



FOR SALE/LEASE

PANDA EXPRESS EXCESS PROPERTY

3725 APLINE AVE NW, COMSTOCK PARK (GRAND RAPIDS), MI 49321

**FOR
SALE/LEASE**



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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PROPERTY DETAILS

| | |
|-------------------------|--|
| Location: | 3725 Alpine Ave NW Comstock Park (Grand Rapids), MI 49321 |
| Property Type: | Restaurant / Commercial |
| Date Available: | Immediately |
| Rent: | \$75,000/Year Ground Lease or Build-to-Suit |
| NNN: | TBD |
| Building Size: | TBD - Per Site Plan Approval |
| Lot Size: | 1.75 AC/129' Frontage |
| Available Space: | TBD |
| Zoning: | Commercial |
| Traffic Count: | Alpine Ave NW (30,455 CPD) 4 Mile Rd NW (11,541 CPD) |
| Contact: | Richard A. Shlom rshlom@landmarkcres.com (248) 488-2620 |

ANCHOR

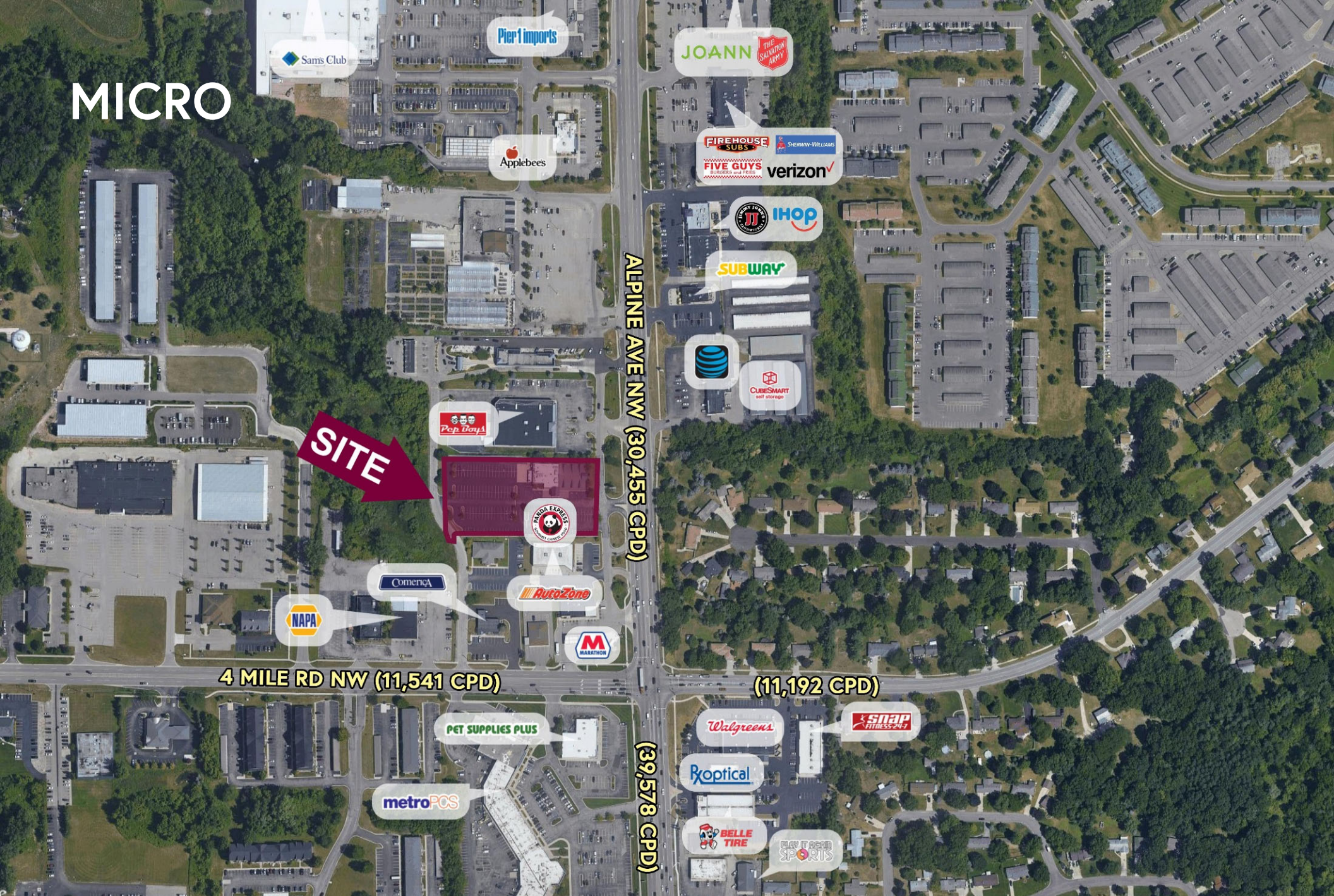


DESCRIPTION

Vacant land next to a soon-to-be built Panda Express. The site is on Alpine Ave, just north of 4 Mile Rd. The site has access to 4 Mile Rd.

