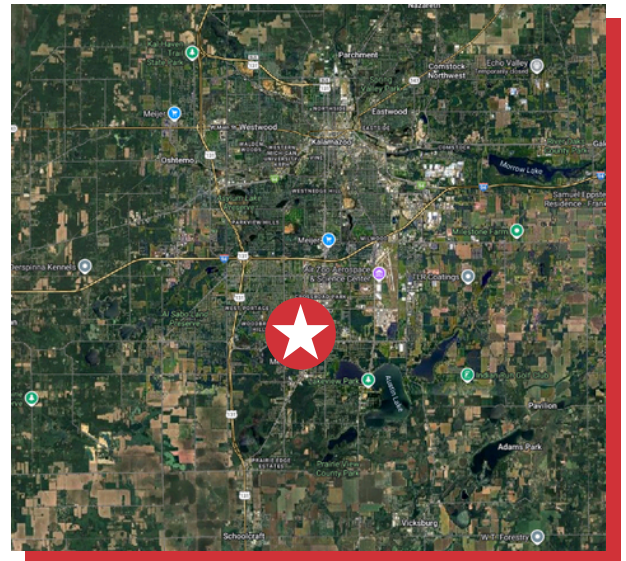




## 1315 & 1351 W. CENTRE AVE PORTAGE MI 49024

- For Sale: \$800,000 (\$190,930 / Acre)
- Site Size: 4.19 Acres
- Zoning: OS-1 (Office Services)
- Location: W. Centre Avenue (23,670 VPD)
- Description: Largest available development site between Shaver Road and US-131
- Permitted Uses: Office, Medical Office, Banks and more (see page 4)



