

SALE



RETAIL

2790 BLUE STAR HWY



2790 BLUE STAR HWY, FENNVILLE, MI 49408

#### PROPERTY OVERVIEW

Prime 0.982-acre parcel with 2,073 SF building just off I-196 in Saugatuck. Recently renovated and highly visible on Blue Star Highway, the property offers versatile potential for retail, hospitality, or residential use. A rare investment opportunity in one of West Michigan's most vibrant lakeshore markets.

#### PROPERTY HIGHLIGHTS

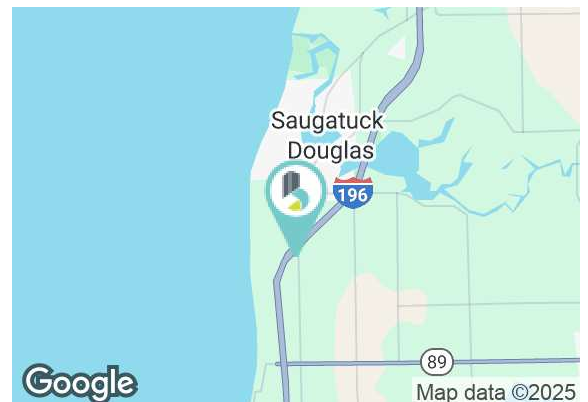
- Located just off I-196 on Blue Star Highway with excellent visibility and large pylon sign
- Flexible zoning allows for a variety of uses including motel, retail, multi-family housing, or short-term rentals.
- Year-round destination attracting visitors to Lake Michigan beaches, restaurants, and shops

#### SALE PRICE

\$495,000

Lot Size: 41,897 SF

Building Size: 2,073 SF



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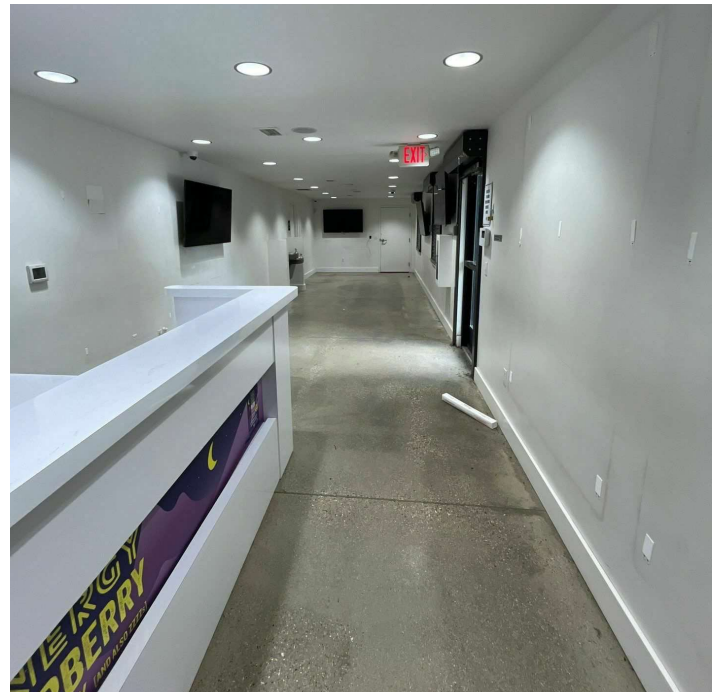
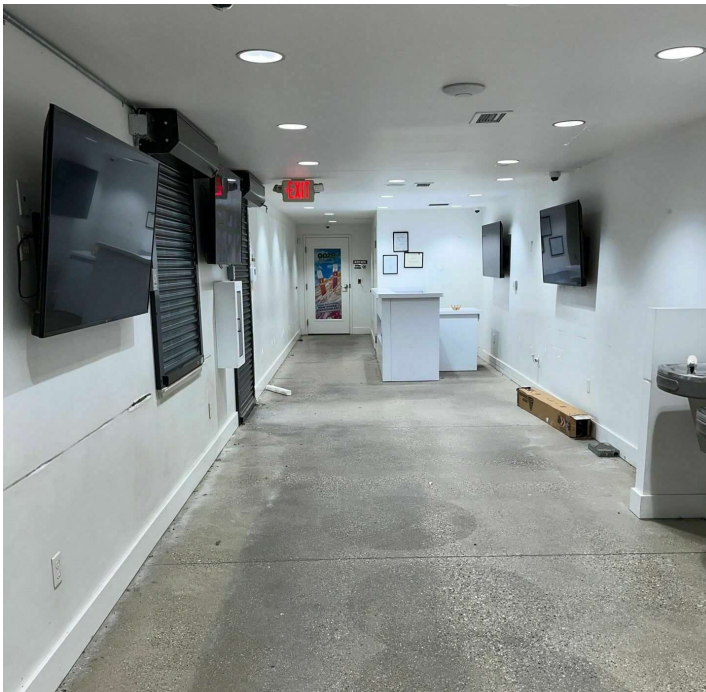
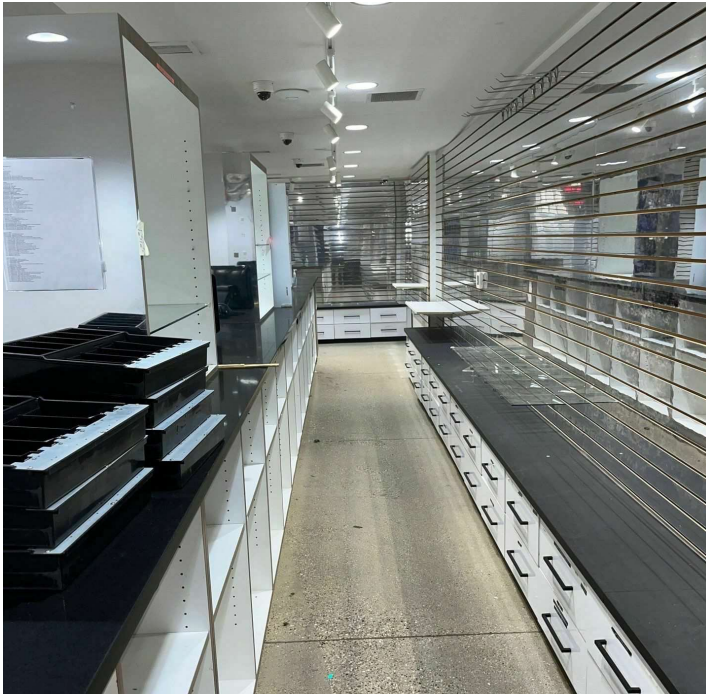


