



**14301 White Creek Ave NE
Cedar Springs, Michigan 49319**

Property Highlights

- **Operating Business - Please Don't Approach Employees**
- Ideal freestanding 16,592 SF building situated on 2.67 acres
- Excellent parking
- Tremendous visibility from US 131 with access from US 131 via White Creek Ave
- Approved zone for recreational/medical marijuana
- Building could be expanded, if necessary
- Tall and large pylon sign along US 131



For More Information

Bob Lotzar

O: 616 575 7041 | C: 616 304 6124
bobl@naiwwm.com

Asset Overview

14301 White Creek Ave NE
Cedar Springs, Michigan 49319

14301 White Creek Ave NE

| | |
|-----------------------------|-----------------------------------------------------------------------------------------------------------|
| Location: | Off US 131 at 17 Mile Road, to White Creek Ave |
| Total Building Size: | 16,592 SF |
| Year Built: | 2000 |
| Acreage: | 2.67 Acres |
| Signage: | Pylon (at US 131 and White Creek) |
| Parking: | On-site; 60 spaces |
| Zoning: | HC: Highway Commercial - Marijuana grow, dispensary and processing permitted via Special Land Use Permit. |



Building Overview

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| | |
|----------------------------------|------------------------------------------------------|
| Building Area: | 16,592 square feet |
| Floor Structure: | Concrete |
| Building Frame: | Block Frame |
| Exterior Wall Finish: | Masonry |
| Roof Construction: | Steel deck over steel bar joists |
| Ceiling Heights: | 20' - Office is 12' drop ceilings |
| Windows: | Fixed units in aluminum frame |
| HVAC Components: | 4 roof top units - two are 6 ton and two are 7.5 ton |
| Water and Waste Disposal: | City Water & Sewer |
| Electrical: | Over 1200 AMPS, incandescent & fluorescent lighting |
| Truck Doors: | One loading docking |
| Parking Lot: | Asphalt-paved parking area, approx. 60 spaces |
| Office Area: | 600 SF - includes break room |
| Compressor Shed: | 240 SF |
| Freezer and Cooler Space: | 2,128 SF |

Cedar Springs has a small retail business district and a stable industrial base. The community has vast possibilities for future growth. Significant industry and business have been attracted to the Cedar Springs area, including Display Pack and various precision tool and die companies.

The Cedar Springs Area Parks and Recreation Board is actively exploring new means to provide programs for youth and adults. The annual Red Flannel Festival was first celebrated in 1939, making it one of the oldest festivals in Michigan. Red Flannel Day takes place on the first Saturday in October to celebrate the famous "drop seat" red long johns and red flannel nightwear.

Overall, Cedar Springs is a desirable residential community with its own identity and charm. The City has all of the benefits of a small community, while simultaneously offering big city amenities.

Information from the city website: <https://cityofcedarsprings.org/about/>

Sale Overview

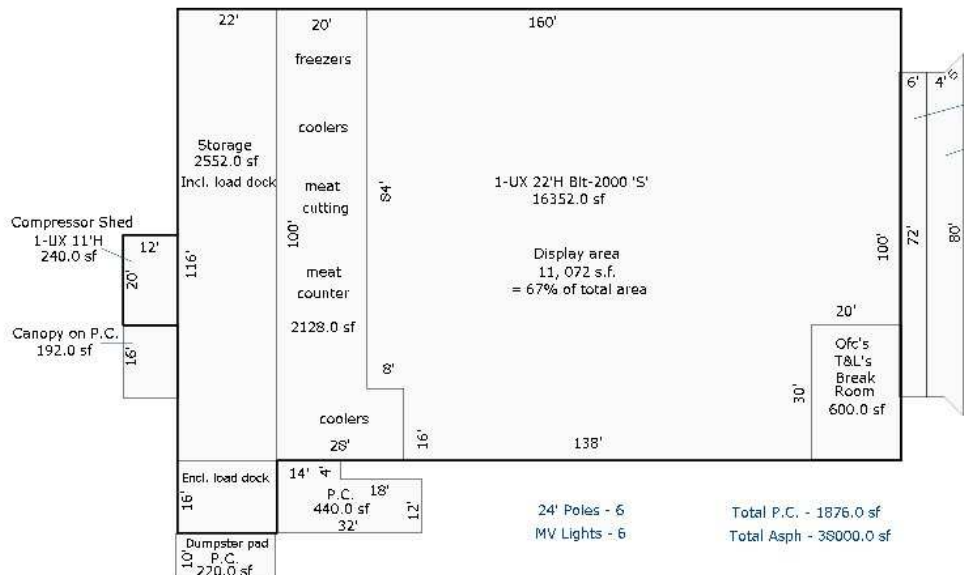
14301 White Creek Ave NE
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Sale Information

| | |
|-----------------------|-----------------------|
| Price: | \$1,750,000.00 |
| Per SF: | \$105.47 |
| Municipality: | City of Cedar Springs |
| PPN: | 41-02-26-400-028 |
| SEV (2024): | \$623,100.00 |
| Taxable Value (2024): | \$381,474 |
| Summer Taxes (2023): | \$22,962.09 |
| Winter Taxes (2023): | \$749.99 |
| Total Taxes (2023): | \$23,712.08 |

Legal Description

N 200.0 FT OF S 500.0 FT OF THAT PART S 1/2 NE 1/4 SE 1/4 LYING ELY OF ELY LINE OF US131 RELOCATED * SEC 26 T10N R11W 2.67 A.



