

**7347 W 48th St  
Fremont, Michigan 49412**

**Property Highlights**

- 6.76 Total Acre Parcel
- Also Offering Split Of Property To Sell Approximately - 3 Acres Each
- Flat Terrain
- Ideal Restaurant, Urgent Care, Auto Parts, etc. Location
- Gerber Products Headquarters
- Spectrum Gerber Hospital



For More Information

**Bob Lotzar**

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

We obtained the information above 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 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.

# Sale/Property Overview

7347 W 48th St  
Fremont, Michigan 49412

## Sale Information

<b>Price:</b>	\$1,500,000.00 - Entire Property
<b>Per SF:</b>	\$5.09
<b>1/2 Parcel "A" - Price:</b>	\$950,000.00 - Approx. 3 Acres
<b>1/2 Parcel "B" - Price:</b>	\$650,000.00 - Approx. 3 Acres
<b>Acreage:</b>	6.76 Acres Total
<b>Municipality:</b>	Dayton Township
<b>Total Taxes: (2023) 13-33-400-023</b>	\$568.32
<b>Terms:</b>	Cash, Conventional
<b>Zoning:</b>	Commercial

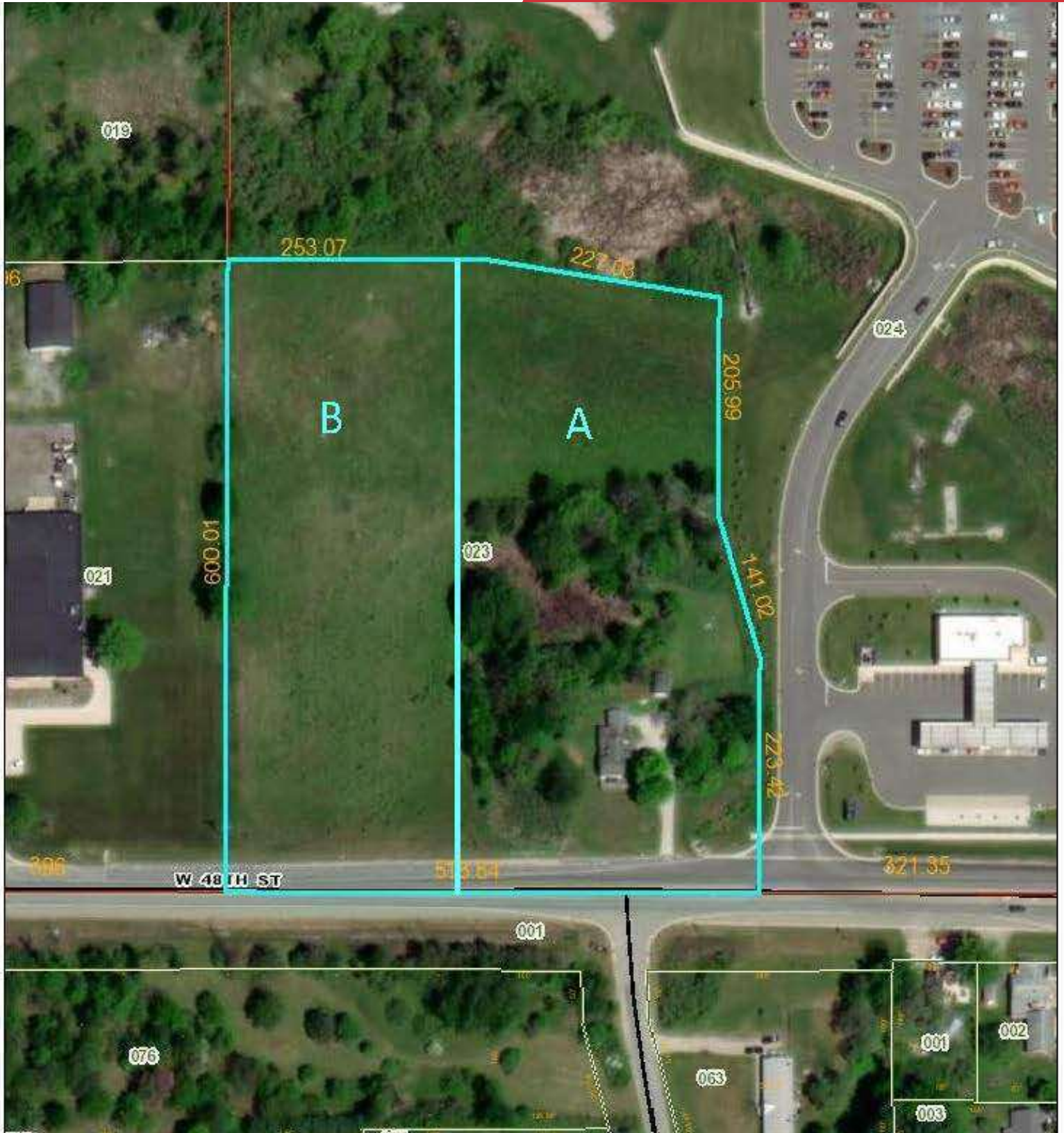
## Legal Description

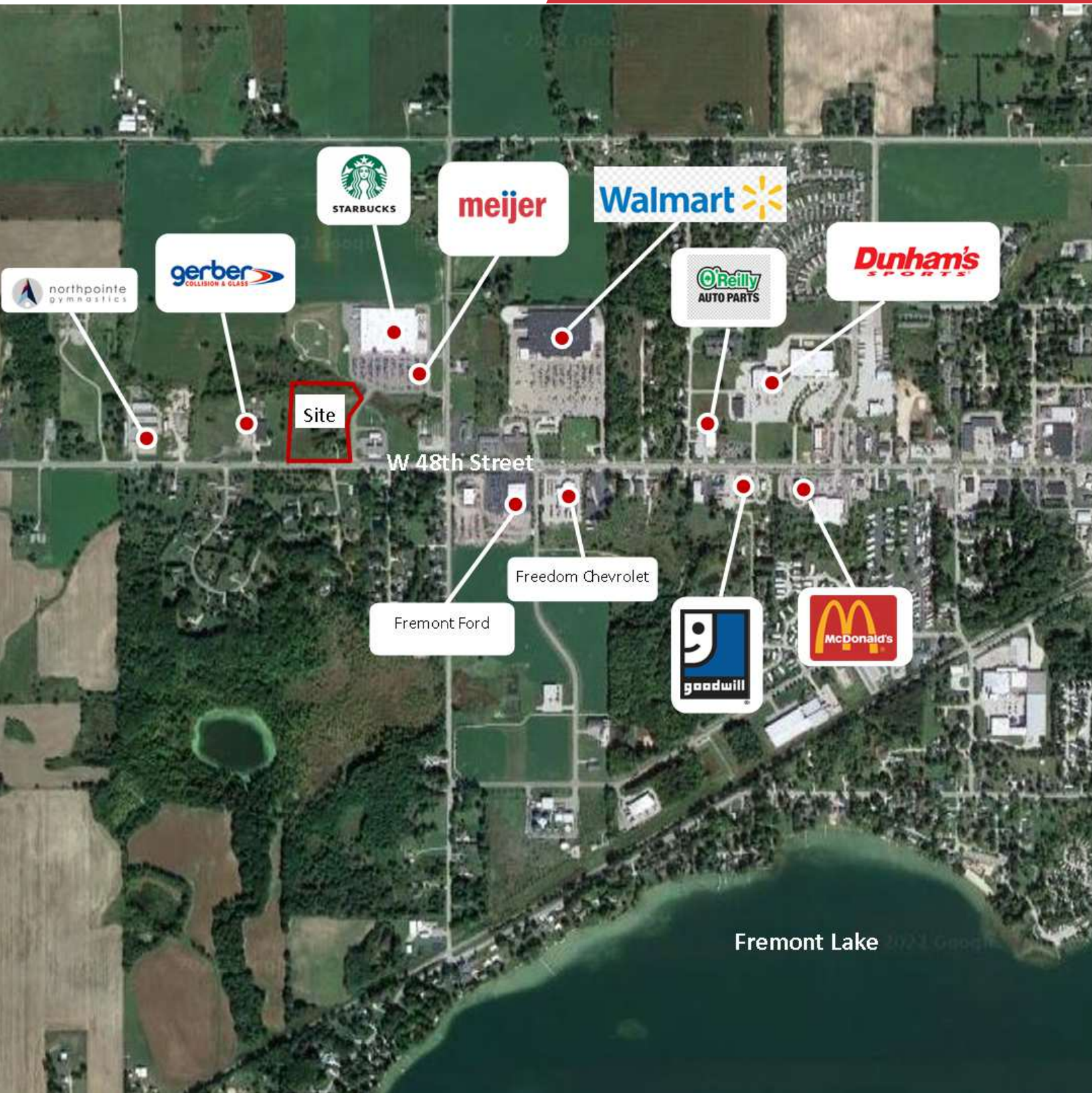
PT SE 1/4 SE 1/4 COM SE COR SEC. N88D52'25"W 800.35 FT TO POB, TH N88D52'25"W 518.84 FT, TH N01D31'02"E 600.01 FT, TH S88D52'25"E 253.07 FT, TH S79D52'52"E 227.03 FT, TH S01D31'02"W 205.99 FT, TH S15D30'23"E 141.02 FT, TH S01D31'02"W 223.42 FT TO BEG SEC 33 T13N R14W 6.76 A M/L



