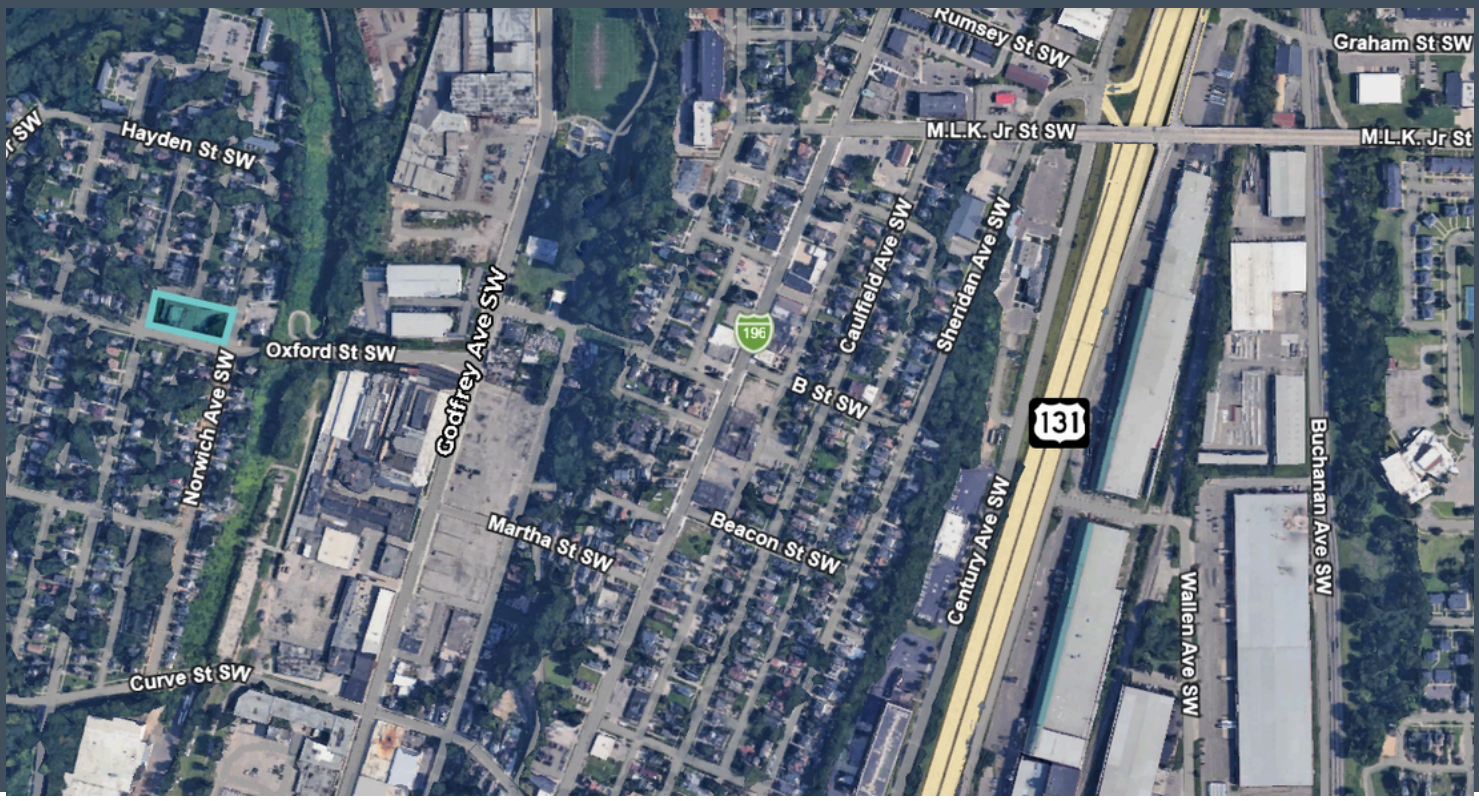
# For Sale

## Development Opportunity

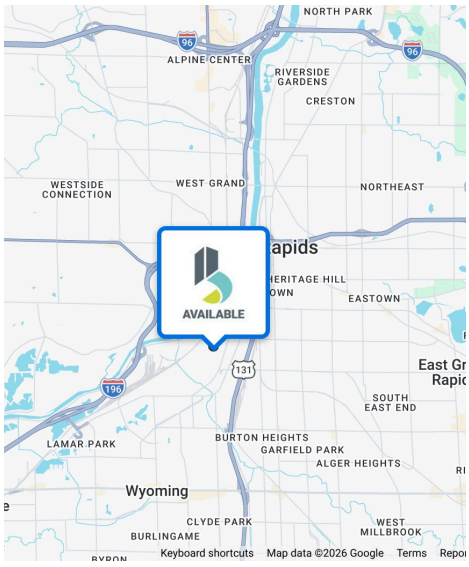



## 817 Oxford St. Sw

Grand Rapids, MI, 49503

| | |
|---|---|
| **Price Summary** | $1,500,000 |
| **Building Size** | 8,109 SF |
| **Lot Size** | 0.637 AC |

Redevelopment opportunity located within the established Black Hills neighborhood southwest of downtown Grand Rapids. The zoning on the property offers the potential for higher-density development in an infill location surrounded by existing homes, and neighborhood businesses. Potential concepts may include residential, mixed use, or commercial development. Currently home to the Oxford Food Center building, an operating grocery and convenience store, well-located site within the City of Grand Rapids. Inquire for more information on the business, inventory, and liquor license which may be available separately. Sale price is for Real Estate only. The existing building may provide interim use or income during the planning and entitlement process.




