

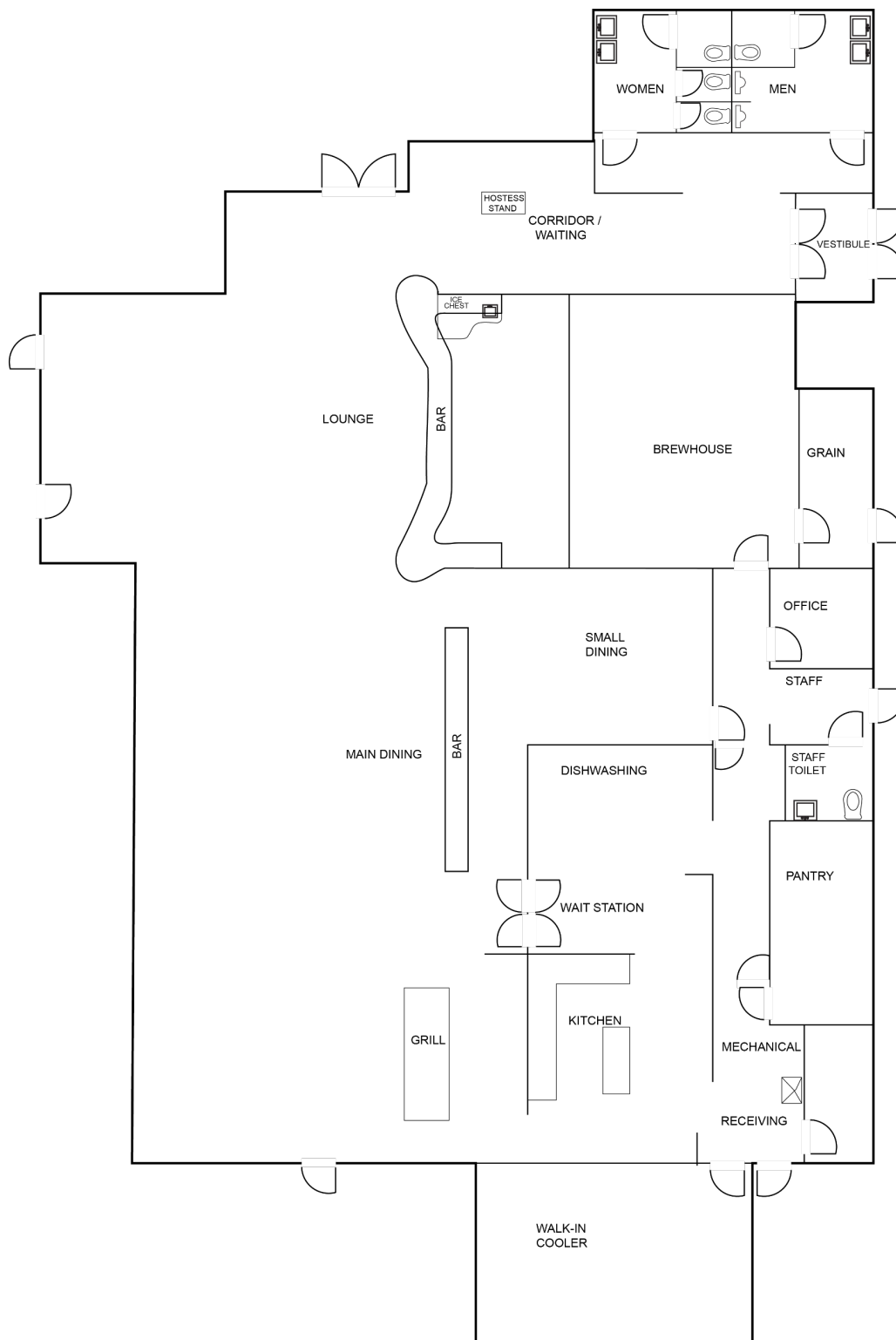
## PROPERTY OVERVIEW

Premier, waterfront redevelopment opportunity located in the Village of Spring Lake, Michigan. While the existing development offers a prime “turnkey” restaurant/bar opportunity, the site also offers a rare opportunity to transform the property into a mixed-use redevelopment. The property is situated at the west end of the Village’s main commercial corridor exhibiting high visibility combined with direct waterfront access. The property offers 2+ acres which provides the potential for a multi-story structure featuring luxury residential units combined with retail and/or a high-profile main level