



5221 Cherry Ave.  
Hudsonville, Michigan 49426

### Property Highlights

- Rare offering.
- Over 40,000 SF Retail building for sale in the growing Hudsonville Shopping District.
- Great Traffic Counts and Demographics.
- Priced well below replacement cost.



For More Information

**Todd Leinberger, MBA**

O: 616 242 1114

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# Sale Overview

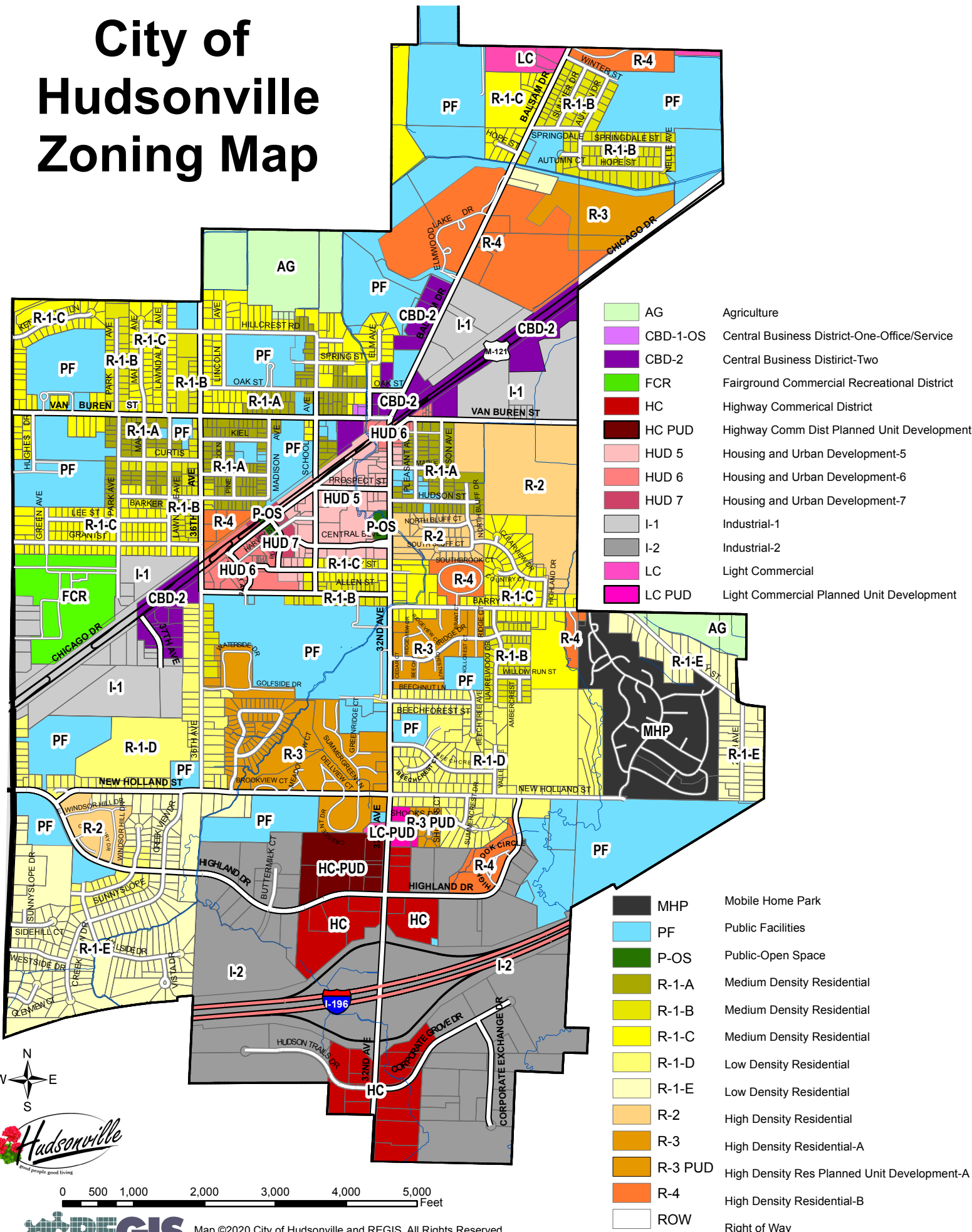
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## Sale Information