# Parcel

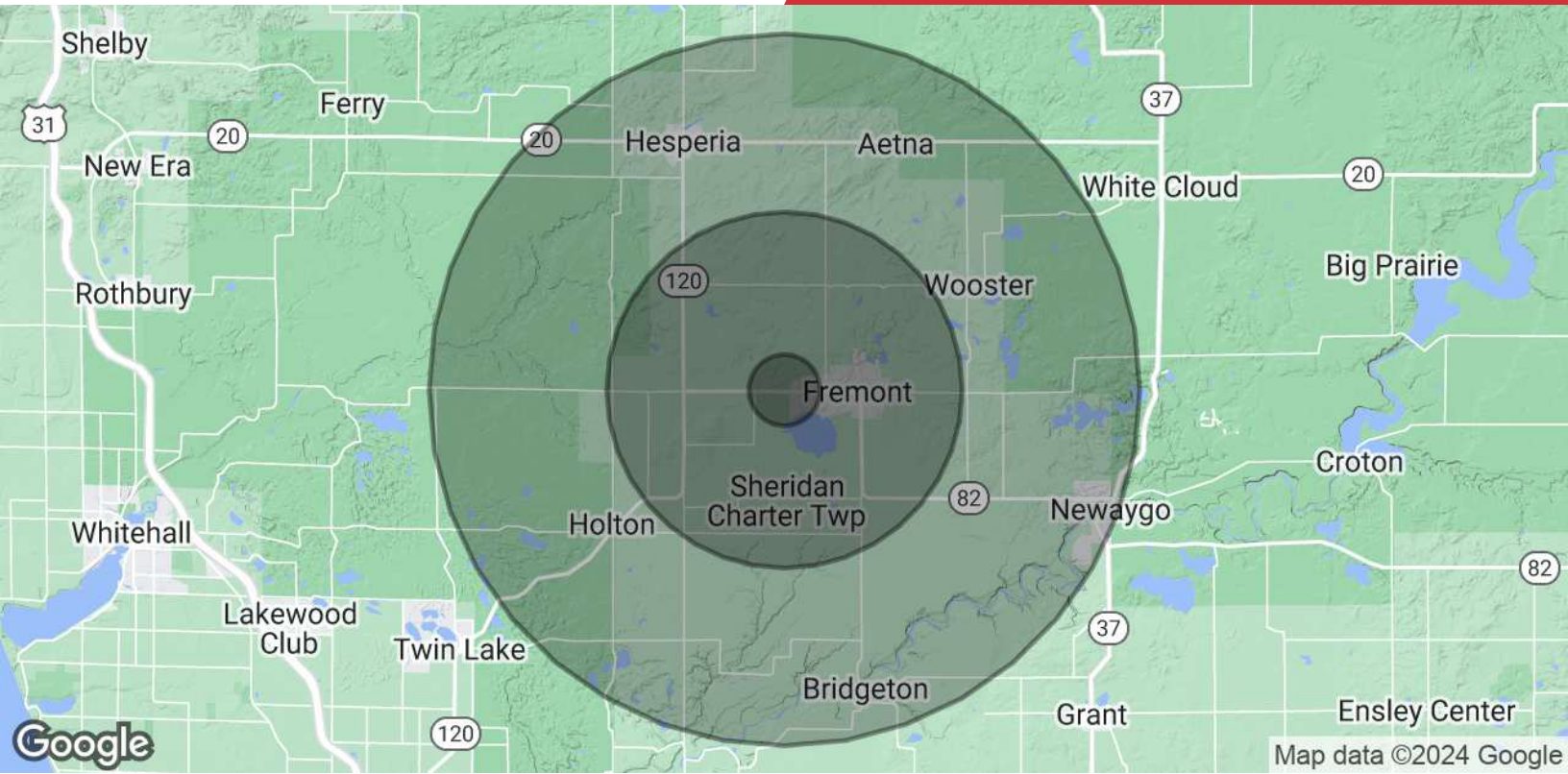
7347 W 48th St  
Fremont, Michigan 49412





# Demographics Map & Report

7347 W 48th St  
Fremont, Michigan 49412



POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	747	11,168	25,147
<b>Average Age</b>	40.1	39.6	40.3
<b>Average Age (Male)</b>	36.8	37.0	38.9
<b>Average Age (Female)</b>	41.2	40.5	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	309	4,451	9,664
<b># of Persons per HH</b>	2.4	2.5	2.6
<b>Average HH Income</b>	\$59,561	\$60,144	\$58,929
<b>Average House Value</b>	\$155,181	\$152,893	\$144,233

\* Demographic data derived from 2020 ACS - US Census