### FOR MORE INFORMATION, CONTACT:

**CHANDLER KENNEL** **BOB LOTZAR**  
616.575.7006 616.575.7041  
chandler@naiwwm.com bobl@naiwwm.com

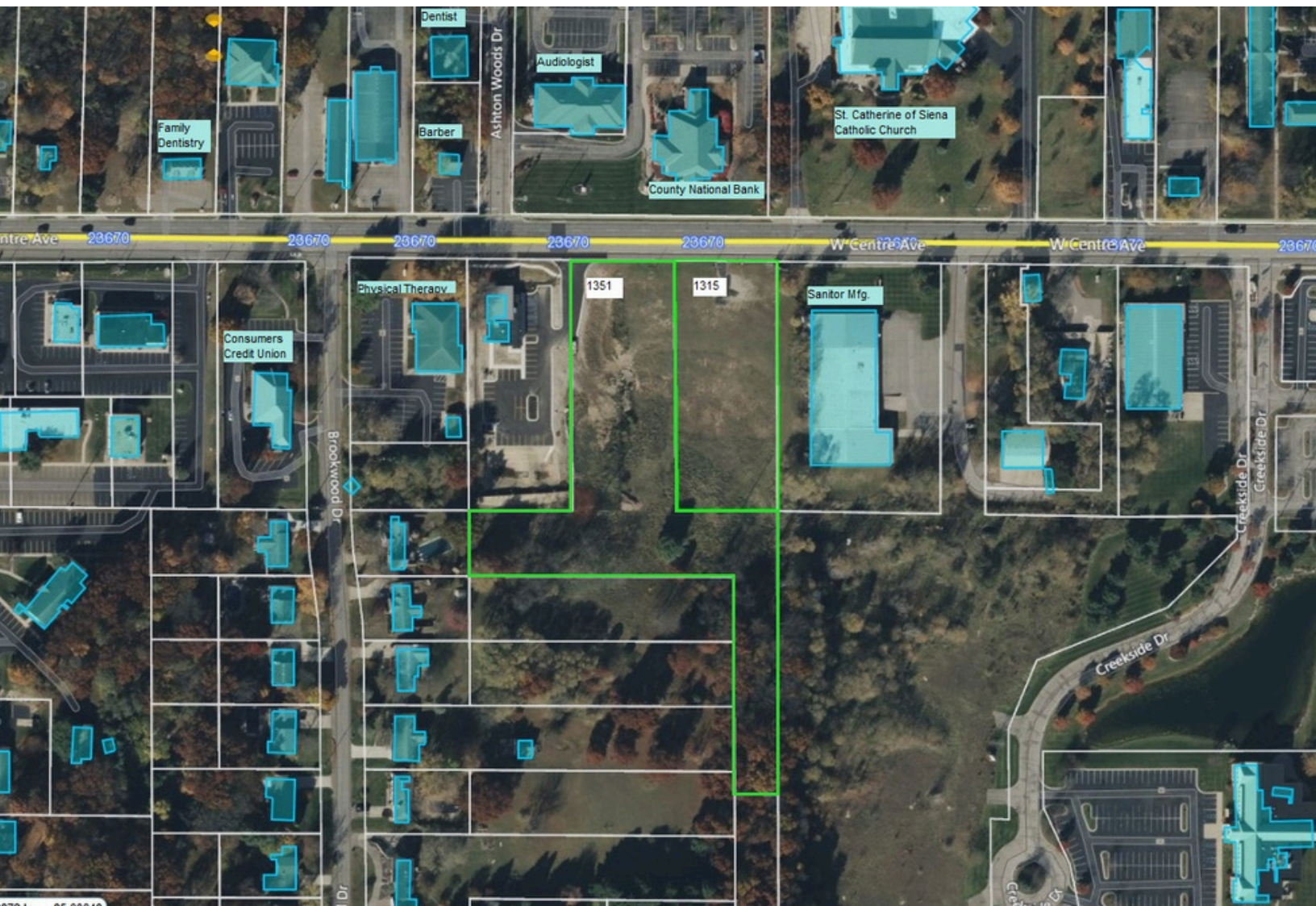


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# PARCELS AND TRAFFIC COUNT

FOR SALE  
LAND USE



 **1315 & 1351 W CENTRE**  
PORTAGE MI 49024

**NAI** Wisinski of  
West Michigan

# SALE OVERVIEW

**FOR SALE OR LEASE**  
RETAIL SITE IN JENISON

## SALE INFORMATION

Sale Price:	\$800,000		
Municipality:	City of Portage		
	1315 W Centre Ave.	1351 W Centre Ave.	COMBINED:
Acreage:	1.30 Acres	2.85 Acres	4.15 Acres
PPN:	10-00021-135-A	10-00021-145-A	
SEV (2025):	\$100,500	\$162,800	\$263,300
Taxable Value (2025):	\$65,815	\$138,482	\$204,297
Summer Taxes (2025):	\$3,794.40	\$7,983.91	\$11,778.31
Winter Taxes (2024):	\$346.69	\$729.51	\$1,076.20
Total Taxes (2024):	\$4,141.09	\$8,713.42	\$12,854.51

## LEGAL DESCRIPTIONS

NW QTR OF SEC 21, TWP 3 S, R 11 W, BEG AT A PT ON N LINE OF SD SEC 21 THAT IS 1262.55 FT S 88 DEG 50 MIN 52 SEC E OF THE NW COR OF SD SEC 21; TH S 88 DEG 50 MIN 52 SEC E 66 FT; TH S 00 DEG 45 MIN 29 SEC W ON SD E LINE 402 FT; TH N 88 DEG 50 MIN 52 SEC W 153.43; TH N 00 DEG 45 MIN 29 SEC E 369 FT; TH S 88 DEG 50 MIN 52 SEC E 87.43 FT; TH N 00 DEG 45 MIN 29 SEC E 33 FT TO POB. CONTAINING 1.35 ACRES + - SPLIT ON 11/03/2021 WITH 00021-140-O, 00021-145-O, 00021-150-A, 00021-150-B, 01000-056-B INTO 00021-135-A, 00021-145-A, 00021-150-C; NW QTR SEC 21, TWP 3 S, R 11 W; BEG 1021.71 FT E OF NW COR OF SD SEC 21; TH E 76.89 FT; TH S 33 FT; TH E 76.54 FT; TH S 369 FT; TH E 153.43 FT; TH N 420.40 FT; TH W 66 FT; TH N 326.13 FT; TH W 388.69; TH N 94.82 FT; TH E 147.56 FT; TH N 402 FT TO POB. CONTAINING 2.84 ACRES + - SPLIT ON 11/03/2021 WITH 00021-135-O, 00021-140-O, 00021-150-A, 00021-150-B, 01000-056-B INTO 00021-135-A, 00021-145-A, 00021-150-C;