<b>Price:</b>	\$3,050,000.00
<b>Acreage:</b>	1.228 Acres
<b>Square Feet:</b>	40,185
<b>Per SF:</b>	\$75.88
<b>Zoned:</b>	CBD-1-G: Commercial Business District
<b>Summer Taxes:</b>	\$62,650.20
<b>Winter Taxes:</b>	\$1,712.09
<b>Total Taxes:</b>	\$64,362.29

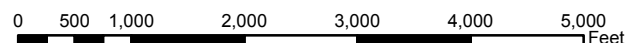


# City of Hudsonville Zoning Map



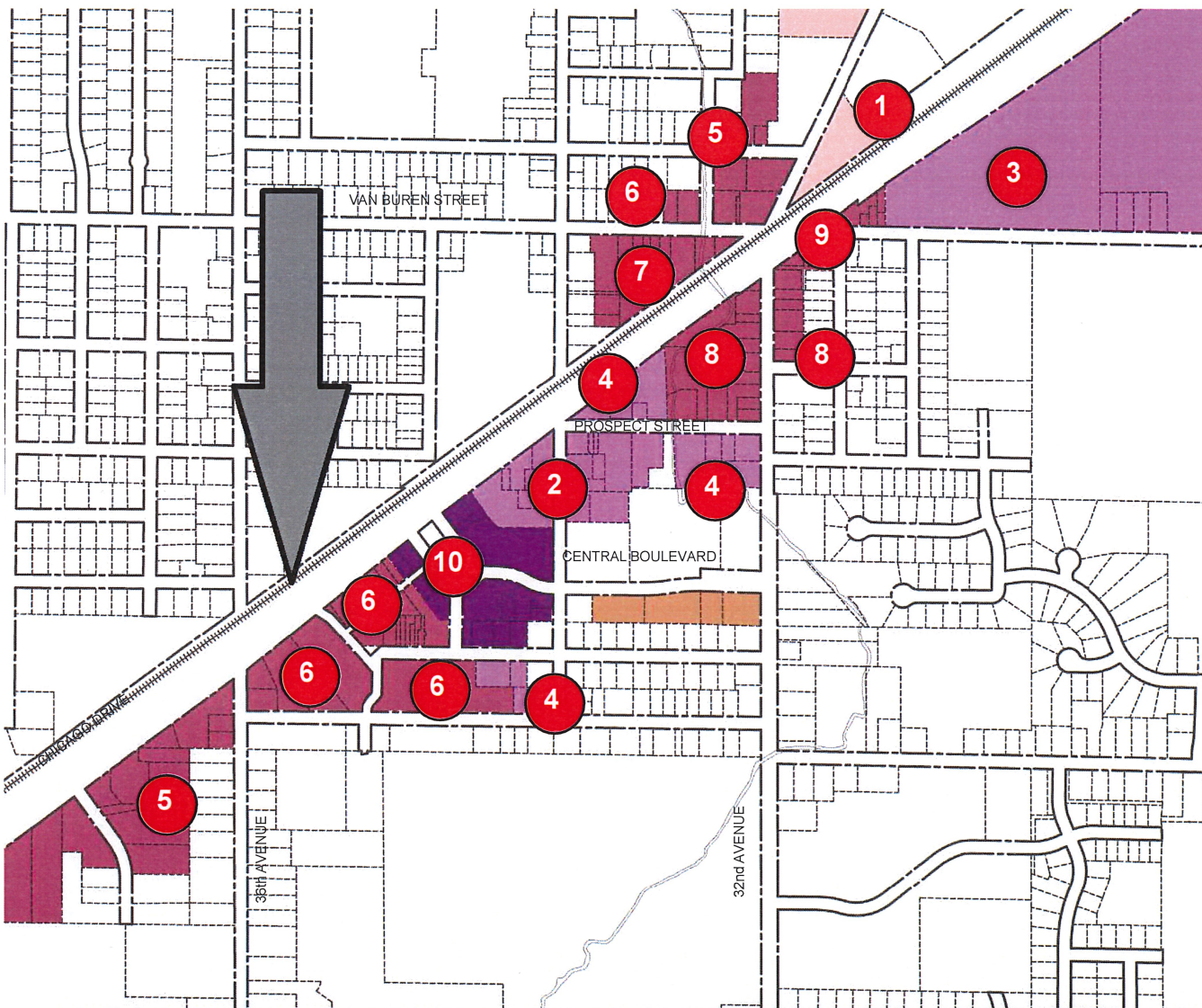
- AG Agriculture
- CBD-1-OS Central Business District-One-Office/Service
- CBD-2 Central Business District-Two
- FCR Fairground Commercial Recreational District
- HC Highway Commercial District
- HC PUD Highway Comm Dist Planned Unit Development
- HUD 5 Housing and Urban Development-5
- HUD 6 Housing and Urban Development-6
- HUD 7 Housing and Urban Development-7
- I-1 Industrial-1
- I-2 Industrial-2
- LC Light Commercial
- LC PUD Light Commercial Planned Unit Development