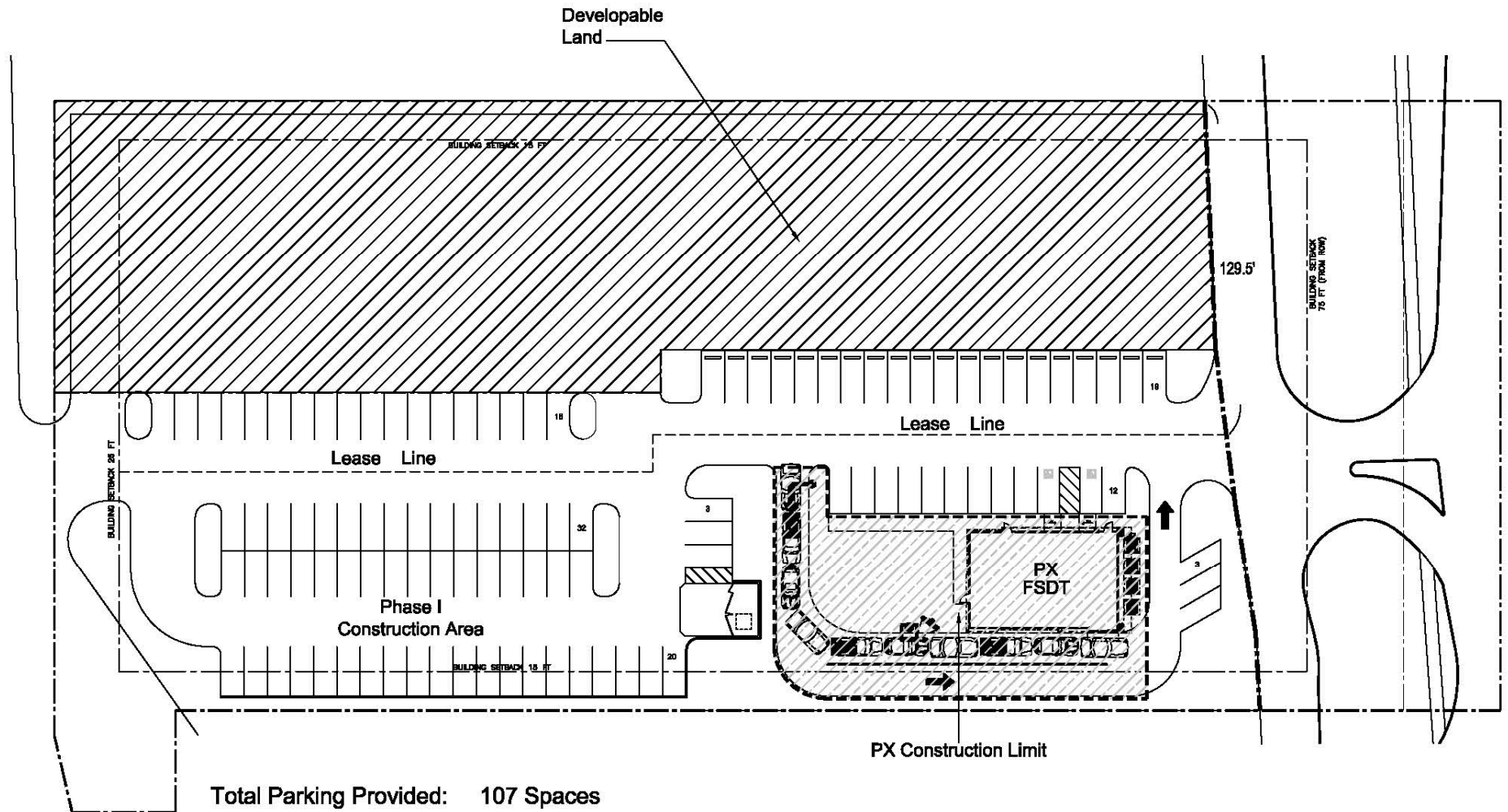
Trade area includes: *Walmart, Joann Fabric, Pier One, Best Buy, TJ Maxx, Target, Michaels, Five Below, Marshalls, ULTA, HomeGoods and many others.*