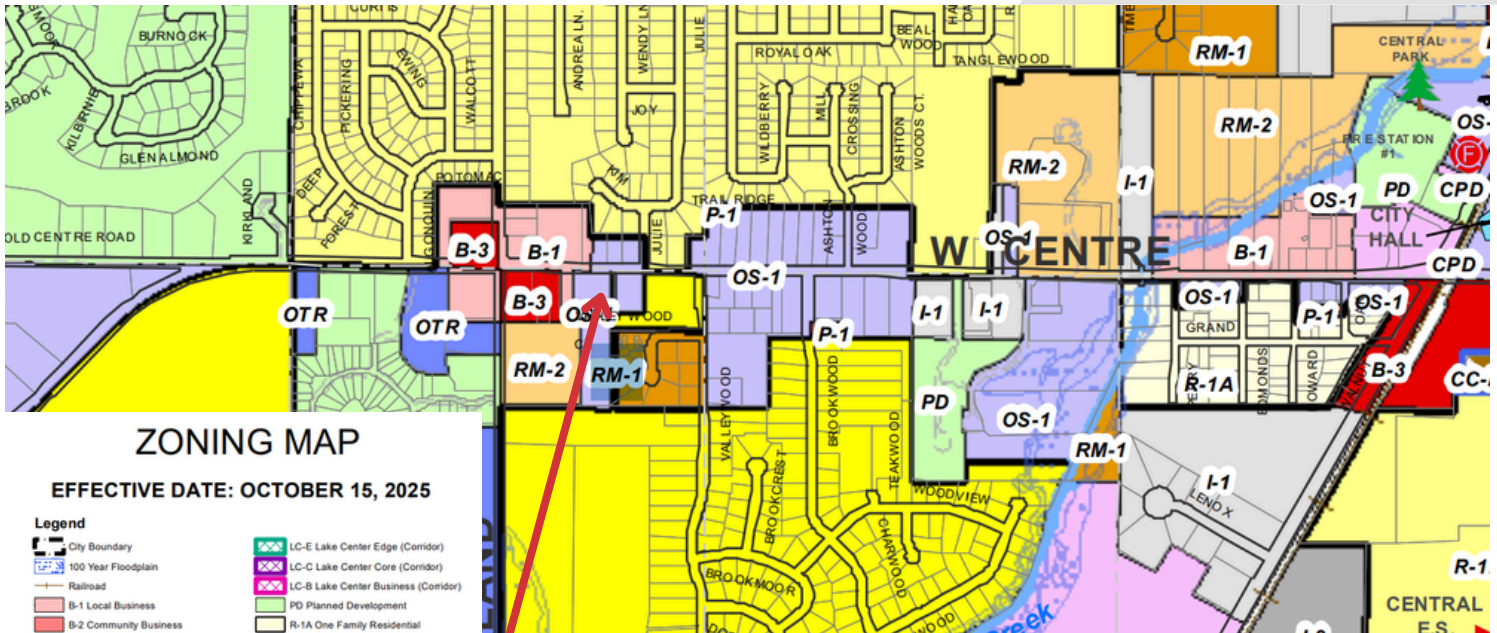
**312 BALDWIN STREET**  
JENISON, MI 49512

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# ZONING INFORMATION

**FOR SALE**  
LAND USE



## ZONING MAP

EFFECTIVE DATE: OCTOBER 15, 2025

### Legend

City Boundary	LC-E Lake Center Edge (Corridor)
100 Year Floodplain	LC-C Lake Center Core (Corridor)
Railroad	LC-S Lake Center Business (Corridor)
B-1 Local Business	PD Planned Development
B-2 Community Business	R-1A One Family Residential
B-3 General Business	R-1B One Family Residential
CPD Commercial Planned Development	R-1C One Family Residential
I-1 Light Industry	R-1D One Family Residential
I-2 Heavy Industry	R-1T Attached Residential
OS-1 Office Service	RM-1 Multiple Family Residential
OTR Office Technology and Research	RM-2 Multiple Family Residential
P-1 Vehicular Parking	MHC Mobile Home Community
CC-MU City Centre Mixed Use	



In the City of Portage, Michigan, the OS-1 (Office Service) zoning district is intended primarily for low-intensity office and service uses that act as a transition between residential and higher-intensity commercial or industrial areas.