- MHP Mobile Home Park
- PF Public Facilities
- P-OS Public-Open Space
- R-1-A Medium Density Residential
- R-1-B Medium Density Residential
- R-1-C Medium Density Residential
- R-1-D Low Density Residential
- R-1-E Low Density Residential
- R-2 High Density Residential
- R-3 High Density Residential-A
- R-3 PUD High Density Res Planned Unit Development-A
- R-4 High Density Residential-B
- ROW Right of Way



# PLAN SUMMARY

WHAT IS ENVISIONED TO CHANGE: ENLARGED ZONING PLAN FOR DOWNTOWN PROPERTIES



ZONING PLAN REFERENCE : FUTURE LAND USES



# PLAN SUMMARY

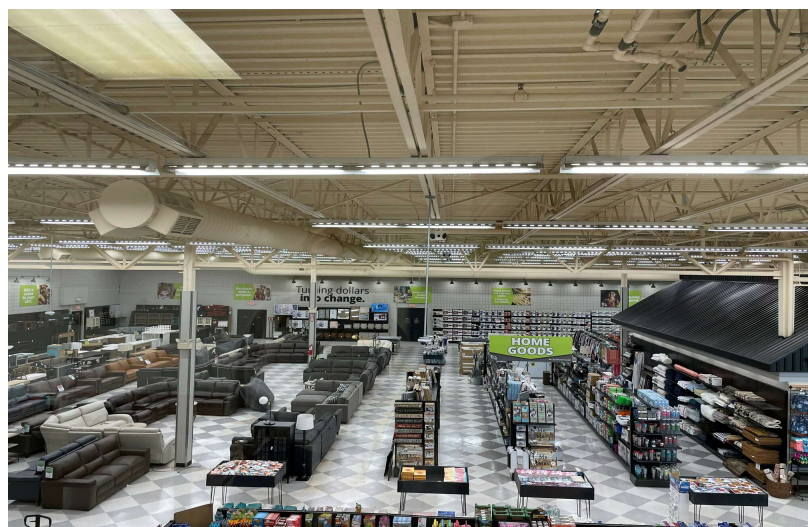
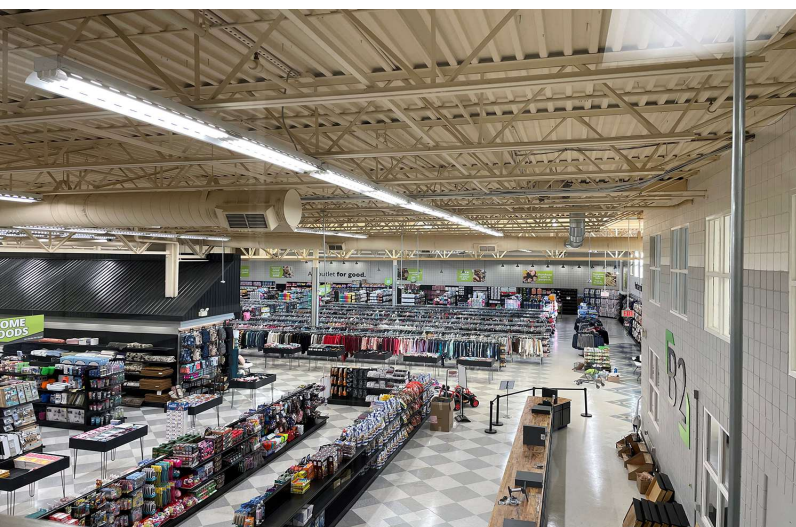
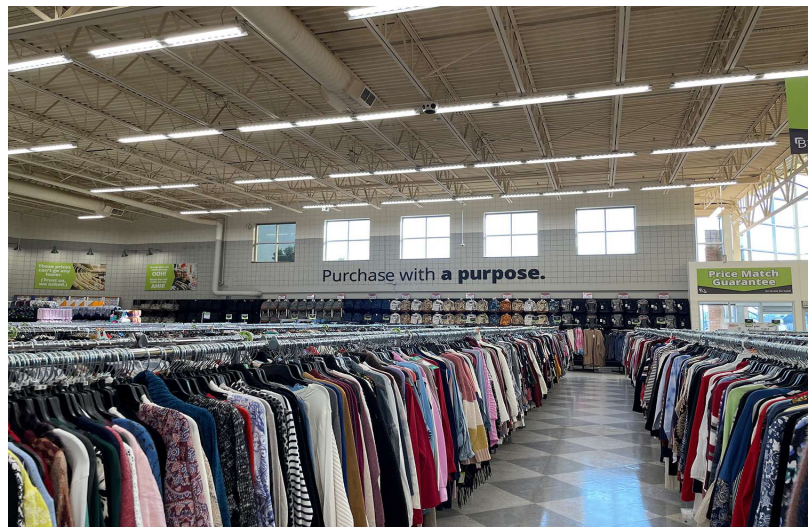
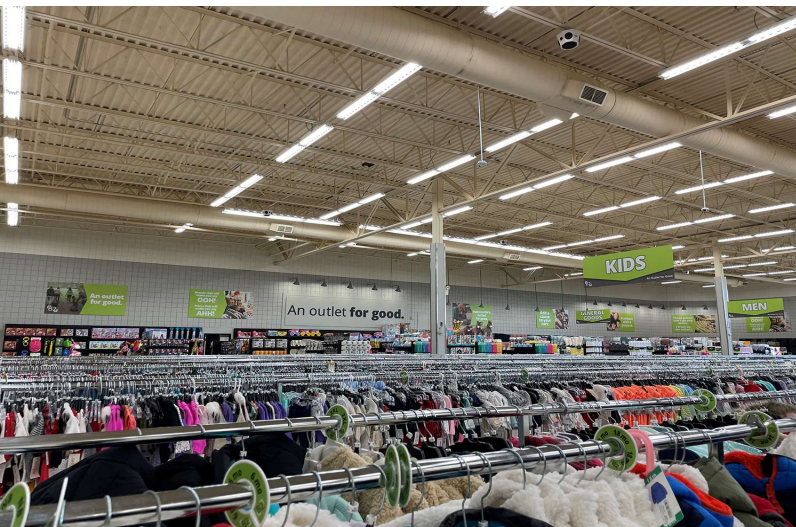
## WHAT IS ENVISIONED TO CHANGE: ENLARGED ZONING PLAN FOR DOWNTOWN PROPERTIES

ZONING PLAN TABLE : DEPICTS AREAS OF THE CITY WHERE CURRENT ZONING AND FUTURE LAND USE ARE NOT CONSISTENT AND RECOMMENDS ACTIONS TO ALIGN THEM IN THE FUTURE