restaurant or event space. Transforming this underutilized property aligns with the Village of Spring Lake’s vision and master plan. The village is a Redevelopment Ready Community (RRC), which serves to streamline the development process. The Spring Lake-Grand Haven area is a seasonal destination area welcoming over 2 million visitors annually. Neighboring property use includes multiple marinas, hospitality, and high-density residential development.

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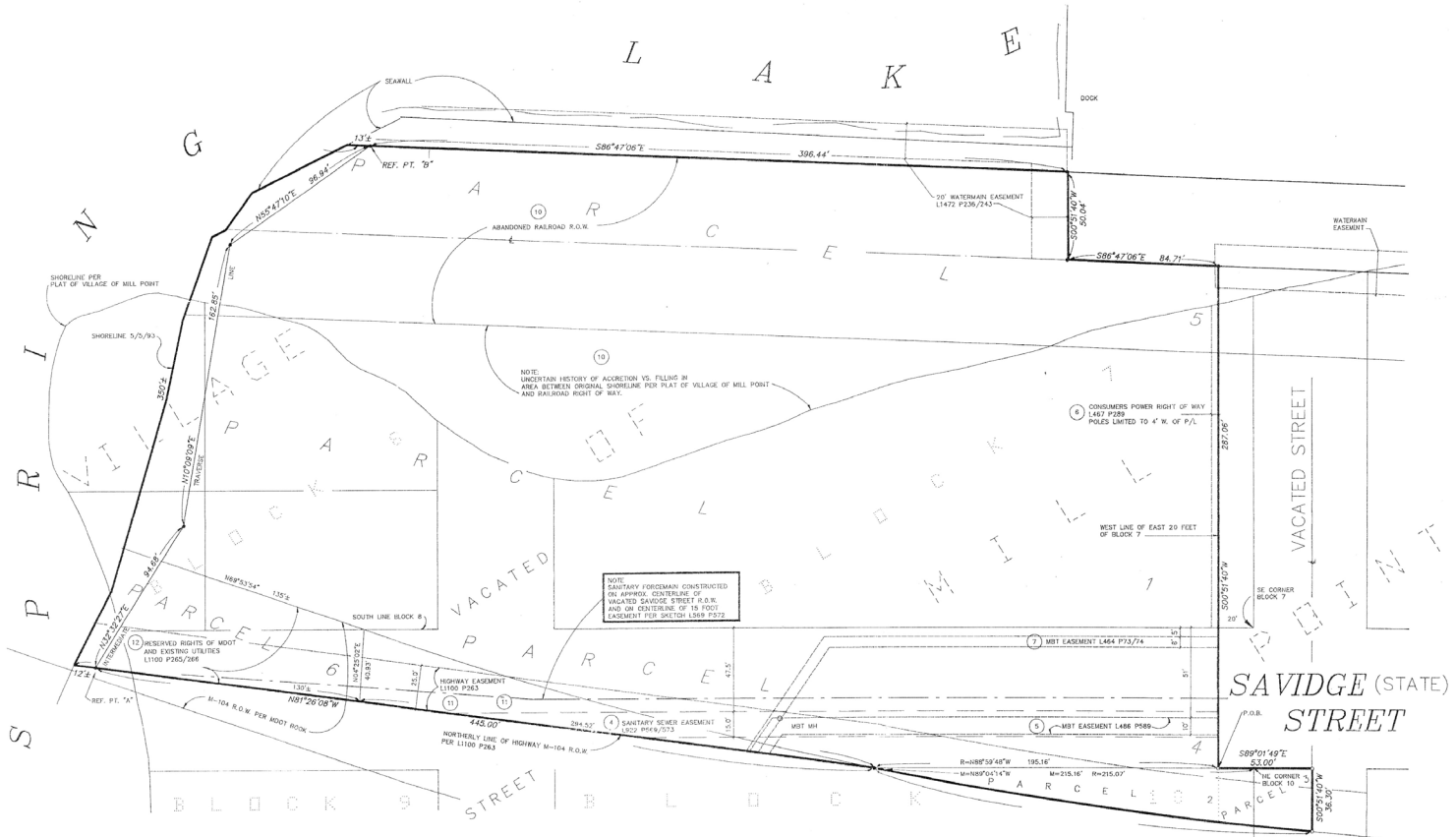
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\*For illustrative purposes only. Dimensions to be verified..