Here's a summary of the permitted uses under OS-1 – Office Service zoning, based on the City of Portage Zoning Code (§42-214 and related sections):

### Permitted Principal Uses

1. Professional offices – such as:
  - Lawyers, architects, engineers, accountants, insurance agents, real estate offices, consultants, etc.
2. Medical and dental offices or clinics – including outpatient care facilities.
3. Administrative, executive, and general offices – for corporations, nonprofits, or similar entities.
4. Financial institutions – banks, credit unions, savings and loans without drive-through facilities.
5. Personal business services – such as:
  - Photocopying, mailing, or similar support services that primarily serve offices and the public.
6. Municipal and public service buildings – like small government offices.
7. Places of worship – churches, temples, and similar institutions.

### Special Land Uses (Require Planning Commission Approval)

1. Funeral homes or mortuaries.
2. Day-care centers or adult day-care facilities.
3. Medical clinics with laboratories or urgent-care centers.
4. Financial institutions with drive-throughs.
5. Accessory retail sales directly associated with a primary office use (e.g., a pharmacy inside a medical office).
6. Public utility substations.

<https://www.portagemi.gov/869/Planning-Zoning-Code-Enforcement>

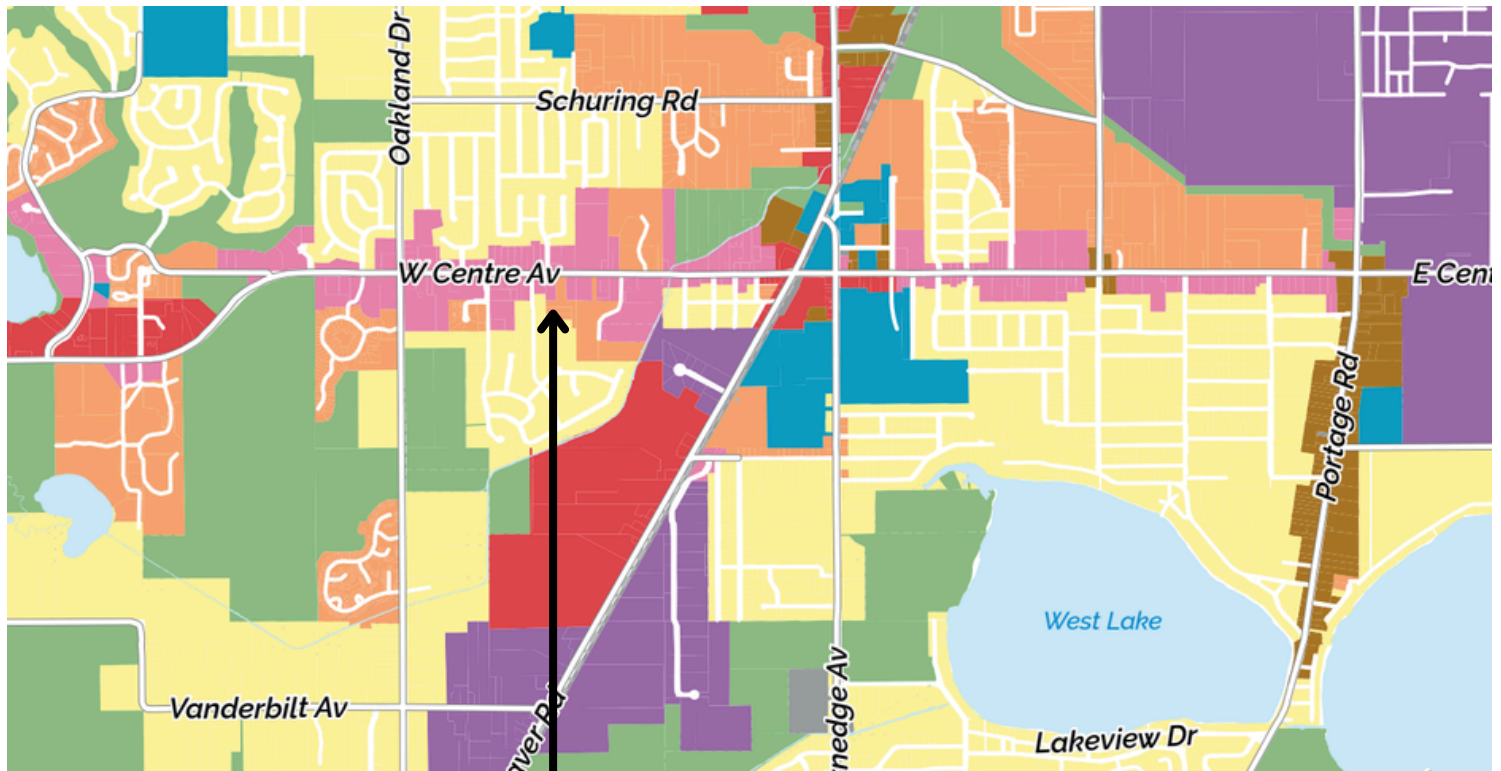
 **1315 & 1351 W CENTRE**  
**PORTAGE MI 49024**

