

4598 44th Street SE
Kentwood, Michigan 49512

Property Highlights

- High profile location
- City of Kentwood I-1 zoning
- Significant infrastructure in place
- Partially paved with in place detention
- Opportunity for high profile location just outside of Gerald R Ford International Airport



For More Information

Stuart J. Kingma, SIOR

O: 616 581 5000

skingma@naiwwm.com

Property / Sale Overview

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Property Overview

The vacant parcel located at 4598 44th Street SE offers a once in a lifetime opportunity to acquire a significant site immediately outside the entrance to the Gerald R Ford International Airport. The property was originally used as a parking lot for a call center which has subsequently been re-tasked. The site features ample parking which could be reutilized in some form as well as some on-site detention and drainage which also could likely be recaptured for a future user. The site sits high and offers visibility and presence that will be difficult to duplicate in the West Michigan area given the lack of available land sites within the region this site will not last long.

Property Information

Location:	I-96 to 28th Street exit, West on 28th Street to Patterson Ave SE, South on Patterson to 44th Street, West on 44th Street to the property on the south side of the road.
Acreage:	4.50 Acres
Zoning:	I-1
Topography:	Level
Frontage:	Approximately 339'
Possession	At close

Utilities

Electric:	Consumers Energy
Telephone:	Choice
Natural Gas:	DTE Energy
Sanitary Sewer:	City of Kentwood
Storm Sewer:	City of Kentwood
Water:	City of Kentwood

Sale Information

Price:	\$1,200,000.00
Per SF:	\$6.07
Municipality:	City of Kentwood
PPN:	41-18-25-201-004
SEV (2024):	\$283,300.00
Taxable Value (2024):	\$266,584.00
Winter Taxes (2023):	\$3,991.56
Summer Taxes (2023):	\$10,685.24
Total Taxes:	\$14,678.80
Terms:	Cash / Conventional

Legal Description

PART OF NE 1/4 COM AT N 1/4 COR TH N 89D 58M 05S E ALONG N SEC LINE 994.53 FT TO BEG OF THIS DESC - TH S 2D 01M 44S E 301.68 FT TH SELY 275.93 FT ALONG A 300.0 FT RAD CURVE TO LT /LONG CHORD BEARS S 28D 22M 42S E 266.307 FT/ TH S 54D 43M 40S E 90.0 FT TH SELY 275.93 FT ALONG 300.0 FT RAD CURVE TO RT /LONG CHORD BEARS S 28D 22M 42S E 266.307 FT/ TH N 89D 58M 05S E 30.02 FT TO E LINE OF NW 1/4 NE 1/4 TH N 2D 01M 44S W ALONG SD E LINE 822.76 FT TO N SEC LINE TH S 89D 58M 05S W ALONG N SEC LINE 338.20 FT TO BEG * SEC 25 T6N R11W 4.54 A.

Parcel

4598 44th Street SE
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4598 44th Street SE - PP #41-18-25-201-004

