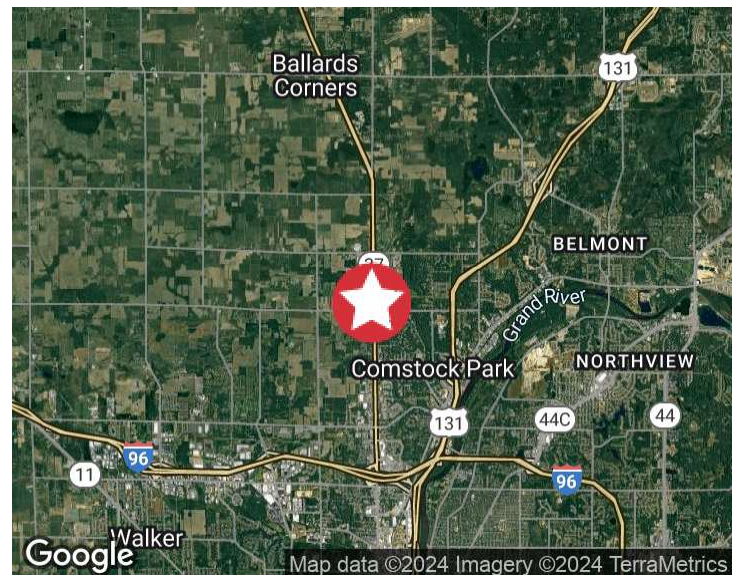




5305-5317 Alpine Ave
Comstock Park, Michigan 49321

Property Highlights

- Perfect opportunity for owner occupancy.
- High traffic corridor.
- Retail or office use availability.
- Great street exposure.
- Pylon and building signage.
- Currently Professionally managed.



For More Information

Rod Alderink

O: 616 242 1104

roda@naiwwm.com

Property Overview

5305-5317 Alpine Ave
Comstock Park, Michigan 49321

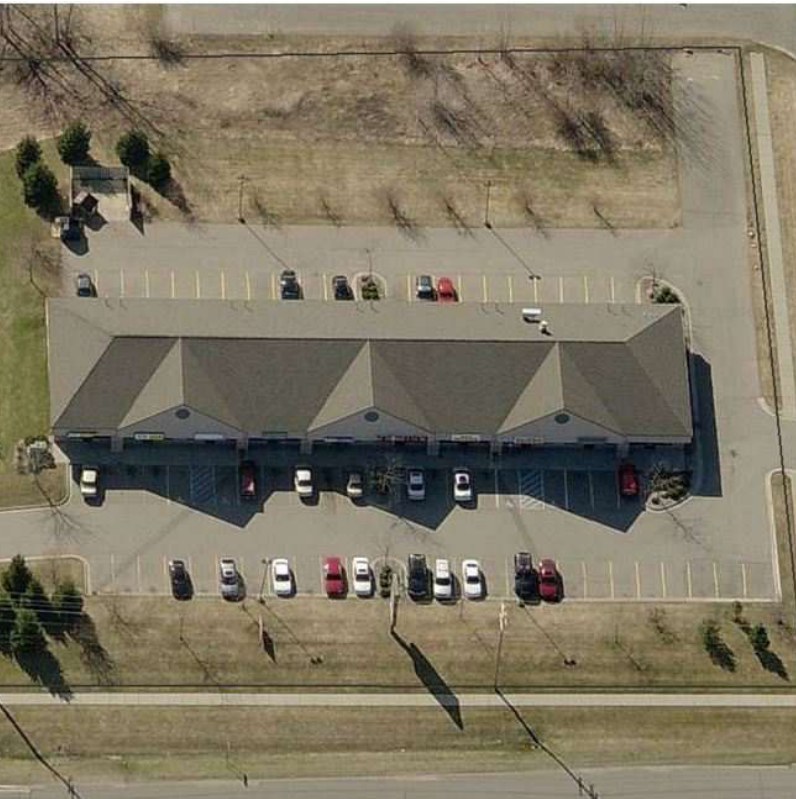
Property Overview

Located North of 6 mile on Alpine on the west side of the street, this strip center has great availability for owner occupancy.