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# FUTURE LAND USE MAP CITY OF PORTAGE

**FOR SALE**  
LAND USE



## Future Land Use

- Single Family Residential
- Mixed Residential
- Local Commercial
- Community Commercial
- Mixed-Use
- Industrial
- Parks / Open Space
- Public / Institutional
- Transportation / Utilities

Portage Forward Together 2045 Master Plan | Land Use and Development

<https://www.portagemi.gov/869/Planning-Zoning-Code-Enforcement>

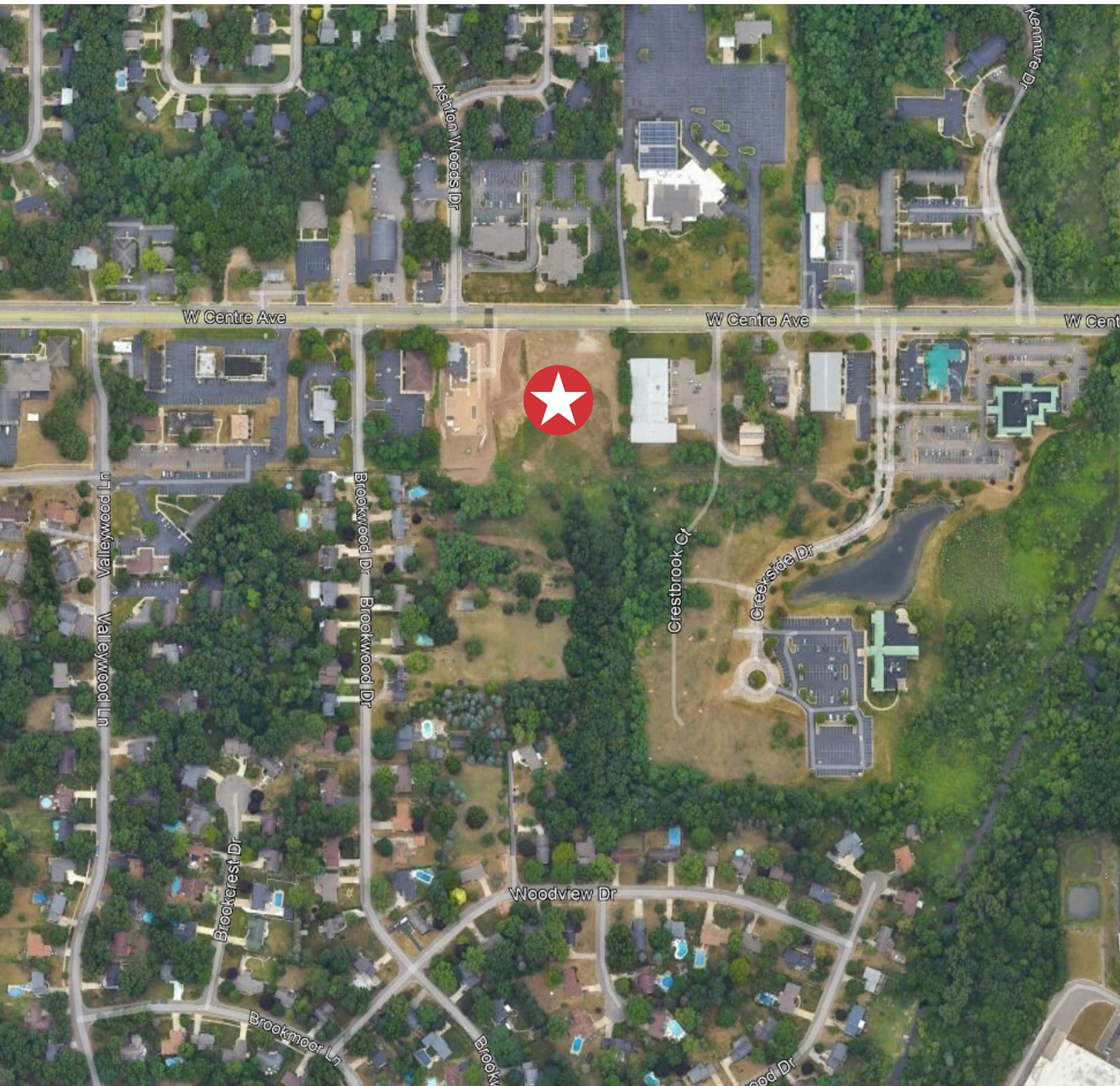
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# AERIAL MAP

