



5380 Lake Michigan Drive  
Allendale, Michigan 49401

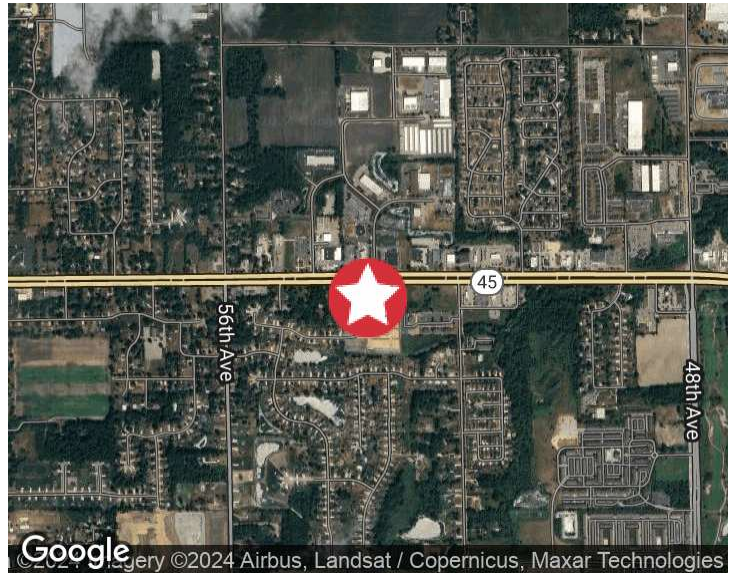
**Property Overview**

2.4 Acres of Commercial Land for Sale located directly between 52nd Ave and 56th Ave on the South side of M-45 (Lake Michigan Dr.).

Allendale is located in the center of Ottawa County, best known for the home of the main campus of Grand Valley State University with over 16,000 students.

It is ten miles East of beautiful Lake Michigan and ten miles West of Grand Rapids metropolitan area.

Traffic count of this location is 25,019 vehicles per day. (MDOT 2020)