MICRO

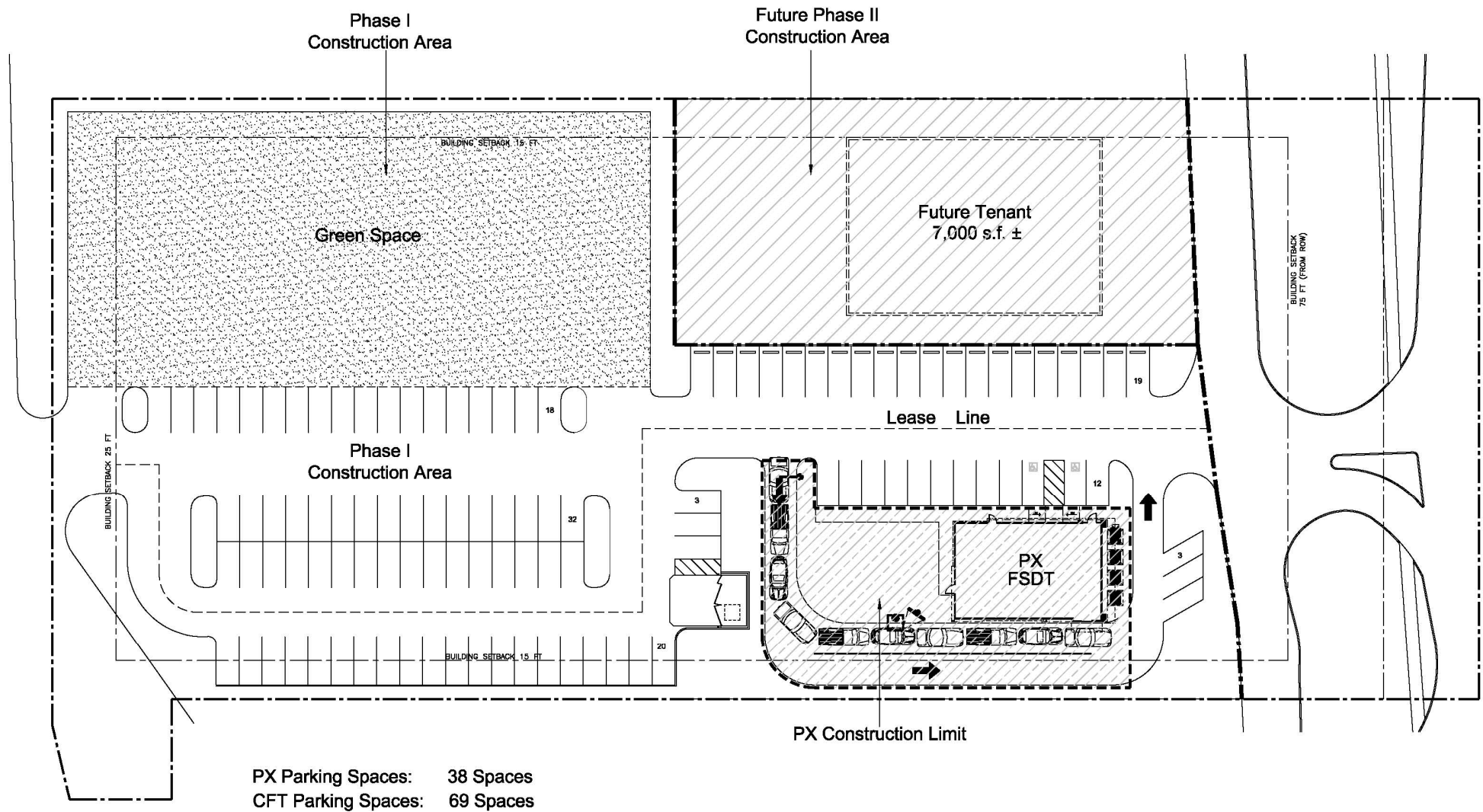


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SITE PLAN



SITE PLAN

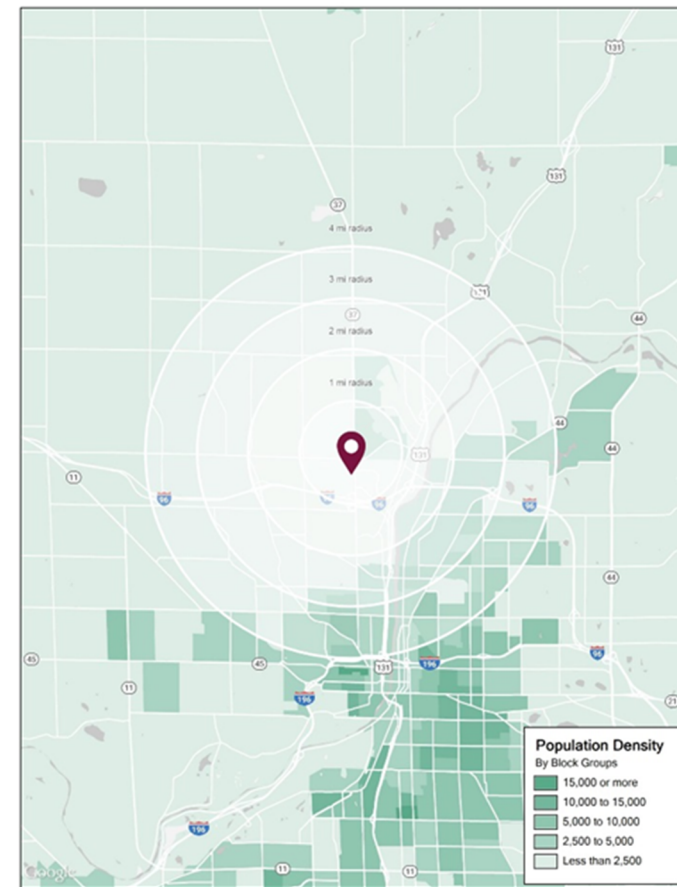


PYLON SIGN



DEMOGRAPHICS

| DESCRIPTION | | 1 MILE | 2 MILE | 3 MILE | 4 MILE |
|-------------|--|----------|----------|----------|----------|
| POPULATION | 2020 Estimated Population | 9,314 | 19,839 | 45,134 | 91,042 |
| | 2025 Projected Population | 9,596 | 20,363 | 46,430 | 94,496 |
| | 2010 Census Population | 8,425 | 18,478 | 42,872 | 85,562 |
| | 2000 Census Population | 8,594 | 18,964 | 44,018 | 86,465 |
| | Projected Annual Growth 2020 to 2025 | 0.6% | 0.5% | 0.6% | 0.8% |
| | Historical Annual Growth 2000 to 2020 | 0.4% | 0.2% | 0.1% | 0.3% |
| HOUSEHOLDS | 2020 Estimated Households | 4,133 | 8,191 | 18,517 | 36,795 |
| | 2025 Projected Households | 4,258 | 8,406 | 19,023 | 38,106 |
| | 2010 Census Households | 3,703 | 7,536 | 17,403 | 34,224 |