**FOR SALE**  
LAND USE



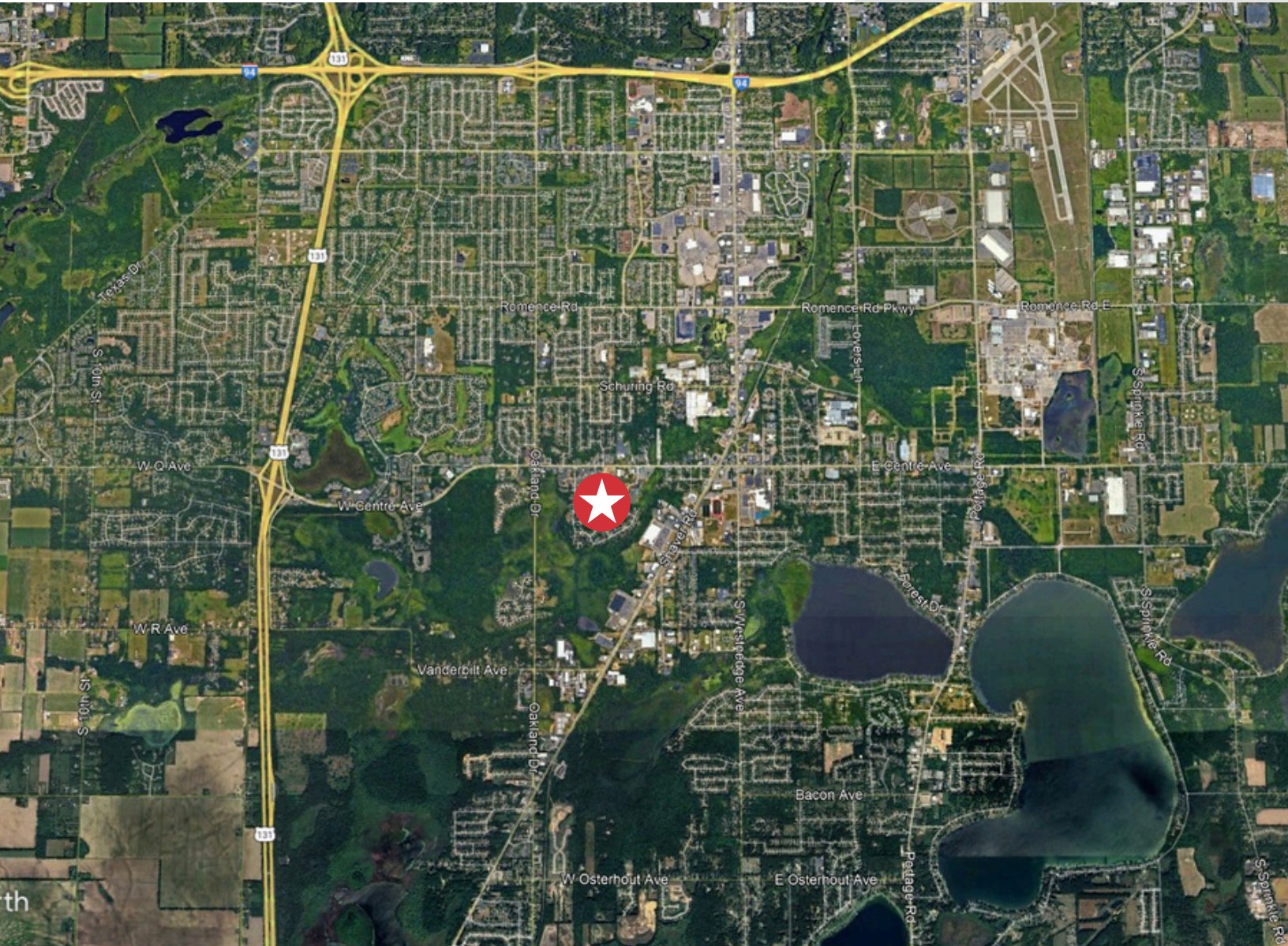
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## LOCATION MAP