11,880 SF building on 1.94 acres

Property Information

Location:	North of 6 Mile on Alpine, west side of street.
Total Building Size:	11,880 SF
Year Built:	2000
Acreage:	1.94 Acres
Signage:	Pylon and building
Parking:	Ample spaces on site lot
Zoning:	Commercial



Sale Overview

5305-5317 Alpine Ave
Comstock Park, Michigan 49321

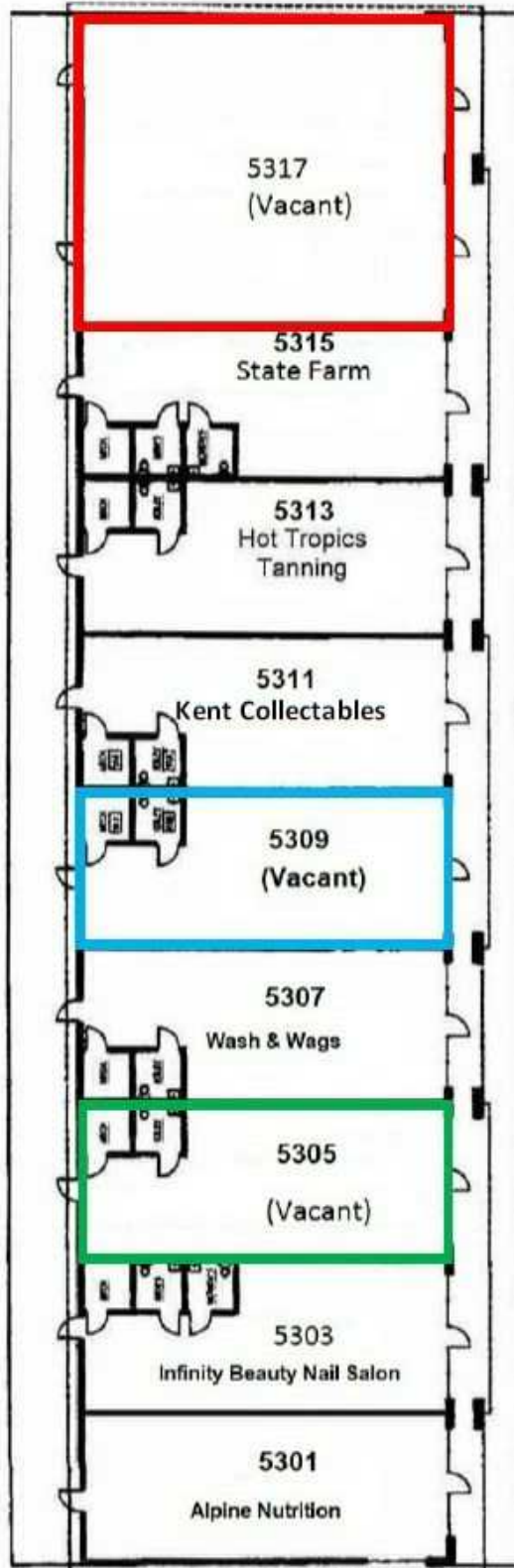
Sale Information

Price:	\$1,295,000.00
Per SF:	\$109.01
Municipality:	Alpine Charter
PPN:	41-09-23-476-004
Summer Taxes:	\$12,287.57
Winter Taxes:	\$2,589.91
Total Taxes:	\$14,877.48