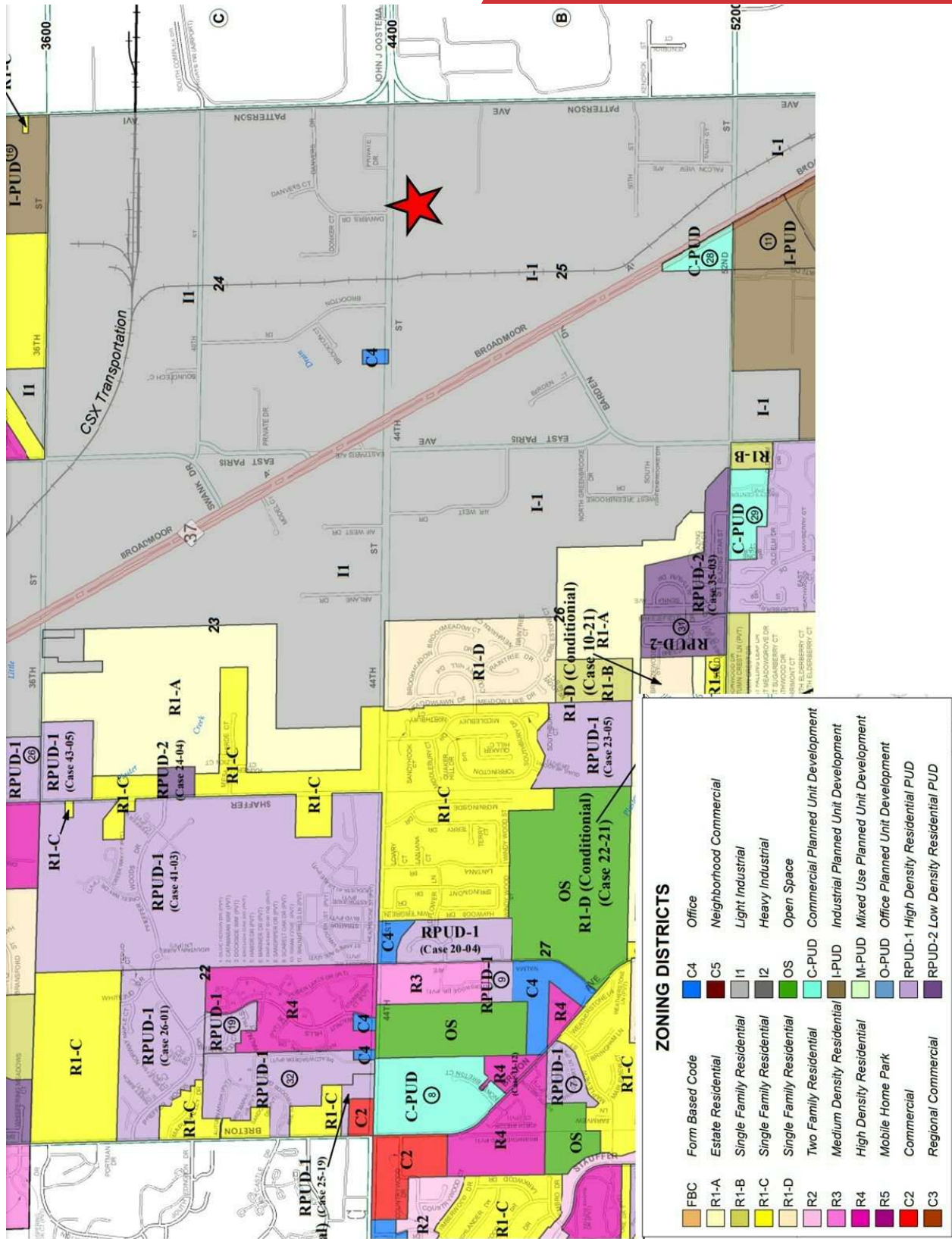
February 09, 2024



0 0.01 0.02 0.04 mi

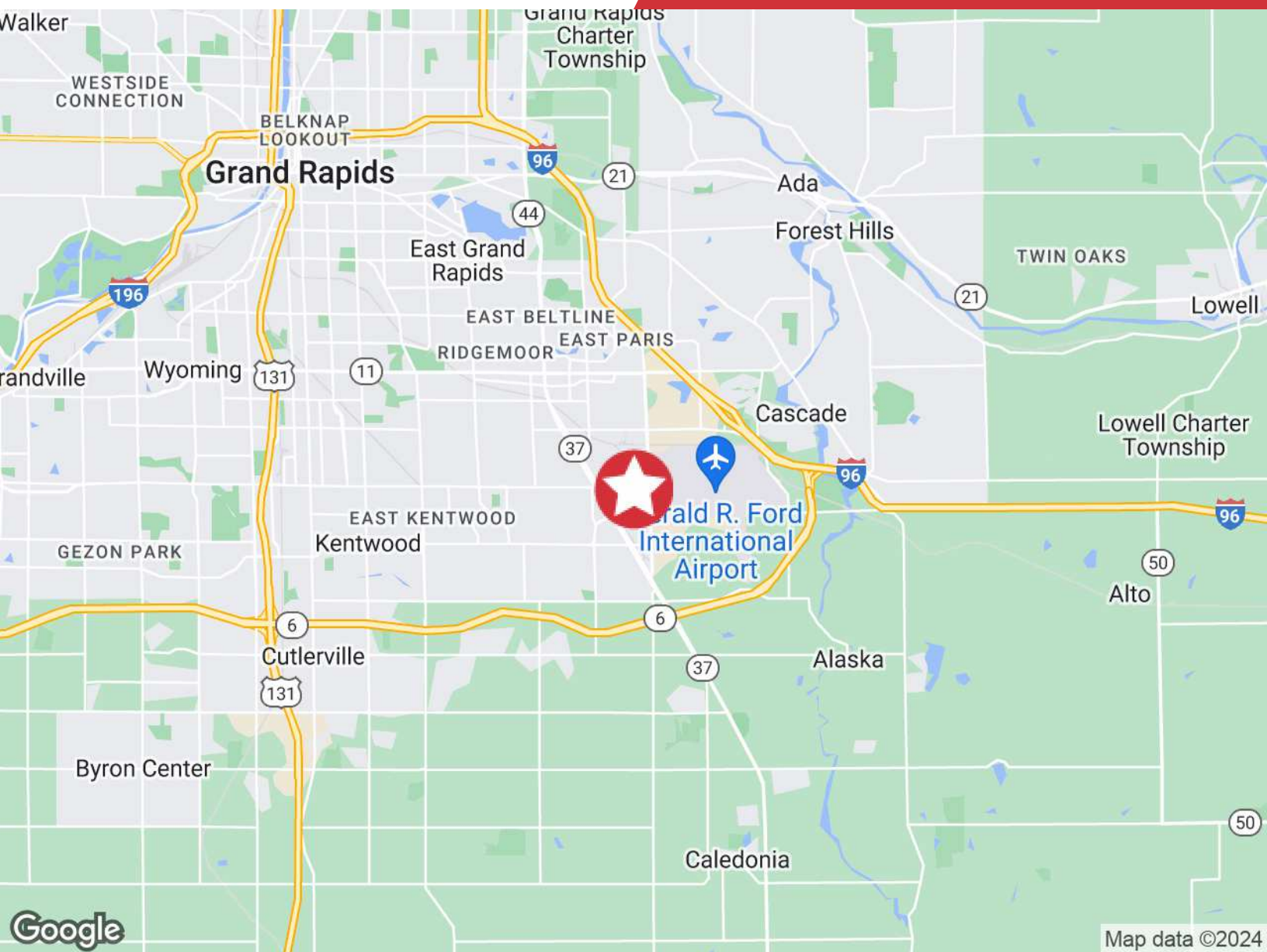
Survey

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Location Map

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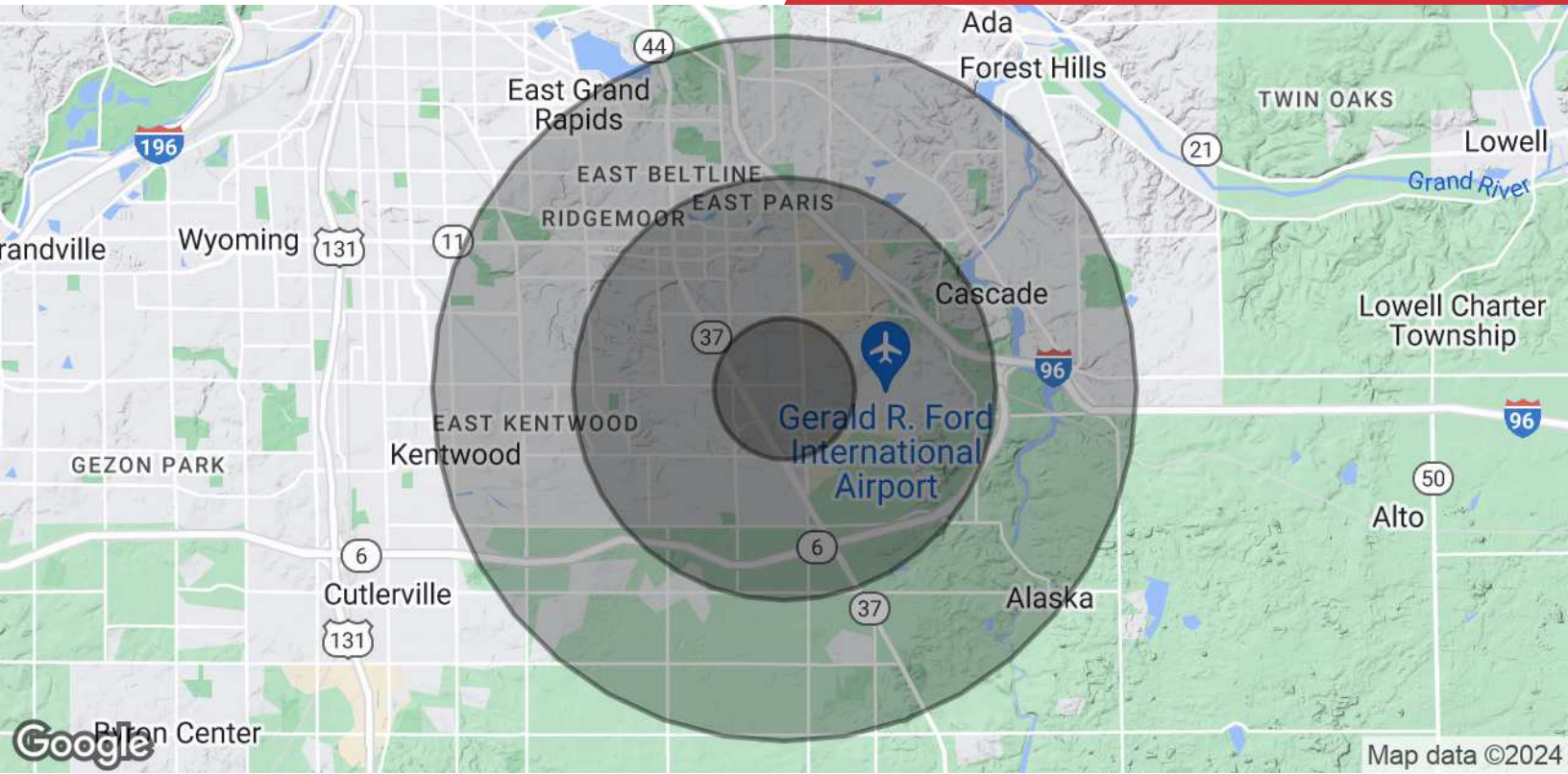


Proximity

I-96	2.87 Miles
US-131	6.53 Miles
I-196	8.15 Miles
M-6	2.68 Miles
Ger	1.15 Miles

Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,364	32,505	117,360
Average Age	32.9	36.2	37.6
Average Age (Male)	29.1	33.9	35.3
Average Age (Female)	35.5	38.5	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	793	14,339	45,653
# of Persons per HH	3.0	2.3	2.6
Average HH Income	\$99,251	\$77,463	\$92,637
Average House Value	\$178,135	\$186,332	\$215,719

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.