FUTURE LAND USE DESIGNATION	CURRENT ZONING	FUTURE ZONING ACTIONS
1 Neighborhood Commercial	HUD 6	Current zoning indicates HUD 6 district, designating mixed-use buildings, single story retail buildings, rowhouses, and apartments. Future land use envisions small scale retail and service uses. <b>Action required: Modify permitted uses and dimensional standards per Future Land Use description.</b>
2 Town / Neighborhood Center	HUD 5	Current zoning indicates the HUD 5 district, designating a mix of uses that includes attached residential (rowhouse) and retail buildings. Future land use is consistent with zoning. <b>Action required: Future Land Use and current zoning are consistent, no changes are required.</b>
3 Town / Neighborhood Center	CBD-2	Current zoning indicates a central business district. Future land use envisions dwelling units that are detached (small single-family homes) and attached (rowhouse buildings), and residentially-scaled mixed-use buildings. <b>Action required: Modify permitted uses and dimensional standards per Future Land Use description.</b>
4 Town / Neighborhood Center	HUD 5	Current zoning indicates the HUD 5 district, designating a mix of uses that includes attached residential (rowhouse) and retail buildings. Future land use is consistent with zoning. <b>Action required: Future Land Use and current zoning are consistent, no changes are required.</b>
5 Mixed Use	CBD-2	Current zoning indicates a central business district. Future land use envisions mixed-use buildings, single story retail buildings, rowhouses, and apartments. <b>Action required: Modify permitted uses and dimensional standards per Future Land Use description.</b>