Site Plan

5305-5317 Alpine Ave
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Photos

5305-5317 Alpine Ave
Comstock Park, Michigan 49321



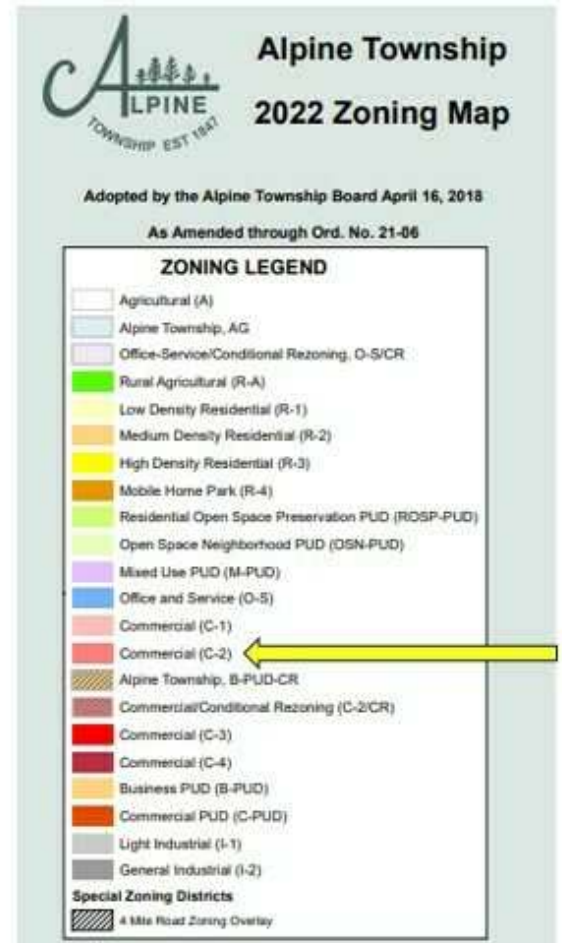
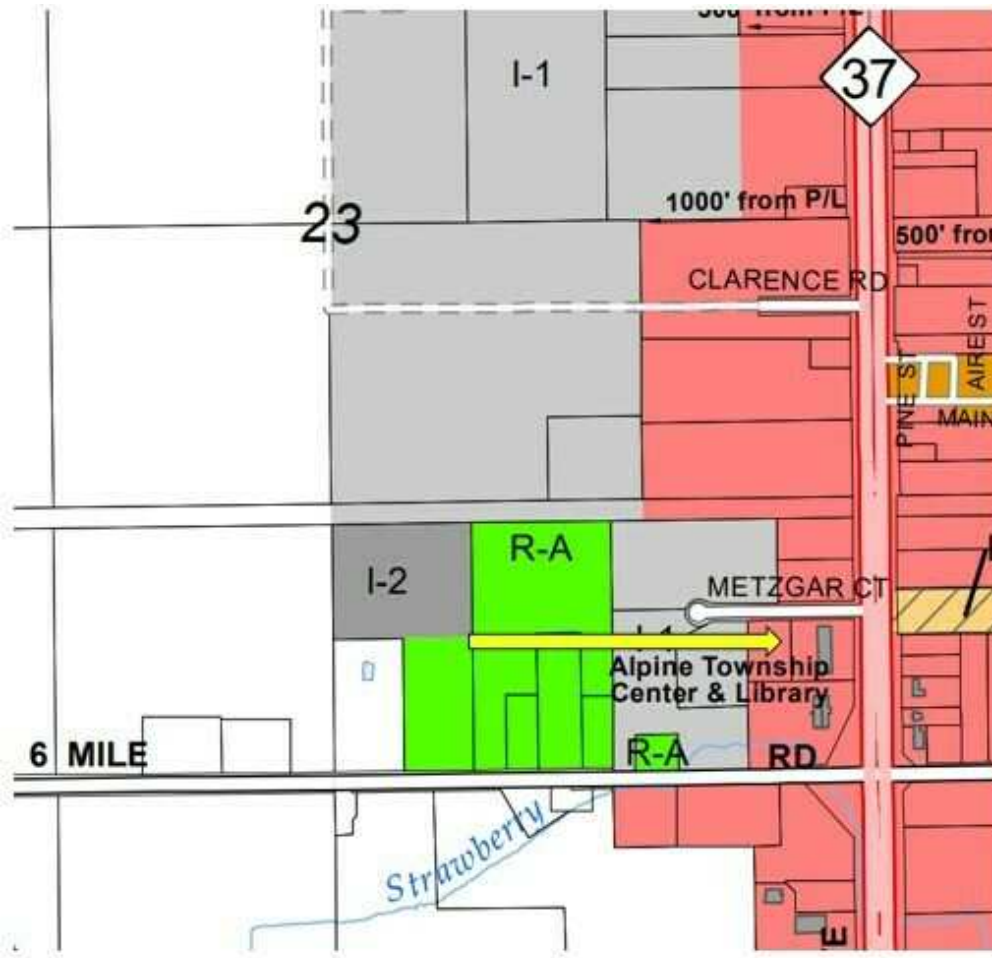
Parcel

