



80 S Main St Kent City, MI 49330

Property Highlights

- Superior Location in Kent City.
- 2,400 square feet of turnkey restaurant space with additional partial basement level storage
- 15 Marked off street parking spaces, additional on street parking available
- Prominent Pylon Sign
- Solid Brick/Block Construction



For More Information

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Asset Overview

80 S Main St
Kent City, MI 49330

Property Overview

Well maintained, restaurant for sale in downtown Kent City. The building is well located along the major retail corridor in Kent City and features ample on-site parking. Great opportunity for an expanding restaurateur or new dining concept in Kent City.

Sale includes real estate only - call listing agent for details concerning FFE.

Property Information

Location:	M 37 to S Main St, S Main St north to address
Total Building Size:	2,400 SF
Year Built:	1982
Acreage:	0.275 Acres
Signage:	Pylon
Parking:	11 Spaces plus street parking
Zoning:	KCV C-1
Construction:	Brick/Block
HVAC:	Forced Air
Air Conditioning:	Yes
Signage:	Pylon



Sale Overview

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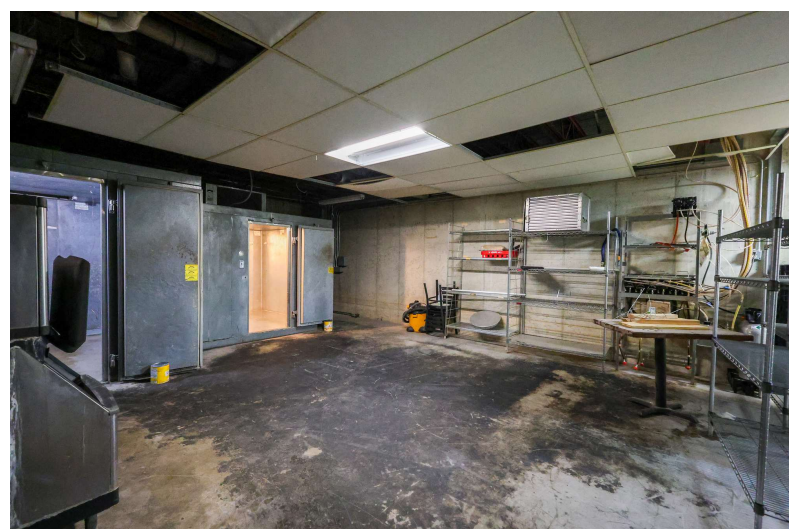
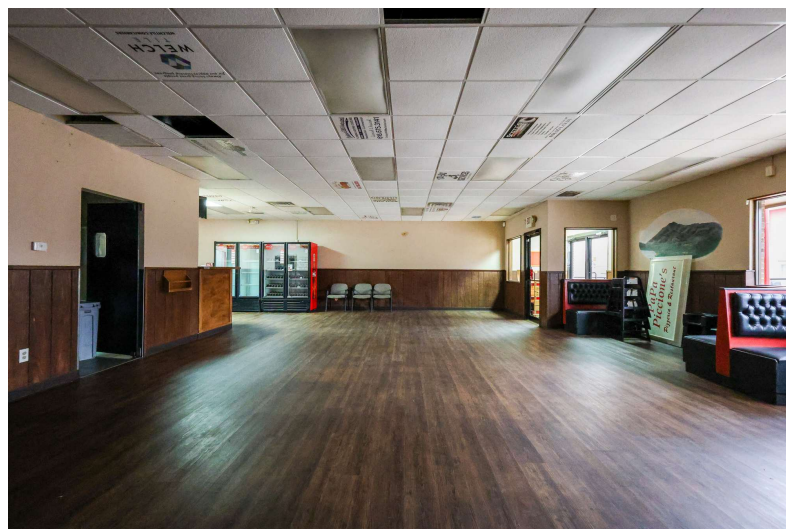
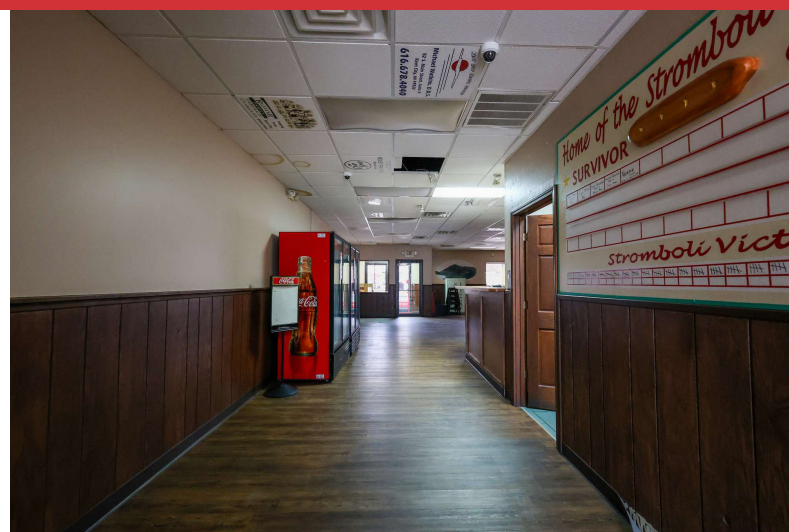
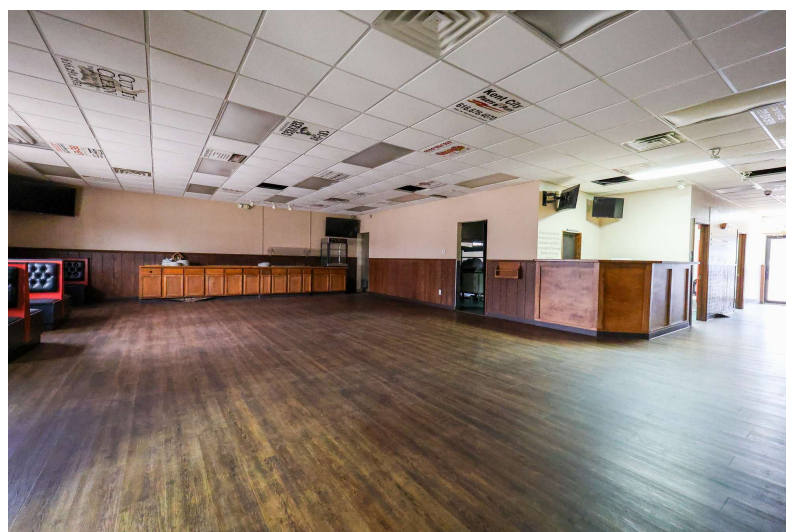
Sale Information

