

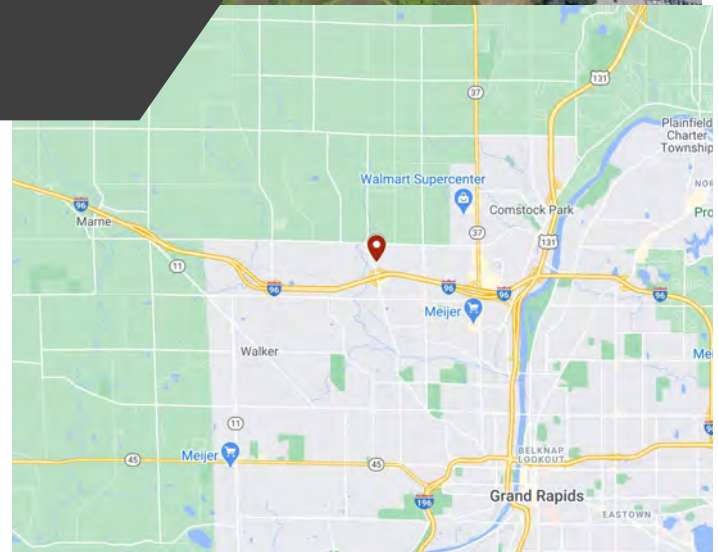
For Sale  
Retail/Office  
Vacant Land



Walker View, Walker, MI 49544

## Property Details

- Located just north of the I-96 and Walker Ave interchange
- Less than 10 minutes from Downtown Grand Rapids
- Excellent highway access to I-96, US-131 and I-196
- Significant new growth in the immediate vicinity
- Business friendly community



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# Property Overview

Walker View  
Walker, MI

The retail/office sites located in Walker View offer immediate access to I-96 as well as the business friendly community of Walker. Located less than 10 minutes from Downtown Grand Rapids, this location also provides retail and office users with a central location, and a strong demographic of consumers and employees.

## Proximity to

I-96	0.3 Miles
US-131	2.5 Miles
I-196	5.0 Miles
Airport	18.1 Miles

## Property Information

Address	1920 , 2365 & 2352 Northridge Dr NW and 3325 & 3352 Walker View Dr NW
Location	1-96 to Walker Ave exit, North on Walker Ave to Northridge Dr NW
Municipality	City of Grand Rapids
PPN	41-13-03-600-006, 011, 015, 023, 41-13-03-176-002

LOT	LOT AREA SF	LOT AREA ACRES	ZONING USE	Maximum Building Footprint SF	\$ PER ACRE	SALE PRICE
C1	105,633	2.43	Use consistent with zone district "C-3", Highway Commercial	26,405	\$300,000.00	\$729,000.00
C2	76,111	2.11	Use consistent with zone district "C-3", Highway Commercial	19,020	\$300,000.00	\$633,000.00
C4	105,992	3.19	Use consistent with zone district "C-3", Highway Commercial	26,405	\$175,000.00	\$558,250.00
C5	122,504	2.8	Use consistent with zone district "C-3", Highway Commercial	31,672	\$175,000.00	\$490,000.00
C12	72,931	1.67	Medical / Dental Office, 2-story (previously approved)	18,232	\$125,000.00	\$208,750.00
C13	95,845	2.2	Medical / Dental Office, 2-story (previously approved)	23,962	\$125,000.00	\$275,000.00

# Available Sites

Walker View  
Walker, MI



SITE	ACREAGE
C-1	2.4
C-2	2.11
C-3	SOLD
C-4	3.19
C-5	2.8
C-6	SOLD
C-8	SOLD
C-10	SOLD
C-12	1.7
C-13	2.2

## Utilities

- Electric: Consumers Energy
- Telephone: Choice
- Natural Gas: DTE Energy
- Sanitary Sewer: City of Grand Rapids
- Storm Sewer: City of Grand Rapids
- Water: City of Grand Rapids