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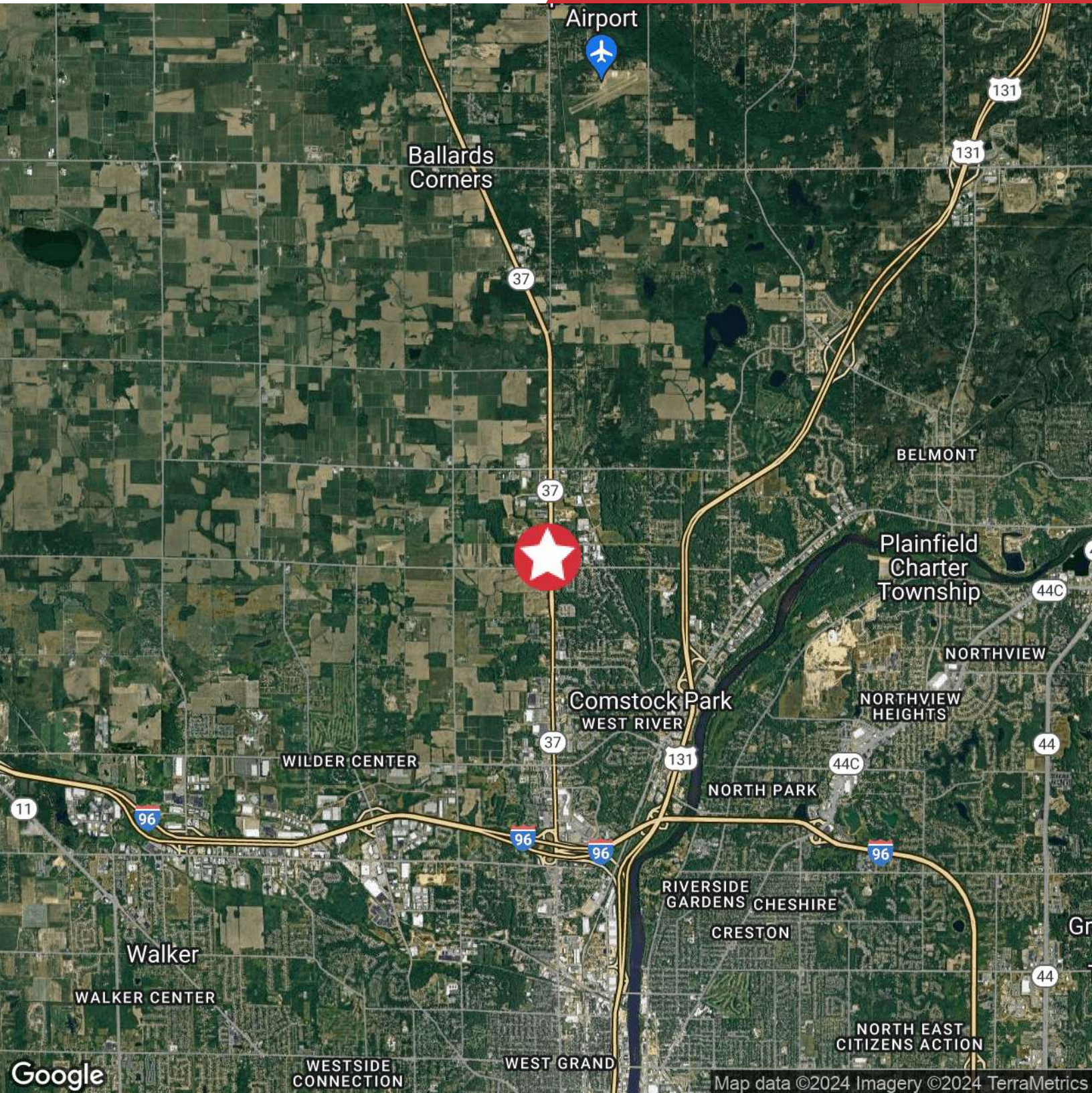
Zoning