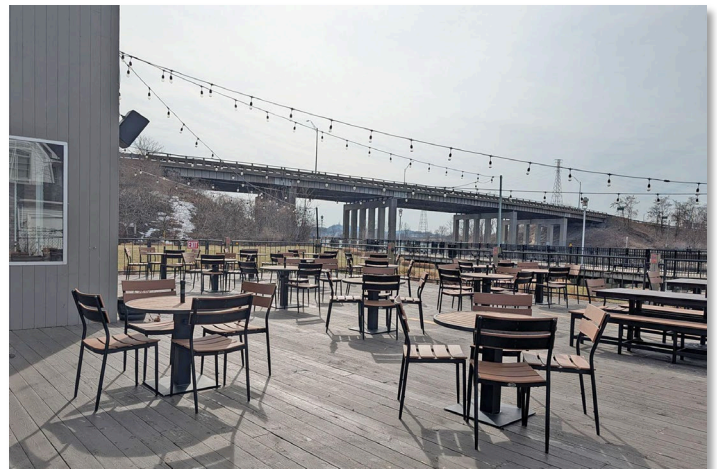
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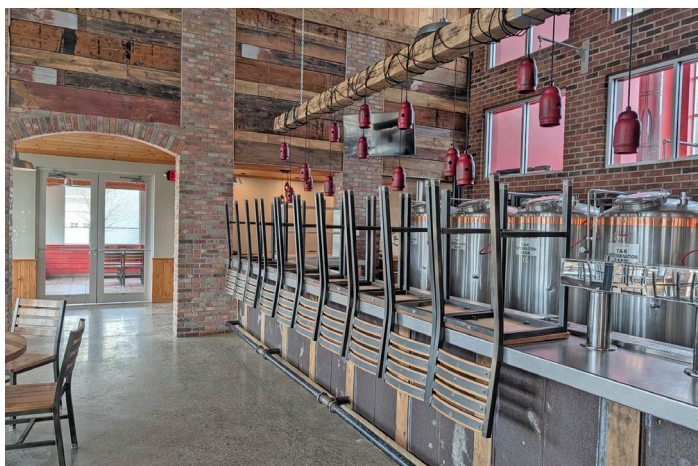
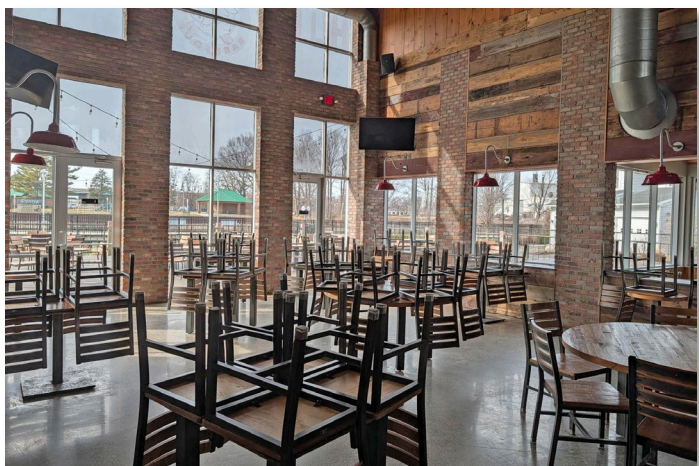
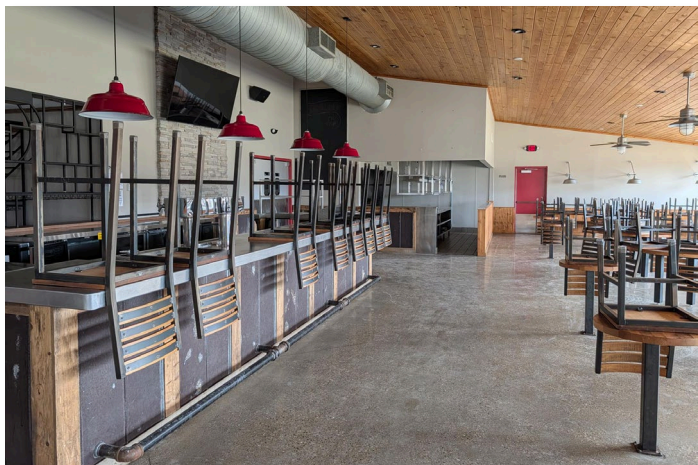
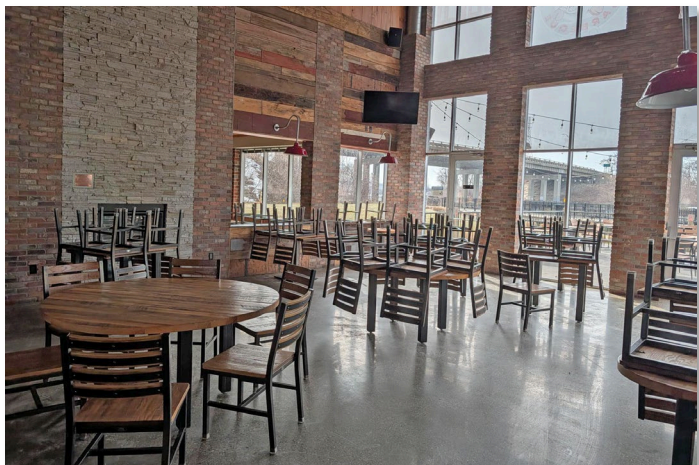