# Parcel Map Site C-1 through C-5

2365 Northridge Dr NW, Grand Rapids, MI

Walker View  
Walker, MI



# Parcel Map Site C-12 & C-13

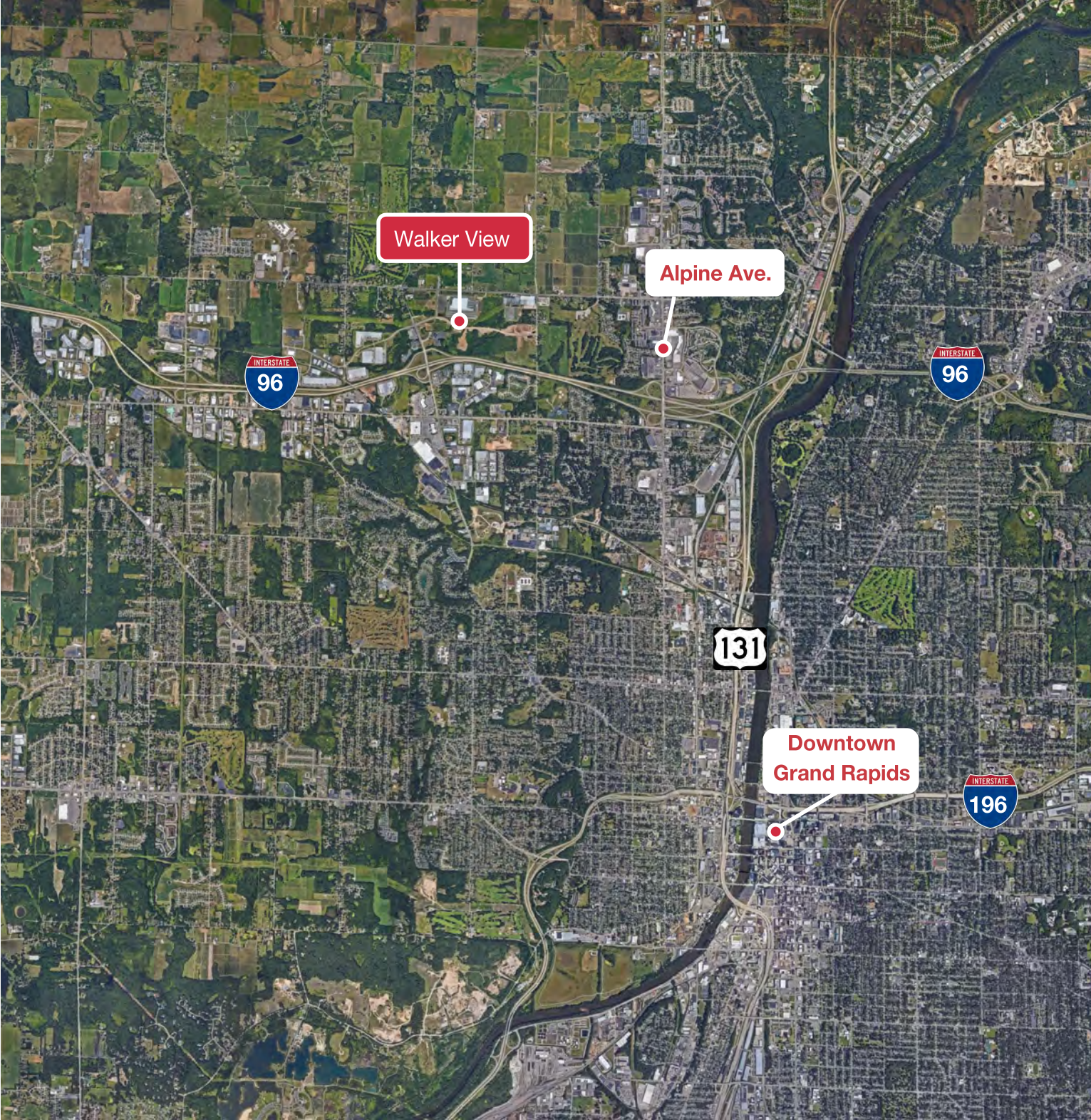
3250 & 3212 Walker View Dr NW,  
Grand Rapids, MI

Walker View  
Walker, MI



# Location Overview

Walker View  
Walker, MI



# Traffic Counts

Walker View  
Walker, MI



## Traffic Counts

Northridge Dr & Walker Ave	9,432 AADT
Walker Ave & I-96	18,061 AADT
Bristol Ave & I-96	53,685 AADT
Bristol Ave & 4 Mile Rd	7,778 AADT
Walker Ave & 4 Mile Rd	8,623 AADT

## Demographics

	1 Mile	3 Miles
Population	874	40,904
Households	364	16,357
Median Age	38.40	35.40
Median HH Income	\$65,769	\$63,271
Daytime Employees	4,512	28,015



# 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.

## Grand Rapids Rankings

#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

## Quality of Life

West Michigan has a vibrant, big-city feel in Grand Rapids while retaining smaller-city charm in its neighborhoods.



### 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.