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Location Map

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Retailer Map

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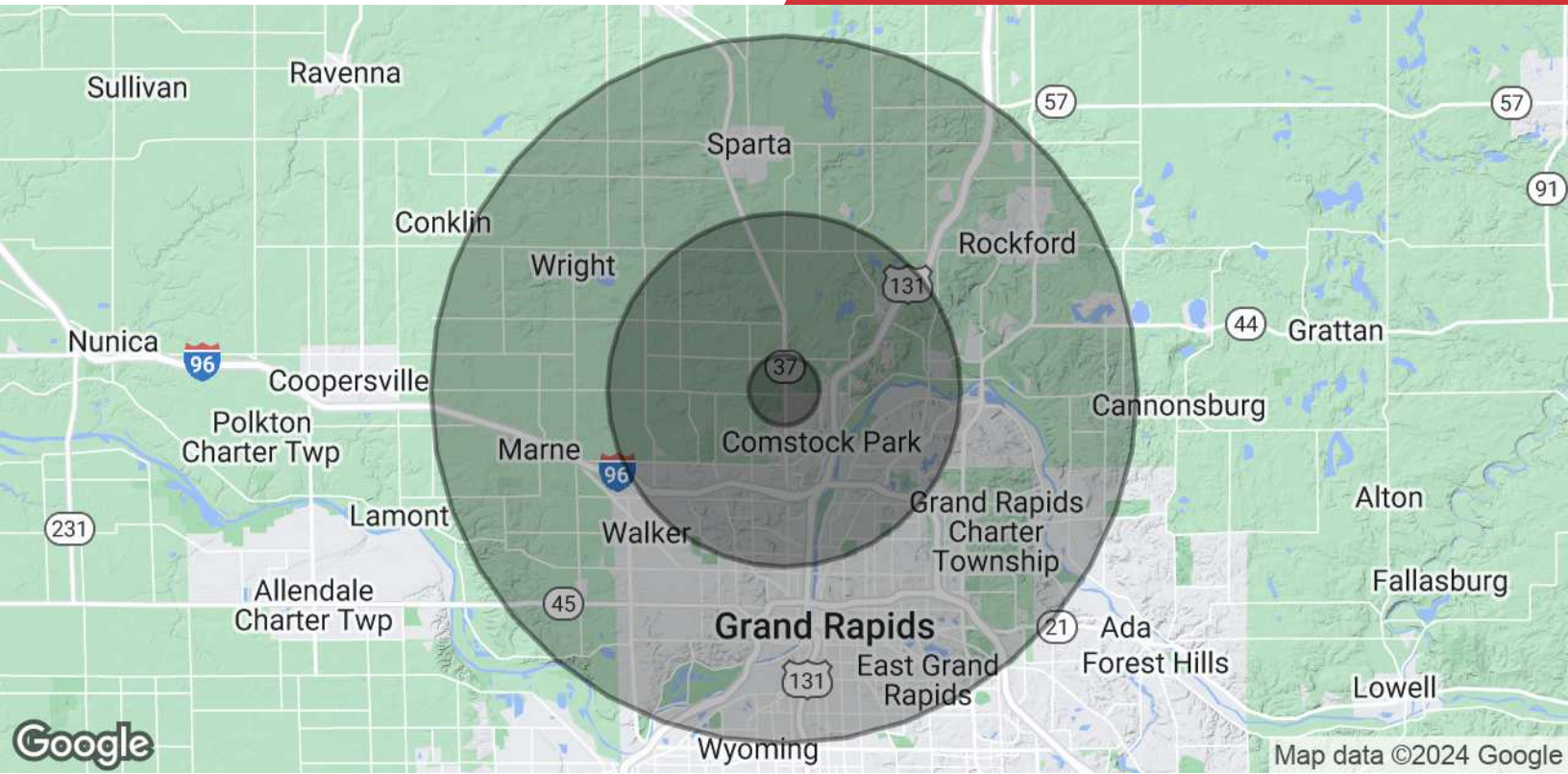


Google

Map data ©2023 Google Imagery ©2023, Airbus, CNES / Airbus, Kent County, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

Demographics Map & Report

5305-5317 Alpine Ave
Comstock Park, Michigan 49321



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,101	70,024	370,987
Average Age	37.0	35.8	33.4
Average Age (Male)	37.6	34.4	32.7
Average Age (Female)	36.2	36.7	33.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	809	28,720	141,374
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$60,633	\$55,732	\$56,774
Average House Value	\$176,731	\$148,885	\$150,525

* 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.