



5673 & 5687 Lake Michigan Drive
Allendale, Michigan 49401

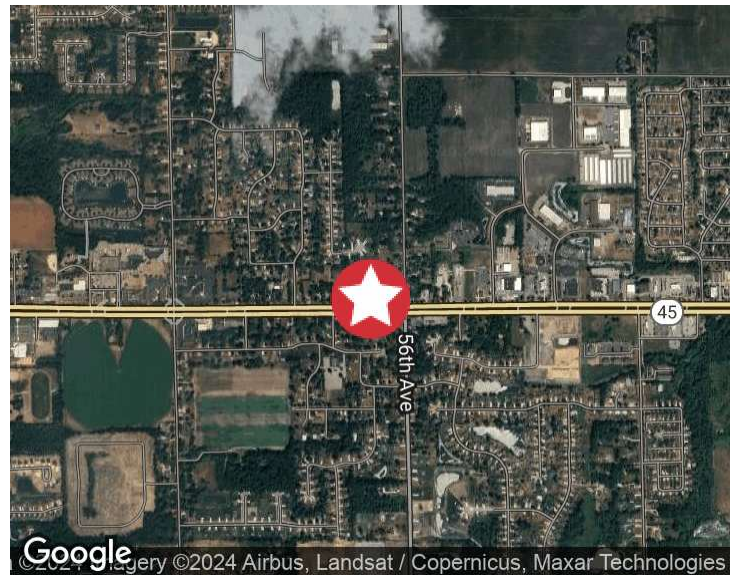
Property Overview

Two lots totaling 3.42 Acres on the Northwest corner of 56th Ave. and M-45 (Lake Michigan Drive).

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.

This location 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

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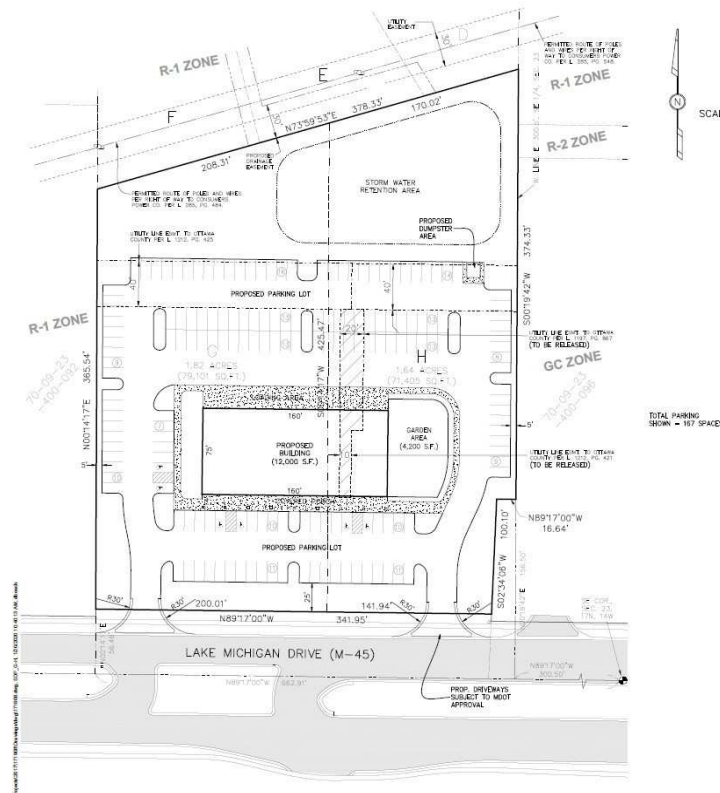
todd@naiwwm.com