For More Information

**Todd Leinberger, MBA**

O: 616 242 1114

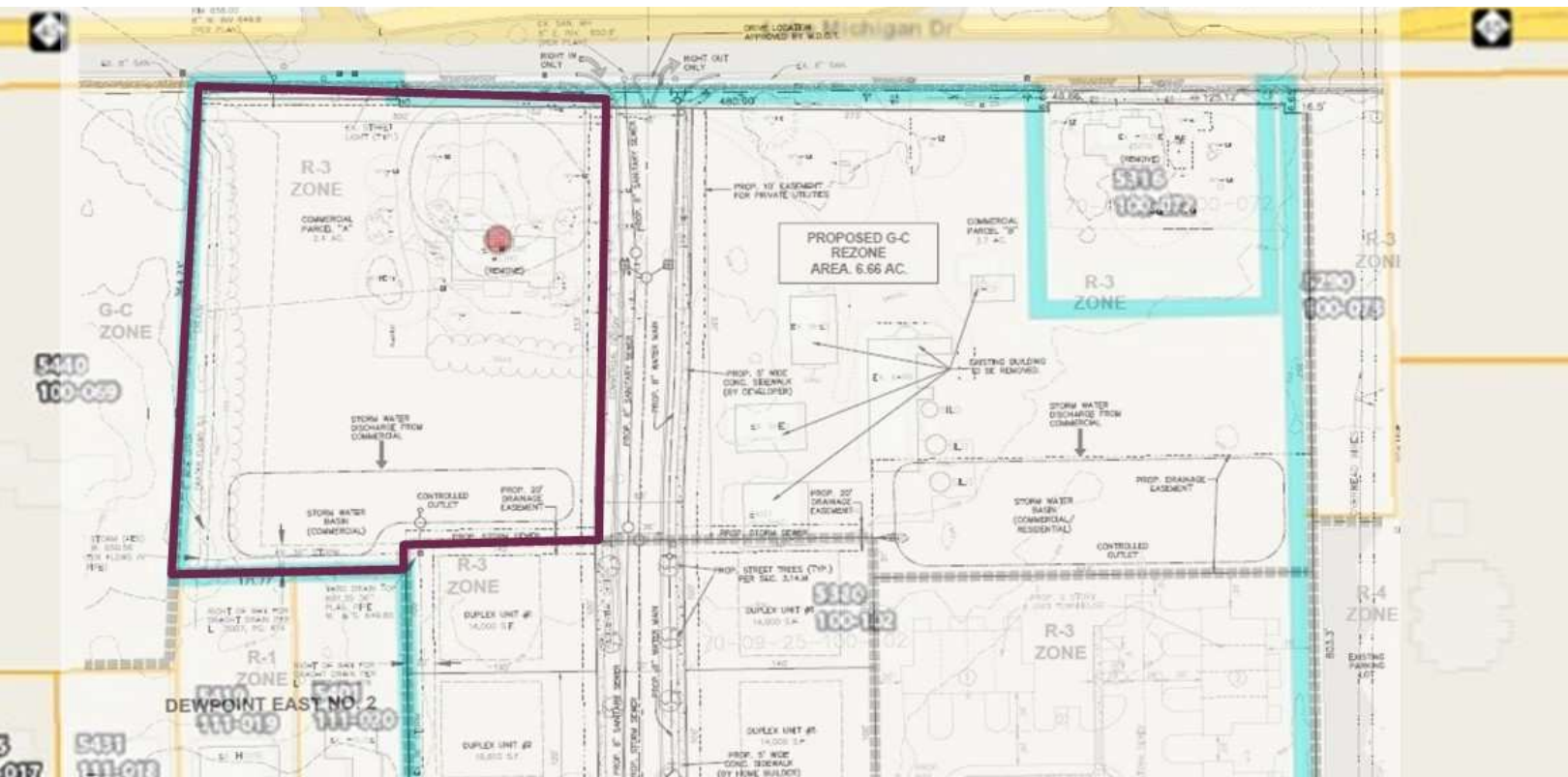
todd@naiwwm.com

# Sale Overview

5380 Lake Michigan Drive  
Allendale, Michigan 49401

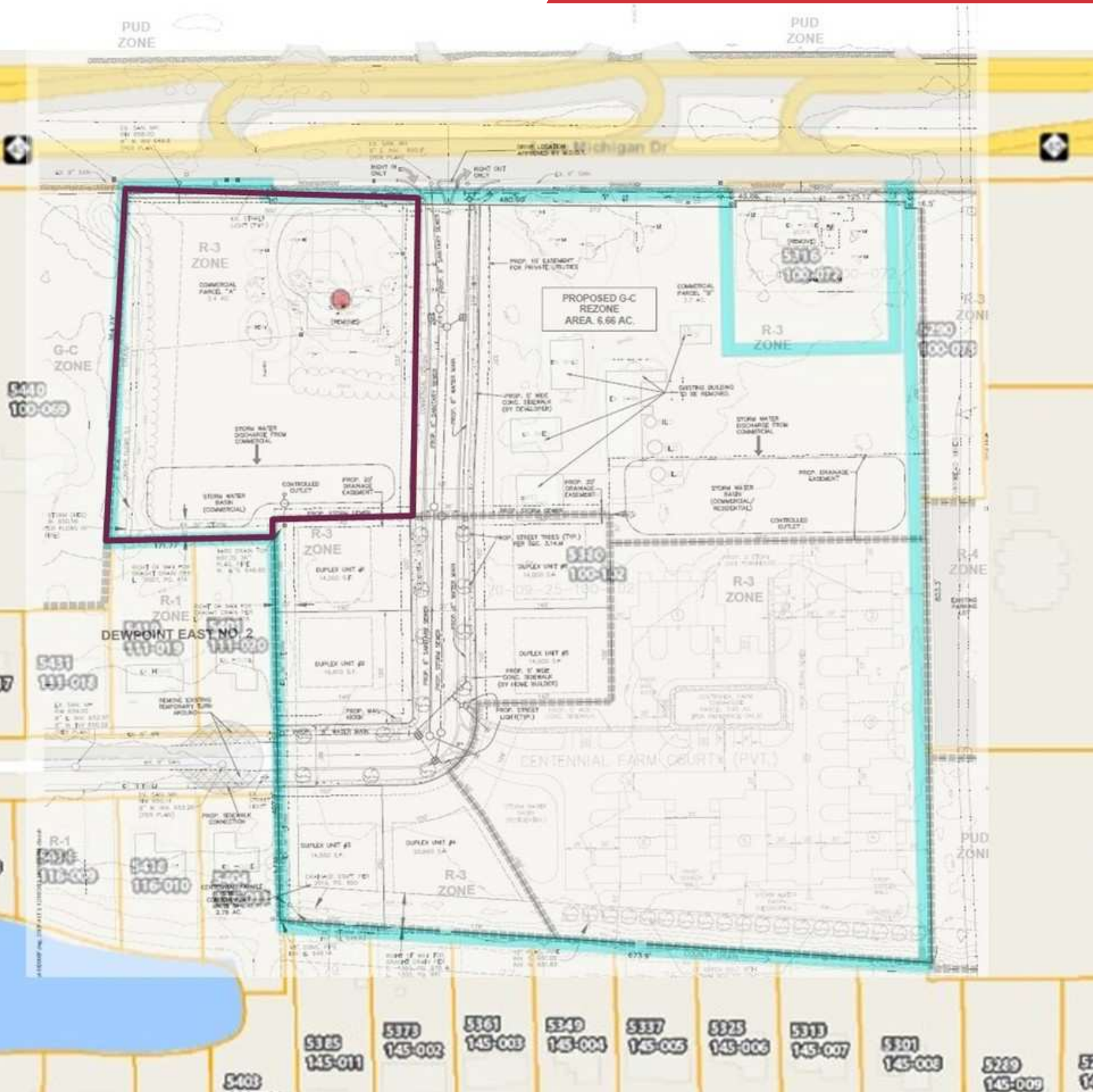
## Sale Information

Price:	\$900,000.00
Per Acre:	\$375,000.00
PPN:	70-09-25-100-102



# Proposed Plan

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# Parcel

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# Retailer Map

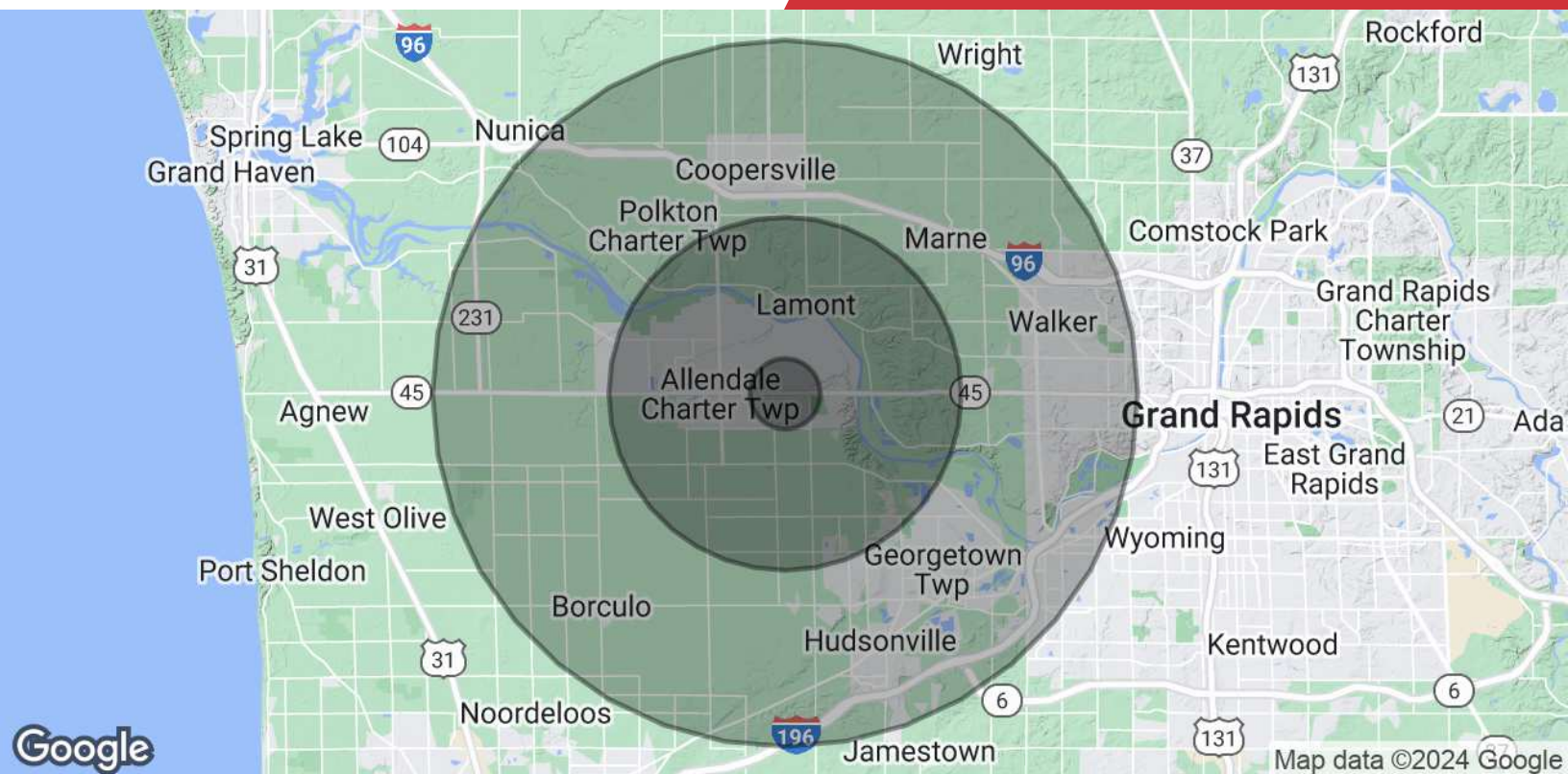
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# Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	2,608	33,488	136,613
<b>Average Age</b>	22.8	27.8	33.3
<b>Average Age (Male)</b>	23.7	27.8	32.1
<b>Average Age (Female)</b>	22.3	27.8	33.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	650	9,306	45,135
<b># of Persons per HH</b>	4.0	3.6	3.0
<b>Average HH Income</b>	\$53,485	\$66,605	\$69,977
<b>Average House Value</b>	\$175,123	\$191,057	\$181,186

\* 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.

## Allendale

Allendale is located in the center of Ottawa County in Western Michigan approximately ten miles west of Grand Rapids metropolitan area. Ten miles east of beautiful Lake Michigan and home of Grand Valley State University with over 16,000 students. A small-town atmosphere near to larger communities.

### 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.

## 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