6 Mixed Use	CBD-1-OS	Current zoning indicates a central business district. Future land use envisions mixed-use buildings, single story retail buildings, rowhouses, and apartments. <b>Action required: Modify permitted uses and dimensional standards per Future Land Use description.</b>
7 Mixed Use	CBD-2, HUD 6, and PF	Current zoning indicates a central business district, public facilities, and HUD 5 (mixed use district). Future land use envisions mixed-use buildings, single story retail buildings, rowhouses, and apartments. <b>Action required: Modify permitted uses and dimensional standards per Future Land Use description.</b>
8 Mixed Use	HUD 5	Current zoning indicates the HUD 5 district, designating a mix of uses that includes attached residential (rowhouse) and retail buildings. Future land use envisions mixed-use buildings, single story retail buildings, rowhouses, and apartments. <b>Action required: Modify zoning requirements per Future Land Use description.</b>
9 Mixed Use	HUD 6	Current zoning indicates HUD 6 district, designating mixed-use buildings, single story retail buildings, rowhouses, and apartments. Future land use is consistent with zoning. <b>Action required: Future Land Use and current zoning are consistent, no changes are required.</b>
1 Central Business District	HUD 7	Current zoning indicates HUD 7 district, designating mixed-use buildings. Future land use is consistent with zoning. <b>Action required: Future Land Use and current zoning are consistent, no changes are required.</b>

# Additional Photos

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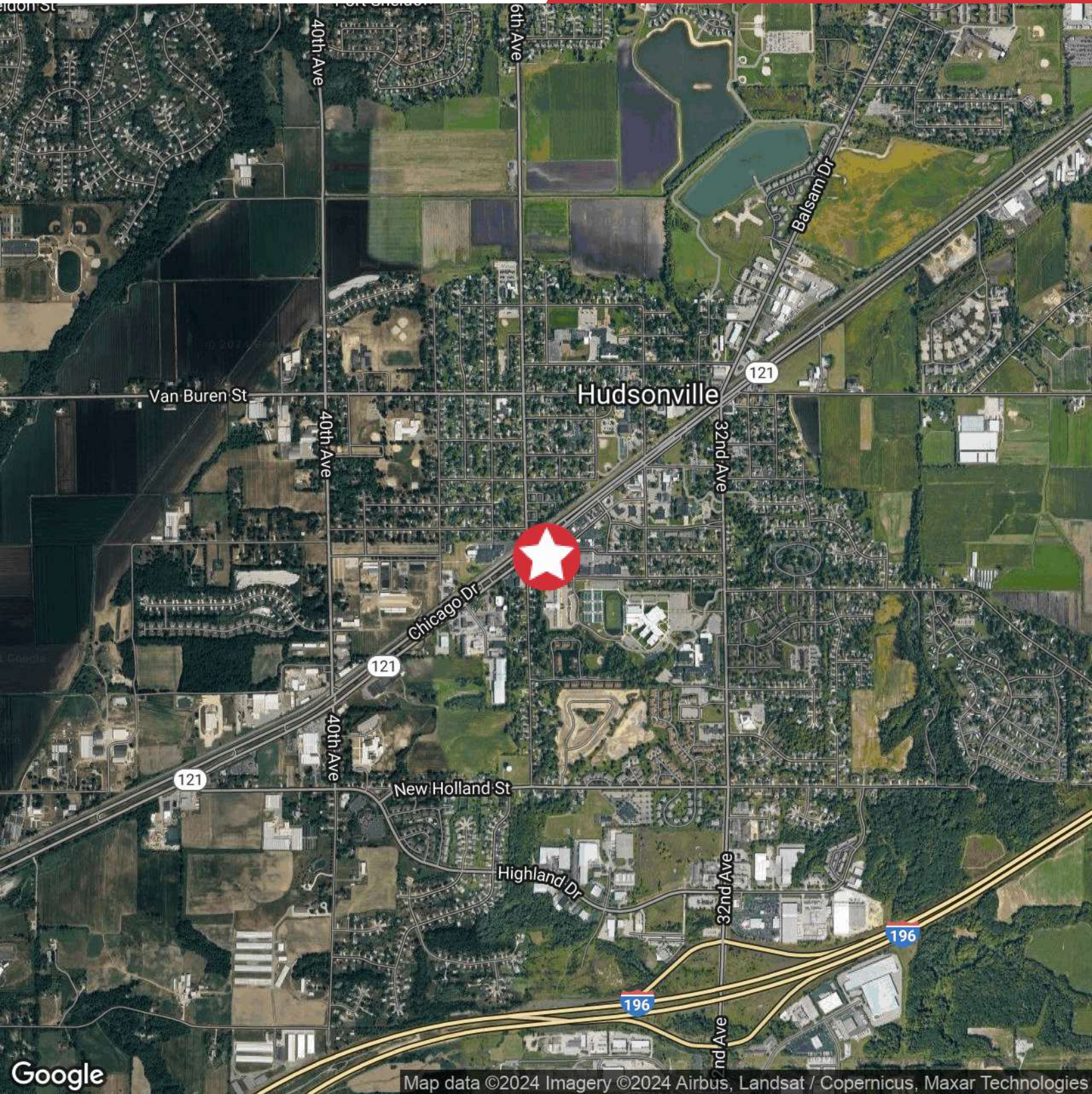
# Parcel