# INTERIOR PHOTOS

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# EXTERIOR PHOTOS

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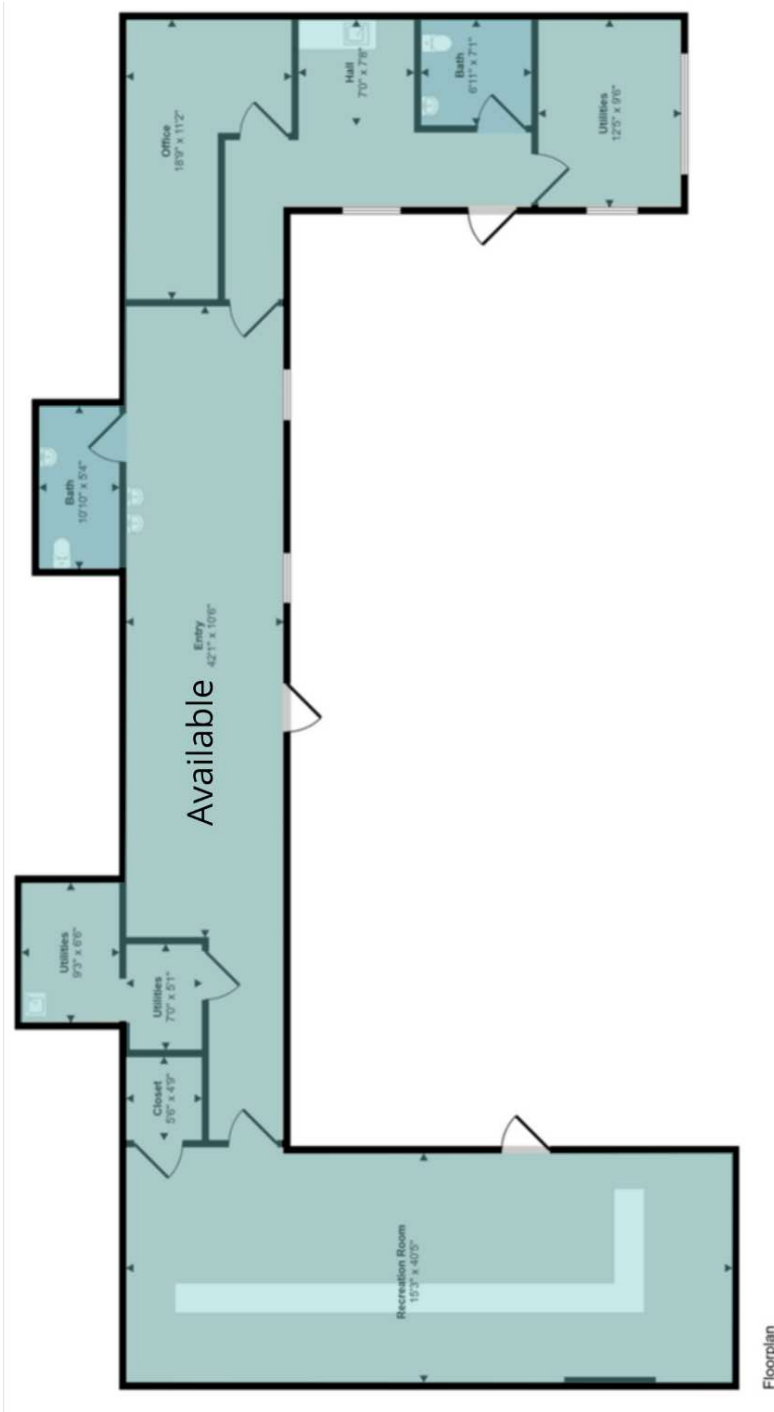
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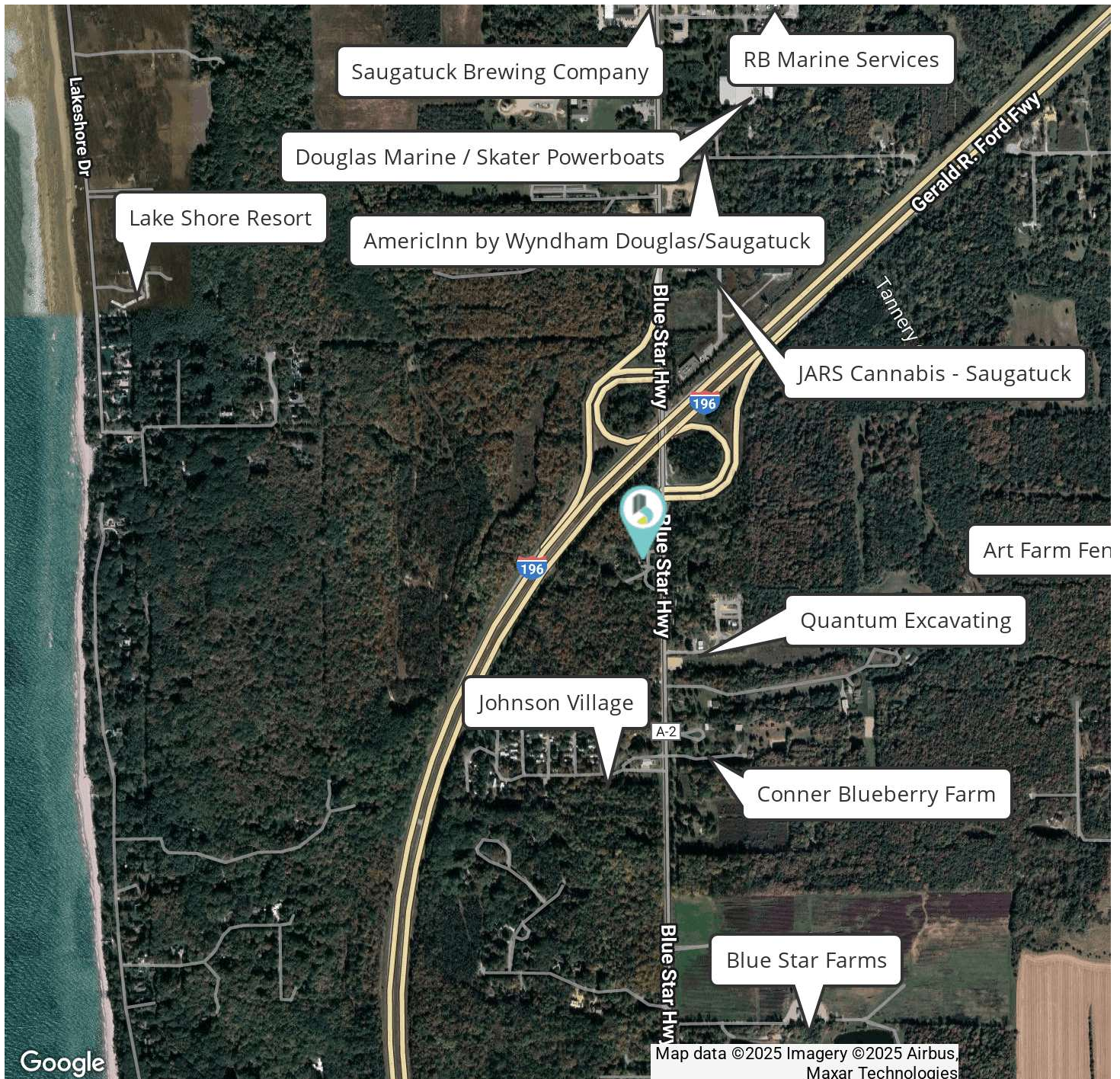