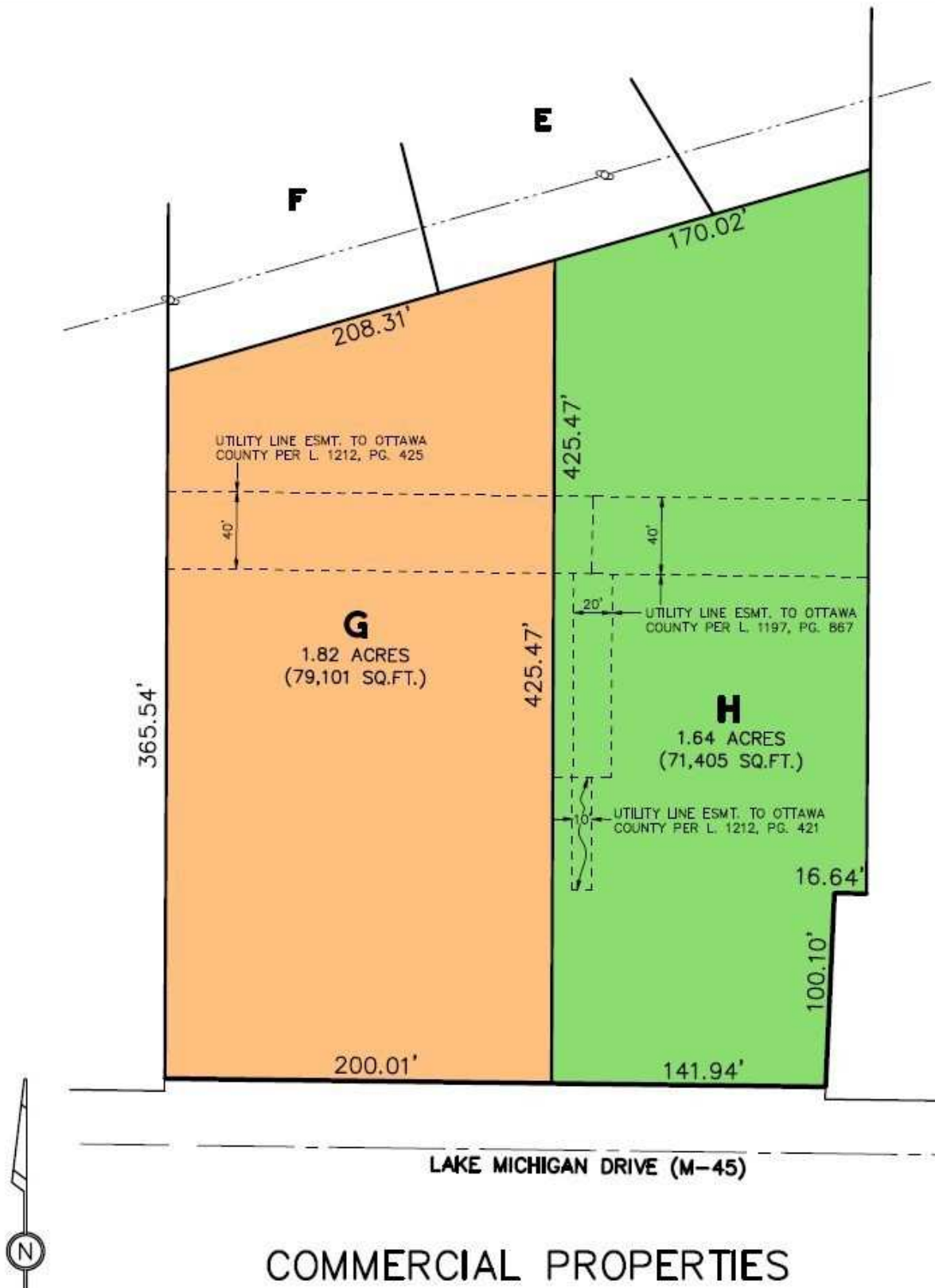
Sale Overview

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Drive
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Sale Information

Price:	\$800,000.00
Per Acre:	\$233,918
Municipality:	Allendale Township
PPN:	70-09-23-400-112 & 70-09-23-400-113
SEV:	\$190,600.00
Taxable Value:	\$128,629.00
Summer Taxes:	\$5,992.24
Winter Taxes:	\$553.08
Total Taxes:	\$6,545.32