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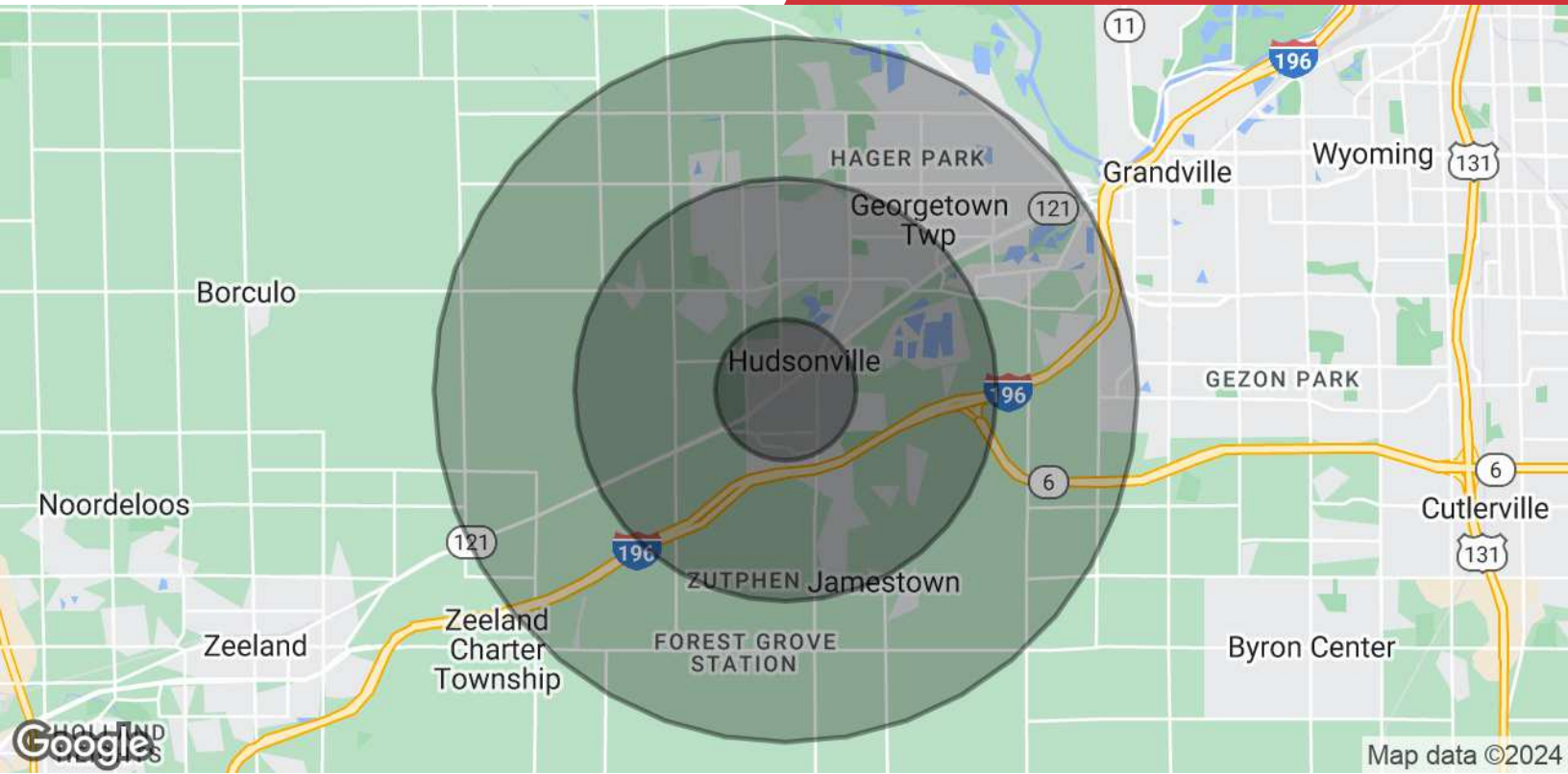
# Location Map