Lease Overview

14301 White Creek Ave NE
Cedar Springs, Michigan 49319

Lease Information

| | |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Lease Type: | NNN |
| Terms: | 60 - 120 Months |
| Tenant Provides: | Air Conditioning, Electric, Gas/Heat, Insurance, Janitorial, Phone, Refuse Removal, Sewer, Snow Removal, Taxes, Water |
| Landlord Provides: | None |
| Municipality: | City of Cedar Springs |
| PPN: | 41-02-26-400-028 |

Availability

| SUITE | RENTABLE SF | RATE / SF / YR | MONTHLY RENT | CAM / MONTH APPROX. \$2.70 | TOTAL MONTHLY RENT |
|-----------------------|-------------|----------------|--------------|-------------------------------|--------------------|
| Whole Building | 16,592 SF | \$12.00 | \$16,592.00 | \$3,733.20 | \$20,325.20 |



Retailer Map

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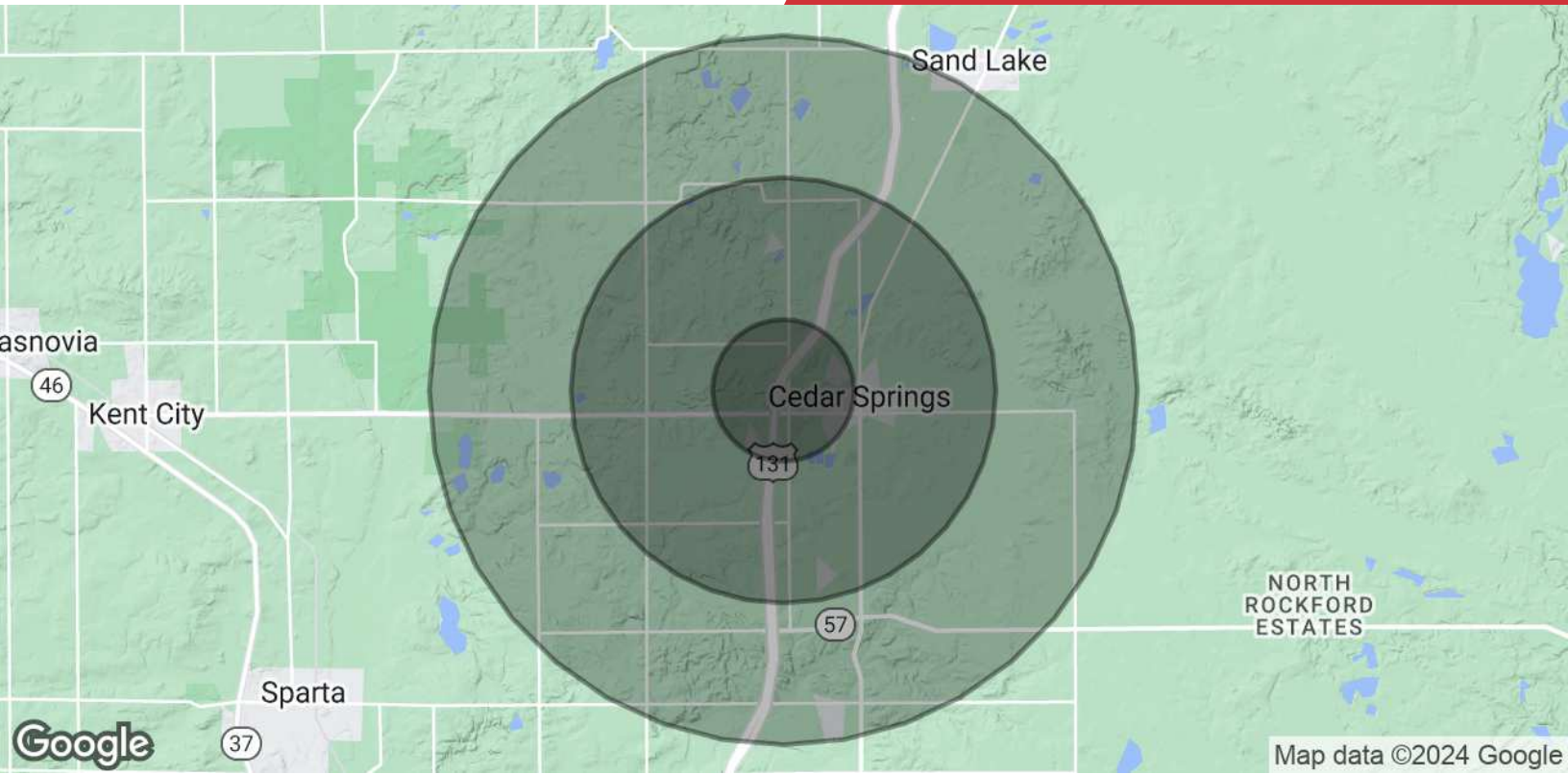
Parcel

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Demographics Map & Report

14301 White Creek Ave NE
Cedar Springs, Michigan 49319



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 1,165 | 8,973 | 20,602 |
| Average Age | 40.9 | 39.8 | 40.2 |
| Average Age (Male) | 40.1 | 36.5 | 38.1 |
| Average Age (Female) | 42.5 | 42.5 | 41.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 524 | 3,765 | 8,247 |
| # of Persons per HH | 2.2 | 2.4 | 2.5 |
| Average HH Income | \$64,544 | \$71,037 | \$82,285 |
| Average House Value | \$141,469 | \$176,135 | \$196,113 |

* Demographic data derived from 2020 ACS - US Census