- Large Outdoor Deck (150-seat)
- High Visibility
- Docking available for boat access
- Expansive parking
- Walking distance to neighboring marinas
- Liquor license available (Class C and Brew Pub)
- Potential for additional bar and expanded offerings/events
- Walking/bike path for direct access to waterfront

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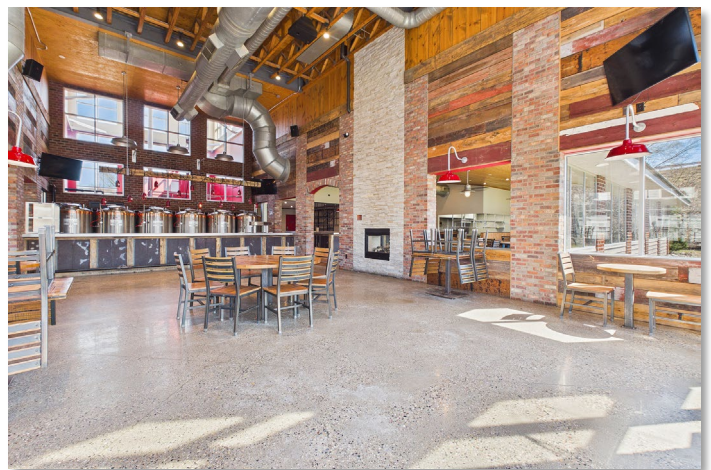
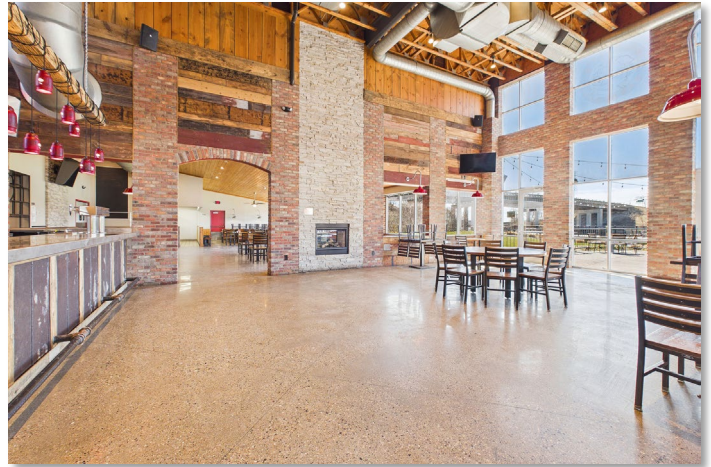
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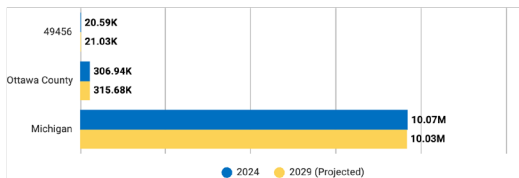
### WITHIN 49456 ZIP CODE:



Source: U.S. Census American Community Survey via Esri, 2024  
Update Frequency: Annually

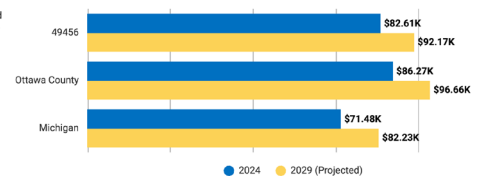
#### Total Population

This chart shows the total population in an area, compared with other geographies.



#### Median Household Income

This chart shows the median household income in an area, compared with other geographies.



### WITHIN 1, 3, 5 MILE RADIUS:

| DEMOGRAPHICS |            |                |
|--------------|------------|----------------|
|              | POPULATION | MED. HH INCOME |
| 1 MILE       | 14,734     | \$81,868       |
| 3 MILE       | 50,179     | \$83,472       |
| 5 MILE       | 84,341     | \$85,577       |

| TRAFFIC COUNTS (TWO-WAY) |  |
|--------------------------|--|
| 26,242                   | M-104 btwn School St and US-31 Crossover |
| 13,264                   | US-31 off ramp to EB M-104 ramp          |
| 3,191                    | Pine St off ramp at Pine St/W M-104 ramp |
| 57,829                   | US-31 S of M-104                         |

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## BRYAN BENCH, SIOR



Bryan Bench, SIOR, specializes in commercial and industrial real estate throughout West Michigan, providing strategic advisory and transaction services for owners, investors, developers, municipalities, and financial institutions. Since entering the commercial real estate industry in 2000, Bryan has built a reputation for delivering results-driven solutions backed by deep market knowledge and a strong client-first approach.

Prior to his brokerage career, Bryan spent more than 10 years in environmental consulting, focusing on due diligence for commercial and industrial property transfers. This unique background provides clients with a distinct advantage, particularly in transactions involving industrial facilities, redevelopment opportunities, and potential brownfield sites across Michigan. His ability to identify risks, navigate regulatory considerations, and uncover value enhances outcomes for both buyers and sellers.

Bryan's experience includes the sale and leasing of industrial, office, retail, land, and investment properties. By leveraging the collective expertise of the Core Realty Partners team and maintaining a high level of professionalism and responsiveness, he has successfully negotiated a wide range of complex transactions throughout his career.

As a Partner at Core Realty Partners, Bryan manages the firm's Commercial Division and plays a key role in business development, client strategy, and transaction execution. His SIOR designation reflects his proven performance, industry expertise, and commitment to the highest standards of professional excellence in commercial real estate.

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