Price:	\$300,000.00
Per SF:	\$125.00
PPN:	41-01-33-101-009
SEV:	\$86,100.00
Taxable Value:	\$76,437.00
Summer Taxes:	\$2,377.19
Winter Taxes (2022):	\$1,449.56
Total Taxes:	\$3,826.75



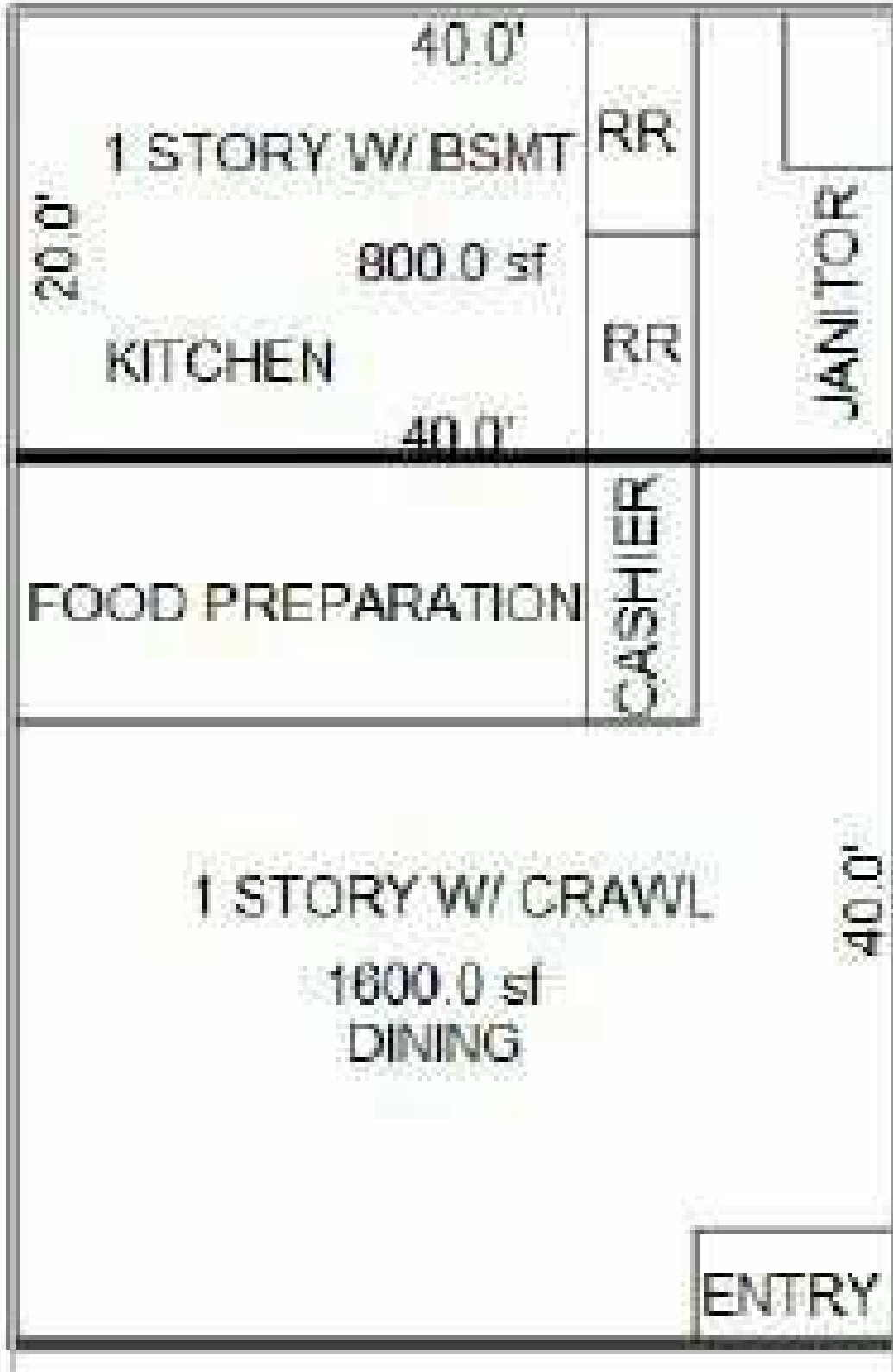
Photography

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Floor Plan

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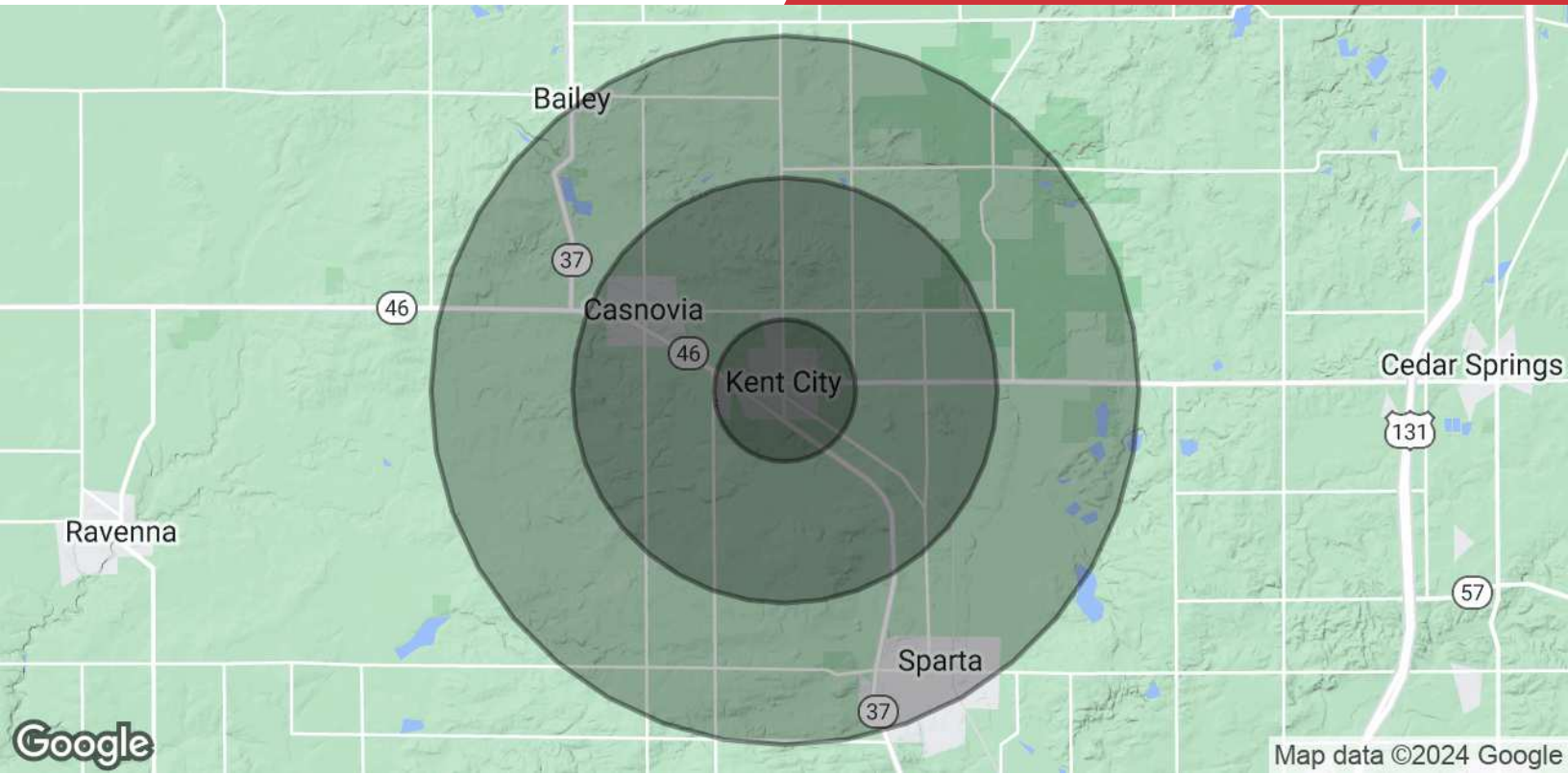
Parcel

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Demographics Map & Report

80 S Main St
Kent City, MI 49330



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	821	3,835	11,892
Average Age	33.6	37.0	39.2
Average Age (Male)	34.2	36.8	37.9
Average Age (Female)	32.7	36.7	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	297	1,357	4,390
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$62,761	\$76,597	\$76,037
Average House Value	\$110,951	\$170,043	\$174,628

2020 American Community Survey (ACS)



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.