

3119 Broadmoor Ave SE Kentwood, Michigan 49512

Property Highlights

- 3.62 Acres
- Approximately 353 feet of frontage on Broadmoor Ave (M-37) just south of 28th Street
- Zoned I-1.
- Heavy traffic area- 26,707 cars per day
- Close proximity to Woodland and Centerpointe Mall major retailers and airport.



For More Information

Kurt Kunst, SIOR, CCIM

O: 616 242 1116

kurtk@naiwwm.com

Parcel

3119 Broadmoor Ave SE
Kentwood, Michigan 49512



Sale Overview

3119 Broadmoor Ave SE
Kentwood, Michigan 49512

Sale Information

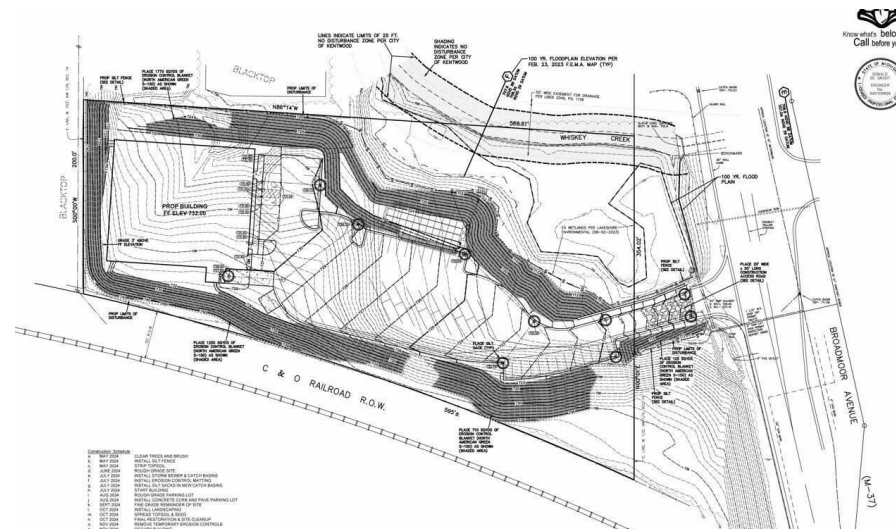
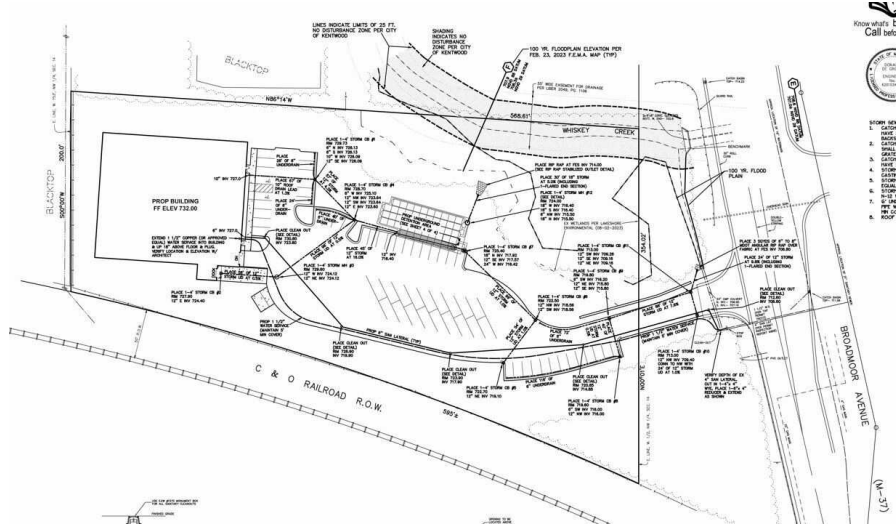
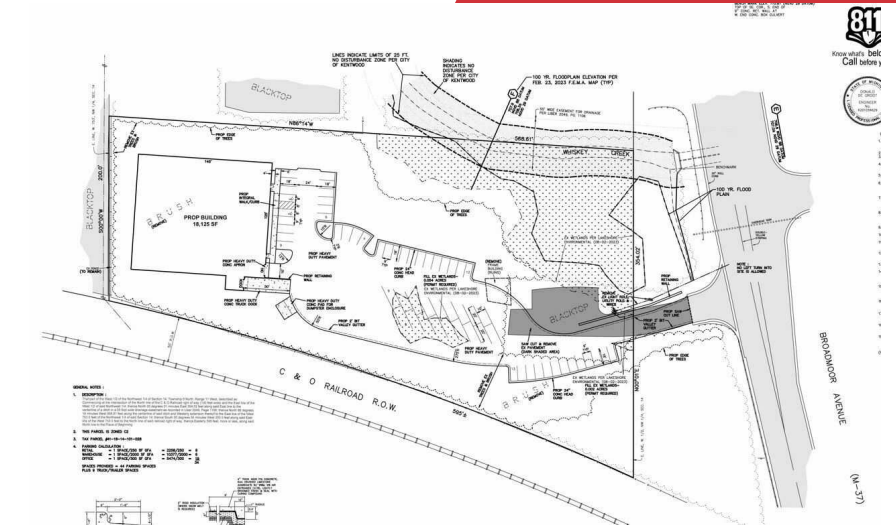
Price:	\$355,000.00
Per Acre:	\$98,066.30
Acres:	3.62
Zoning:	I-1
Municipality:	City of Kentwood
PPN:	41-18-14-101-028
SEV (2024):	\$89,900.00
Taxable Value (2024):	\$89,900.00
Summer Taxes (2023):	\$3,718.66
Winter Taxes (2023):	\$1,348.52
Total Taxes (2023):	\$5,067.18