| | 2000 Census Households | 3,881 | 7,732 | 17,617 | 34,149 |
| | Projected Annual Growth 2020 to 2025 | 0.6% | 0.5% | 0.5% | 0.7% |
| | Historical Annual Growth 2000 to 2020 | 0.3% | 0.3% | 0.3% | 0.4% |
| RACE | 2020 Est. White | 67.3% | 79.5% | 82.6% | 78.9% |
| | 2020 Est. Black | 13.0% | 7.7% | 6.3% | 8.7% |
| | 2020 Est. Asian or Pacific Islander | 3.8% | 2.8% | 2.4% | 2.4% |
| | 2020 Est. American Indian or Alaska Native | 0.9% | 0.6% | 0.6% | 0.7% |
| | 2020 Est. Other Races | 15.1% | 9.4% | 8.1% | 9.4% |
| INCOME | 2020 Est. Average Household Income | \$59,334 | \$68,398 | \$71,837 | \$69,799 |
| | 2020 Est. Median Household Income | \$44,565 | \$54,956 | \$57,488 | \$57,563 |
| | 2020 Est. Per Capita Income | \$26,521 | \$28,495 | \$29,649 | \$28,352 |
| BUSINESS | 2020 Est. Total Businesses | 298 | 999 | 1,912 | 3,485 |
| | 2020 Est. Total Employees | 4,281 | 14,183 | 27,663 | 46,854 |



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