**FOR SALE**  
LAND USE



## PROXIMITY

<b>US 131</b>	2.3 Miles
<b>I 94</b>	4.8 Miles
<b>Kalamazoo/Battle Creek International Airport</b>	4.8 Miles
<b>Gerald R. Ford International Airport</b>	57 miles



**1315 & 1351 W CENTRE**  
PORTAGE MI 49024





# DEMOGRAPHICS

**FOR SALE OR LEASE**  
RETAIL SITE IN JENISON

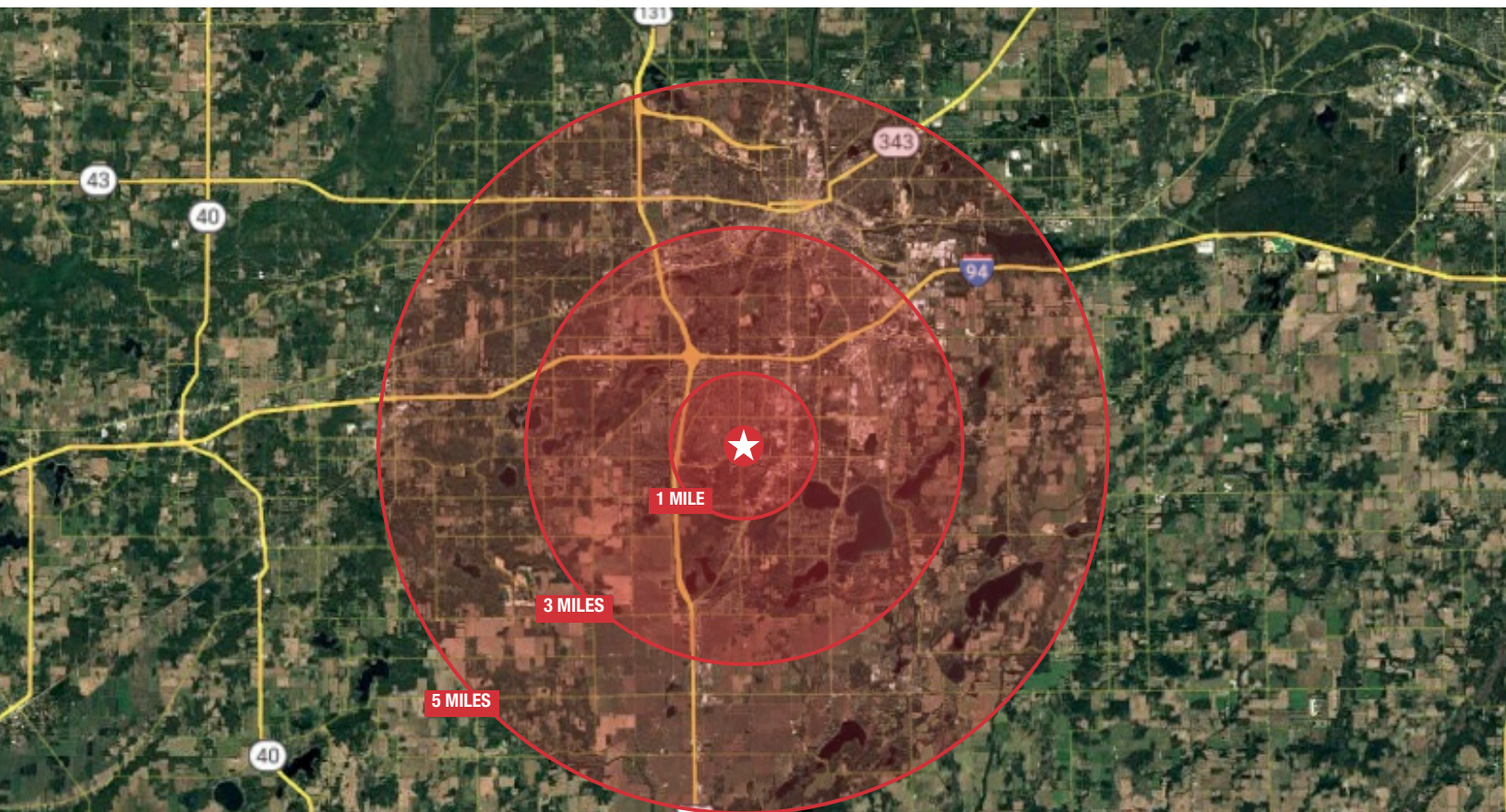
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,081	40,242	81,094
Average Age	39.8	40.5	40.1
HOUSEHOLDS			
Total Households	2,402	18,516	37,360
# of Persons per Household	2.15	2.33	2.31
HOUSEHOLD INCOME			
Average Household Income	\$101,856	\$118,720	\$114,783
Owner Occupied Housing Units	65.8%	70.1%	71.3%