Legal Description

PART NW 1/4 COM 354.02 FT N ALONG W 1/8 LINE FROM N LINE OF C&O RR R/W /100 FT WIDE/ TH S ALONG W 1/8 LINE 354.02 FT TO N LINE OF SD RR R/W TH NWLY ALONG SD RR R/W LINE 595 FT M/L TO E LINE OF W 753 FT OF NW 1/4 TH N PAR WITH W SEC LINE 200.0 FT TH ELY 568.61 FT TO BEG * SEC 14 T6N R11W 3.62 A.

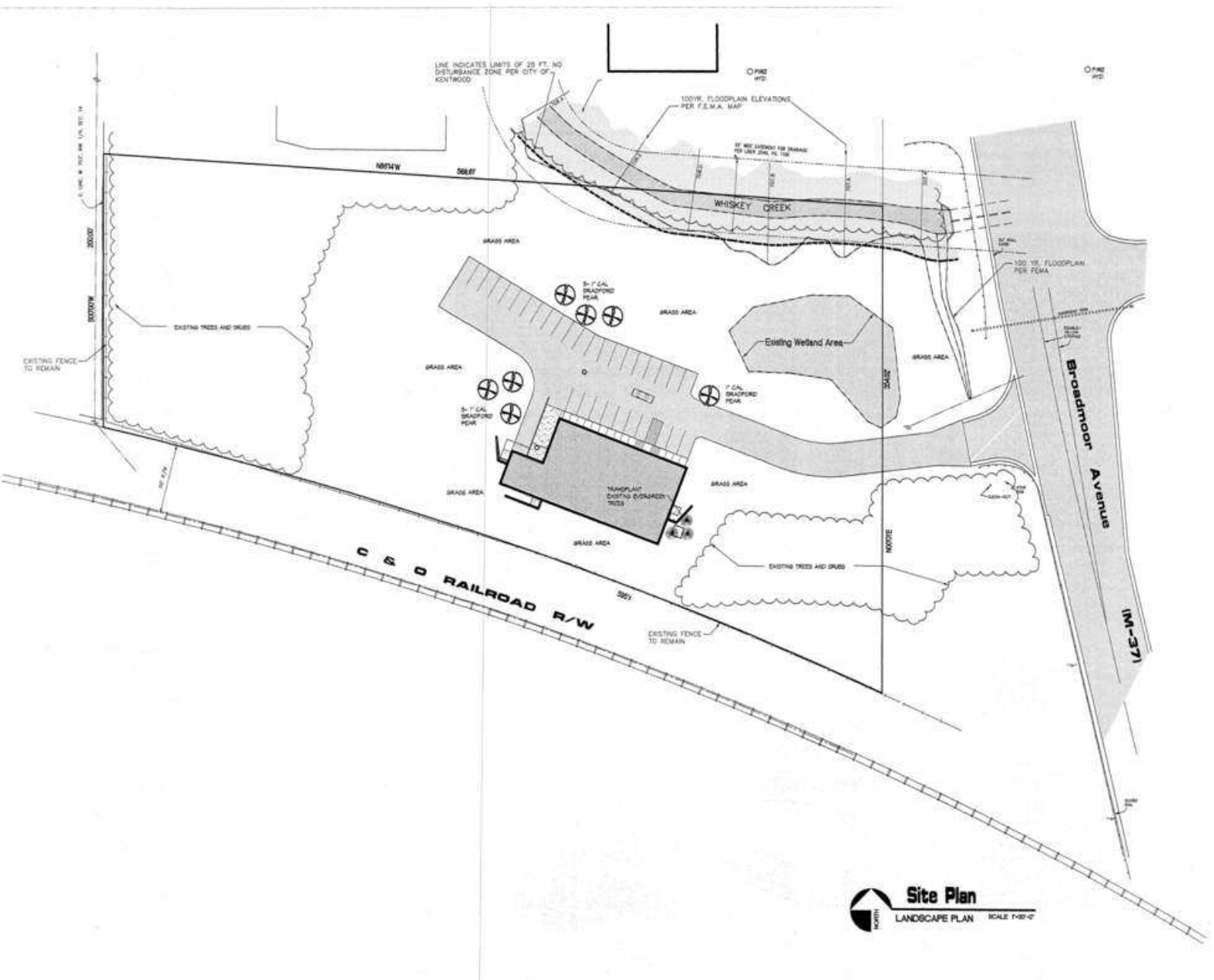
Potential Site Plan

3119 Broadmoor Ave SE
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Potential Site Plan

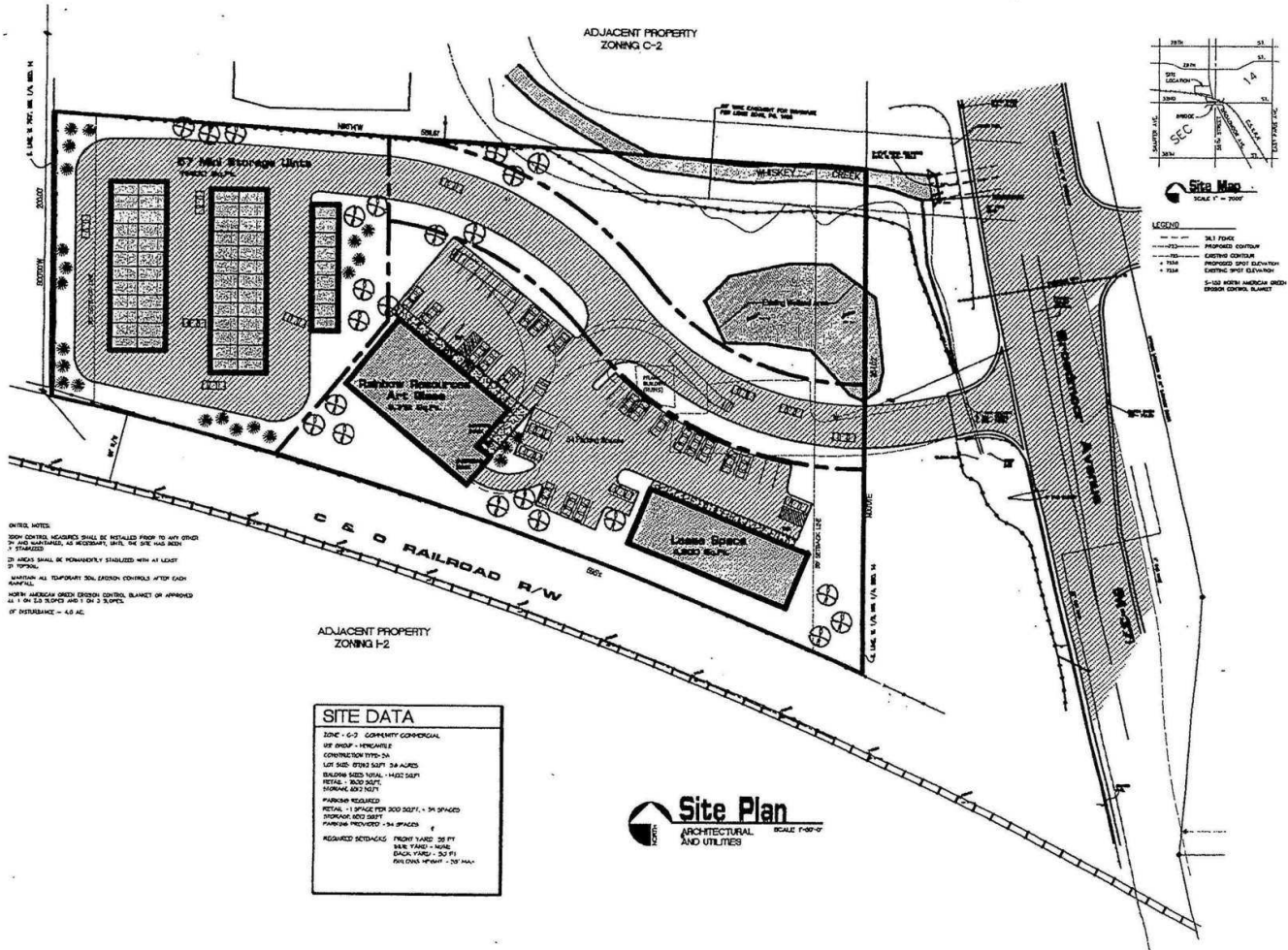
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Site Plan
LANDSCAPE PLAN SCALE 1"=30'-0"