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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,978	31,501	67,217
<b>Average Age</b>	34.7	35.1	36.8
<b>Average Age (Male)</b>	33.4	34.0	35.5
<b>Average Age (Female)</b>	35.6	36.3	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,756	10,684	24,109
<b># of Persons per HH</b>	2.8	2.9	2.8
<b>Average HH Income</b>	\$83,583	\$101,102	\$95,520
<b>Average House Value</b>	\$170,854	\$238,189	\$224,407

TRAFFIC COUNTS	
<b>36th Ave. at Chicago Dr. (M-121)</b>	18,265/day

2020 American Community Survey (ACS)



## Hudsonville Advantage

Hudsonville is located along the I-196 midway between Grand Rapids and Holland in one of the fastest growing areas in the state of Michigan.

In the recent past the city has seen the creation of three business parks to accommodate light industry and commercial growth.

The City of Hudsonville, in Ottawa County, is a community with strong family values, friendly people, well-kept neighborhoods, opportunities for worship, an active farming community, and numerous parks. This is wonderfully paired with easy access via M-6 to both the amenities of Grand Rapids and Holland, within just a short 15 minute drive.



## Things To Do

No matter what time of the year you visit Hudsonville, there will always be plenty of groups gathering for music, holiday events and hiking at the many parks and nature center.

The Hudsonville Area Chamber of Commerce has supported local business growth by orchestrating many events in the downtown area.

## The Terra Square Farmers Market

In 2015, as part of the Imagine Hudsonville 2030 master plan, residents of the city voted on options for community development. The Terra Square project was given an incredible level of support, receiving a 91.7% approval from survey participants (higher than any other project in its category). City staff and the community has brought Terra Square to life.

Terra Square has been identified as a historically significant building in a redeveloping area of Hudsonville. Focus groups, made up of regional farmers and purveyors, determined that an ideal market space would have both indoor and outdoor components, with the flexibility to address other community desires. Terra Square also houses a restaurant, and event spaces designed for community gatherings. It also has the flexibility to accommodate future changes and expansion.

## Hudsonville Facts

- Nicknamed Michigan's Salad Bowl.
- 4.14 Sq. Miles
- Hudsonville has 10 public schools and 5 private schools.
- Total population under 7,500
- Hudsonville has 2 wakeboard parks, an alpaca ranch and an 18 hole golf club called Gleneagle, that boasts the most strategic and unique greens in the Grand Rapids area.