**81K**

POPULATION  
(5 MILES)

**\$118K**

AVERAGE HH INCOME  
(3 MILES)



 **312 BALDWIN STREET**  
JENISON, MI 49512

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# LOCATION OVERVIEW

## WEST MICHIGAN

West Michigan blends vibrant cities and small-town charm. Grand Rapids offers arts, culture, and a lively urban feel.

Grand Haven is full of year-round activities, from the Coast Guard Festival to peaceful boardwalk strolls. Holland combines sandy beaches with a bustling downtown, Snowmelt streets, and events for all ages. Muskegon features 26 miles of Lake Michigan shoreline, three state parks, and nonstop outdoor fun.

With a population of over 1.5 million and a location between Chicago and Detroit, West Michigan is a dynamic region where natural beauty, culture, and recreation come together in every season.



MidwestLiving

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MIDWEST AWARD**

Holland

**BUSINESS  
INSIDER**

**US CITIES WITH THE  
BEST QUALITY OF  
LIFE 2024**

Grand Rapids

**W** WalletHub

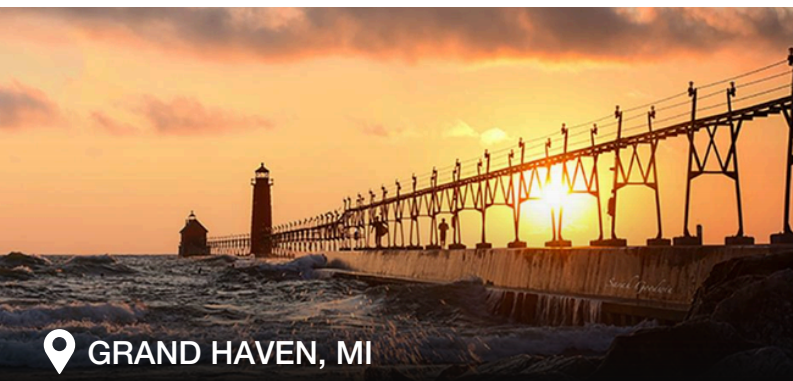
**BEST SMALL CITIES  
FOR STARTING A  
BUSINESS**

Muskegon



**THE ONLY OFFICIAL  
COAST GUARD CITY,  
USA**

Grand Haven



📍 GRAND HAVEN, MI



📍 GRAND RAPIDS, MI



📍 HOLLAND, MI



📍 MUSKEGON, MI



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