Potential Site Plan

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Innovative design p.c.
1500 Lake Drive S.E.
Grand Rapids, MI 49506
Phone: 616-234-4477
Fax: 616-234-4477

Rainbow Resources Art Glass
Broadmoor Avenue
Kentwood, Mich.

Revised

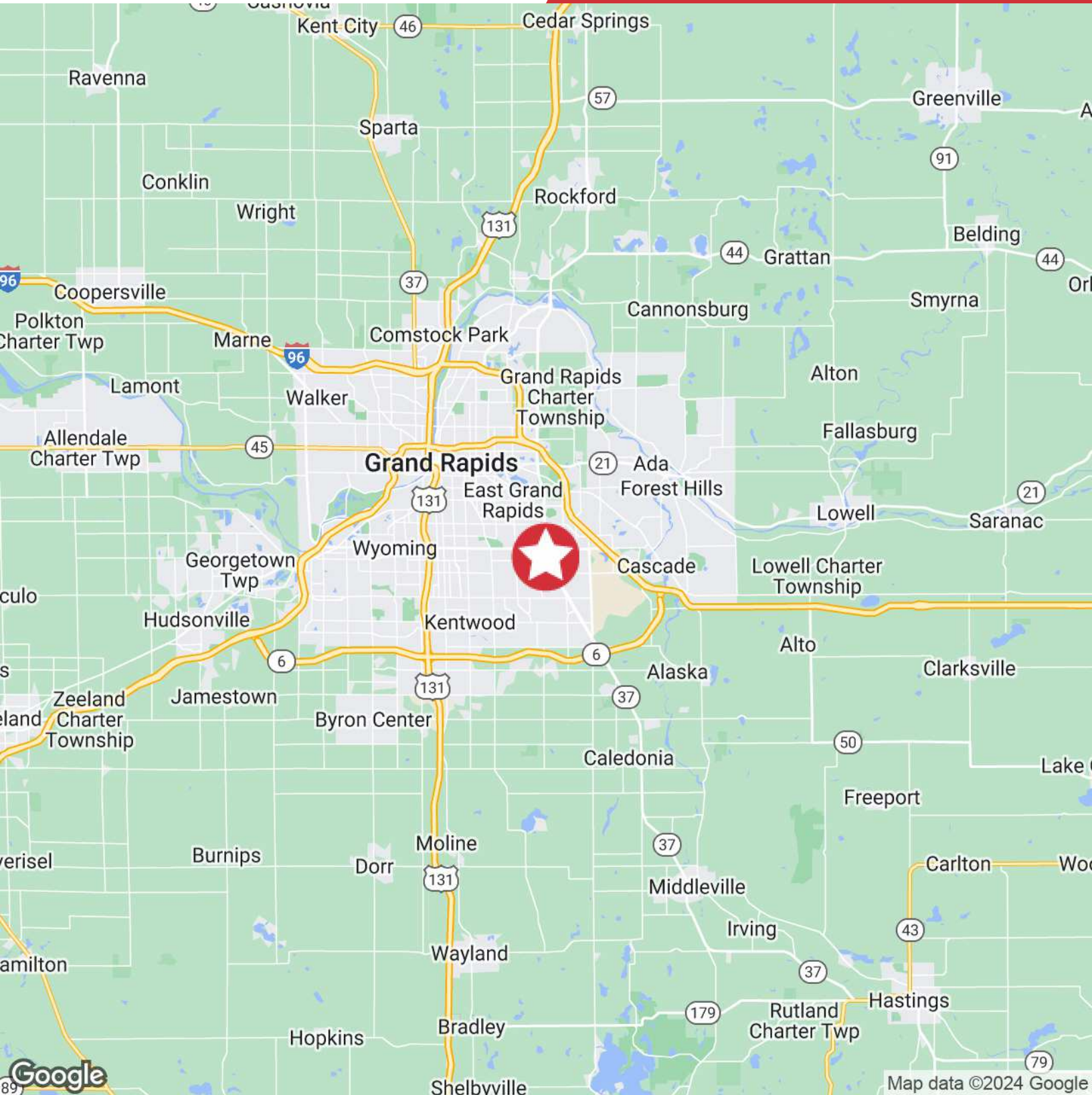
Date: OCT. 25/99

Shr.No. C-2

Job No. 99-020

Location Map

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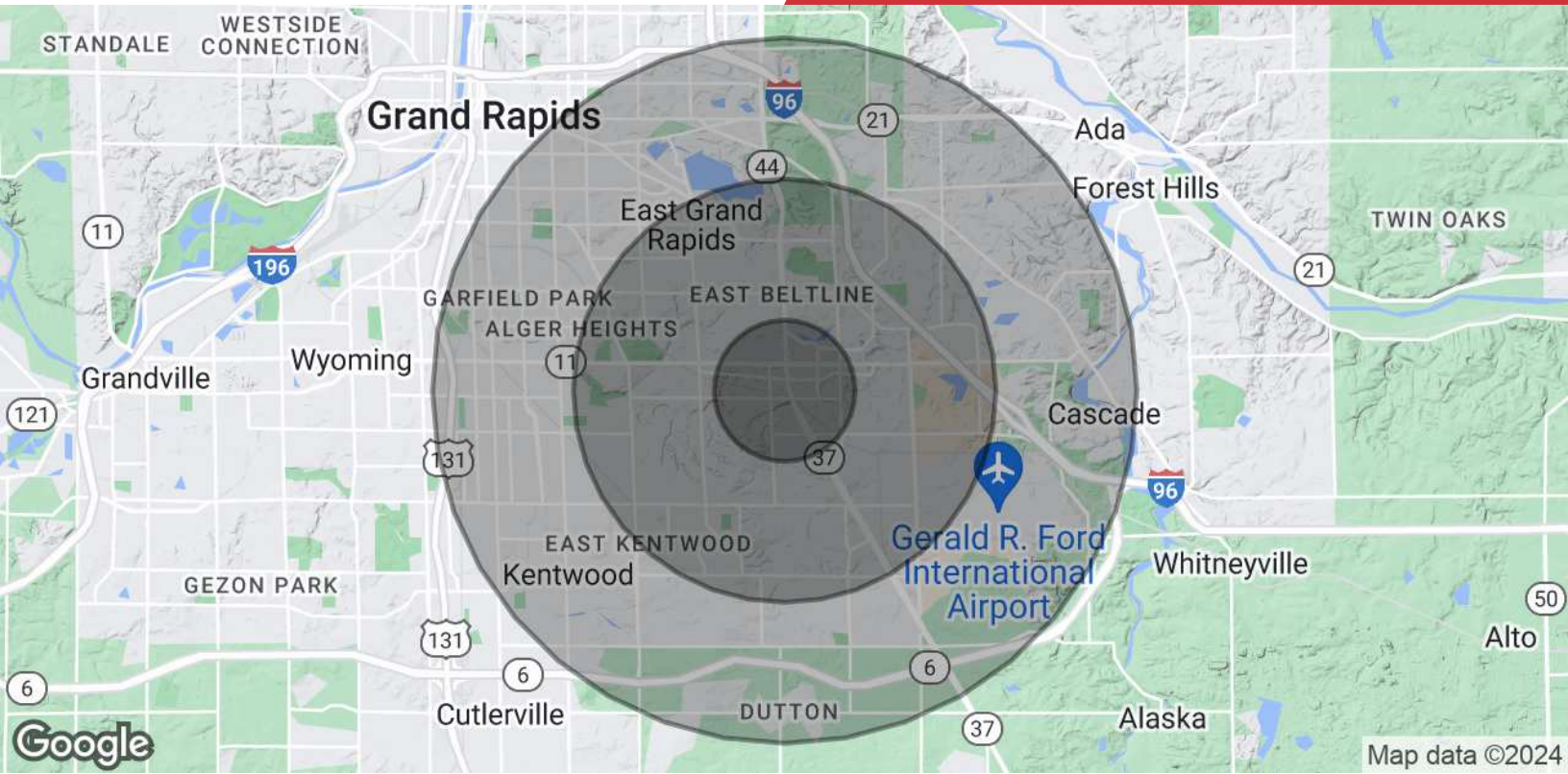
Retailer Map

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,981	70,425	195,520
Average Age	39.2	37.2	35.3
Average Age (Male)	35.2	34.9	33.4
Average Age (Female)	41.8	38.9	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,485	28,727	74,588
# of Persons per HH	2.0	2.5	2.6
Average HH Income	\$59,770	\$83,622	\$82,793
Average House Value	\$147,575	\$203,040	\$198,966

* 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.