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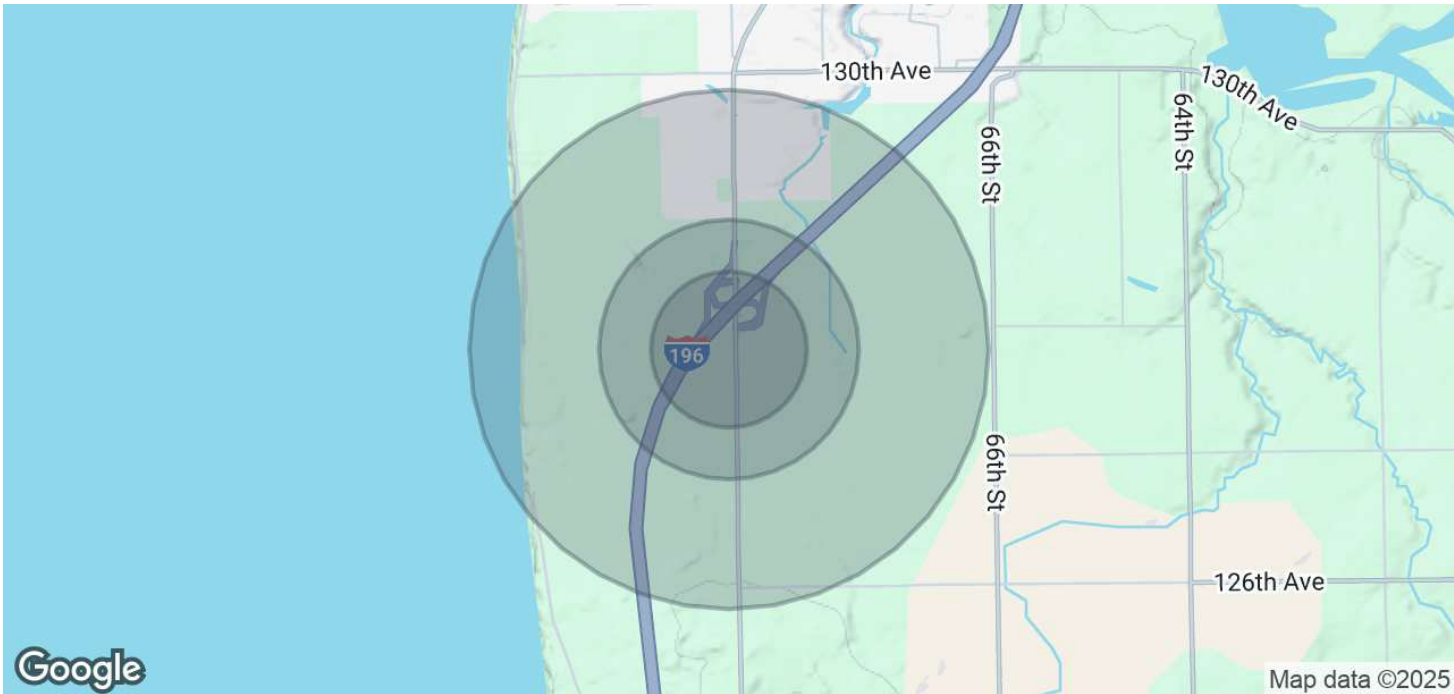


# DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	62	163	665
Average Age	56	56	56
Average Age (Male)	54	55	55
Average Age (Female)	57	57	57

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	87	353
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$99,410	\$104,709	\$107,098
Average House Value	\$586,739	\$601,811	\$608,172

Demographics data derived from AlphaMap

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