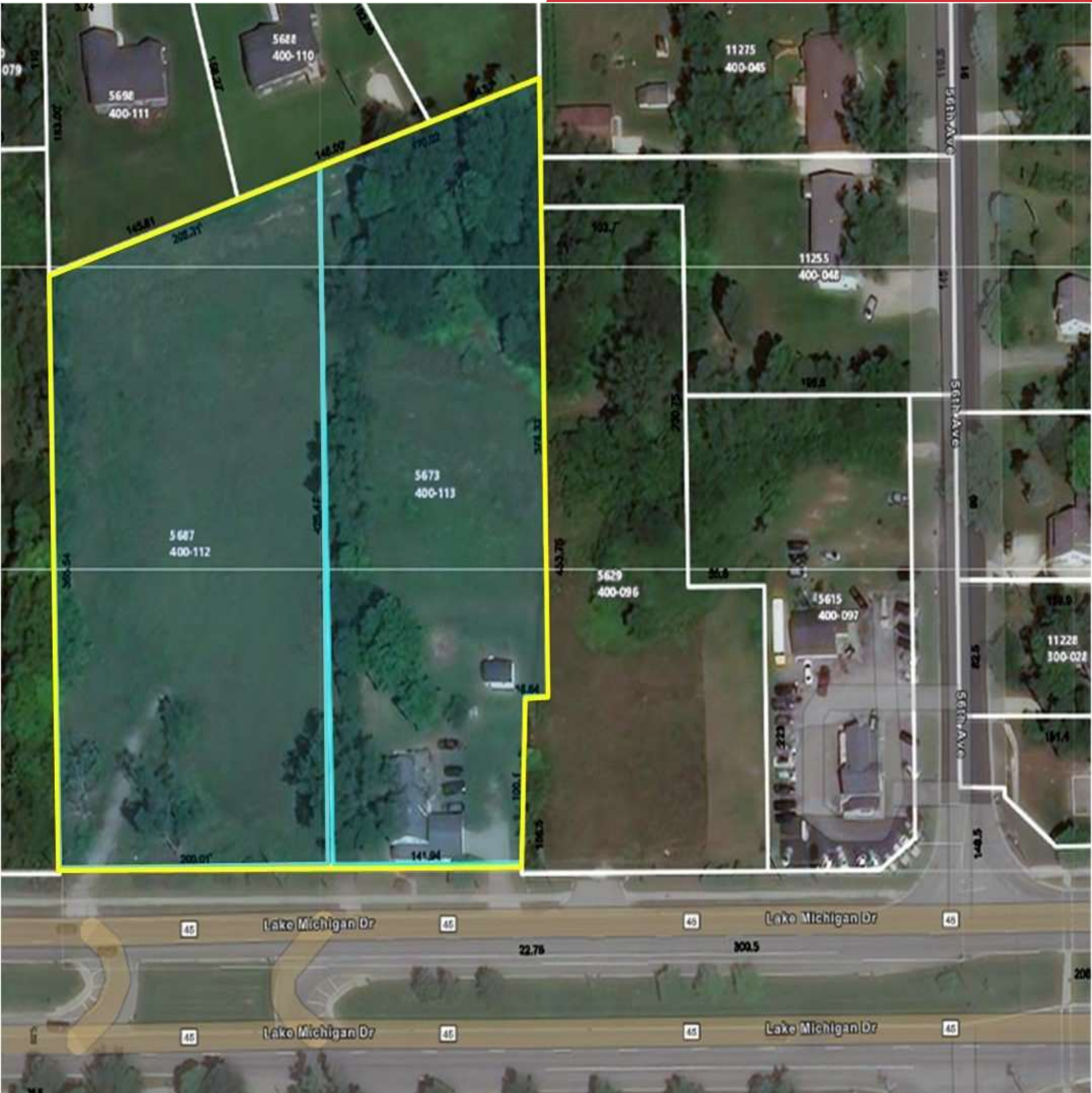




COMMERCIAL PROPERTIES

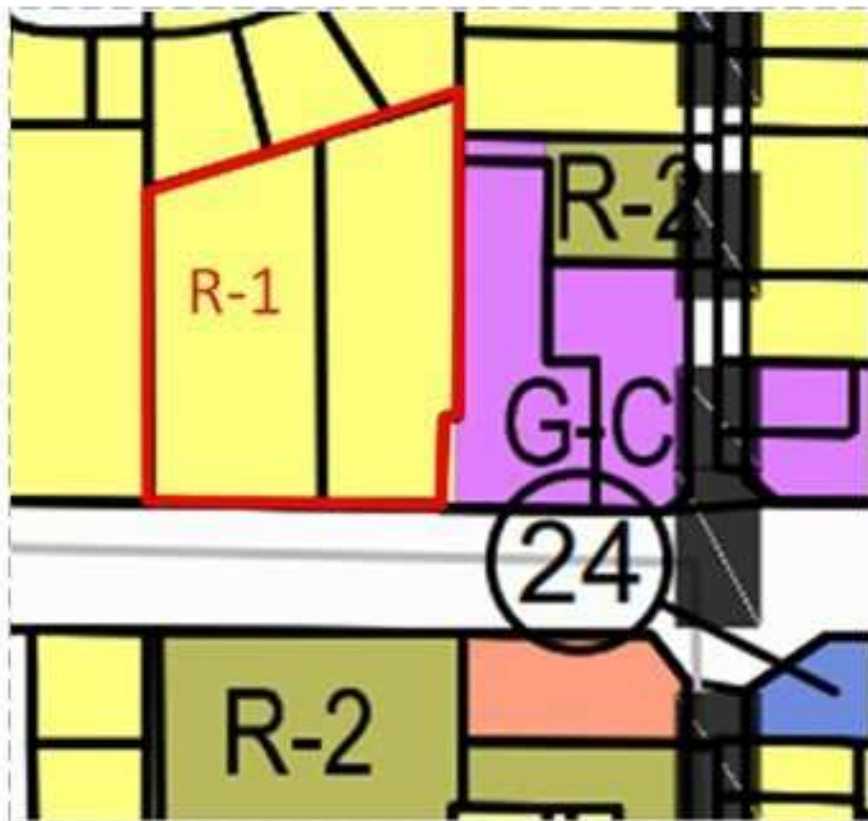
Parcel

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Zoning

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Allendale Charter Township

Ottawa County, Michigan

R-1 Low Density One Family Residential

R-2 Medium Density One and Two Family Residential

G-C General Commercial

Retailer Map

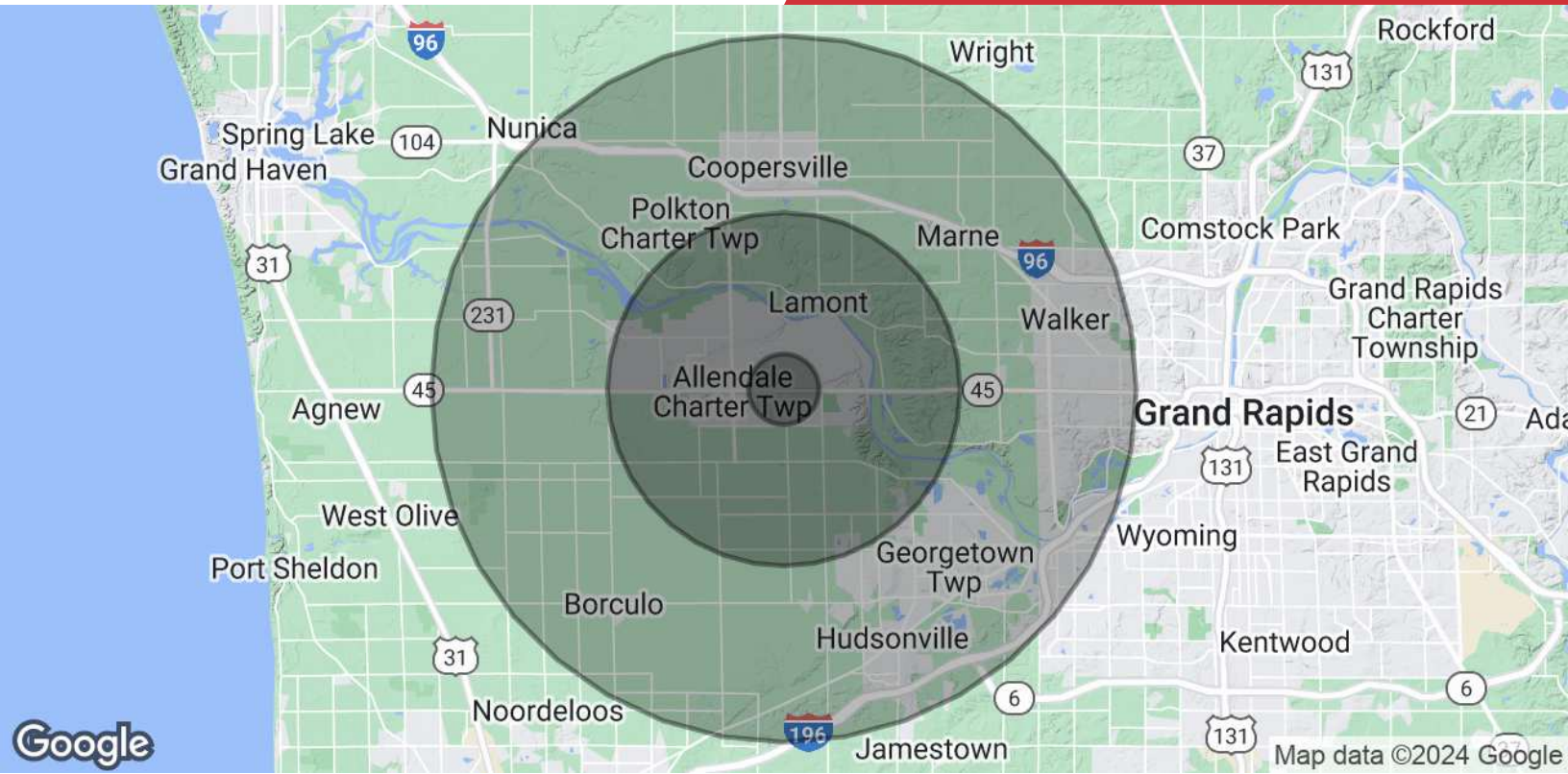
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,668	32,882	131,228
Average Age	25.5	27.5	33.2
Average Age (Male)	26.9	27.6	32.0
Average Age (Female)	24.8	27.5	33.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	537	9,127	42,987
# of Persons per HH	3.1	3.6	3.1
Average HH Income	\$65,122	\$64,689	\$70,147
Average House Value	\$179,089	\$189,083	\$180,246

* 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.

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

Quality Of Life

Bordered by the Grand River, Allendale is known for being home to Grand Valley State University and its adjacent Meadows Club House golf course. Students gather in casual pubs, pizzerias, and fast-food eateries along Lake Michigan Drive. Hiking and boating are popular activities at the Bass River Recreation Area, while Allendale Community Park is home to a baseball diamond and the 19th-century Knowlton House Museum.

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.