### Highlights

- Redevelopment opportunity
- Future Master plan changes may allow for higher density development
- Established surrounding residential neighborhood
- Convenient access to downtown Grand Rapids
- Zoning: TN-TBA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# Additional Photos

817 Oxford ST. SW , Grand Rapids, MI 49503











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# Parcel Aerial

817 Oxford ST. SW , Grand Rapids, MI 49503




All inquiries and showing requests must be directed to the listing broker. Showings by appointment only. Please do not approach or disturb employees or customers. All redevelopment concepts, density and site plans are subject to purchaser verification and approval by the City of Grand Rapids.

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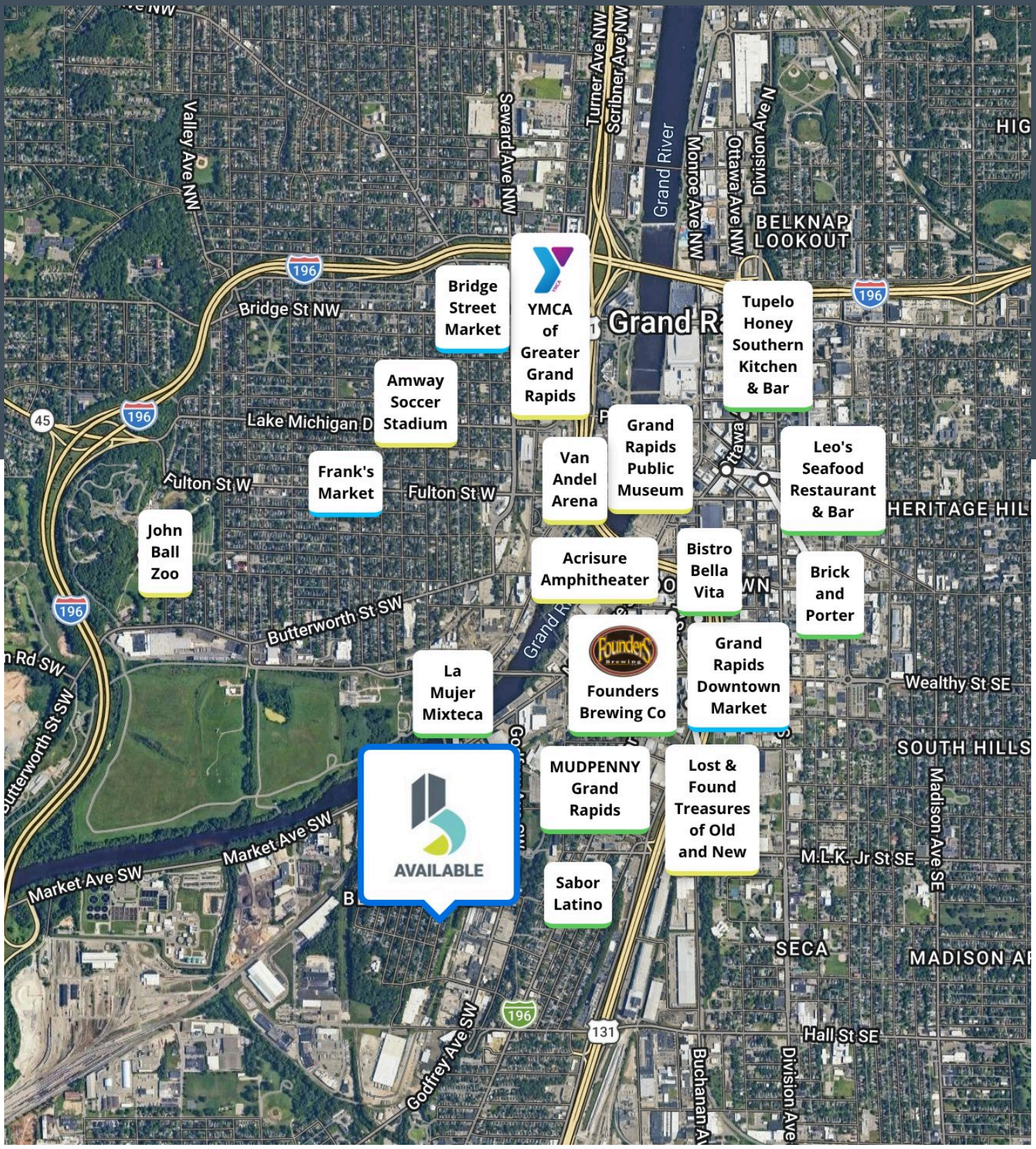
# Aerial Map

817 Oxford ST. SW , Grand Rapids, MI 49503

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# Demographics

817 Oxford ST. SW , Grand Rapids, MI 49503




## Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **Total Population** | 10,993 | 136,777 | 273,491 |
| **Average Age** | 27.2 | 31.8 | 34.2 |
| **Average Age (Male)** | 27.2 | 31.8 | 33.8 |
| **Average Age (Female)** | 27.1 | 31.7 | 34.7 |
| **Total Households** | 3,620 | 55,374 | 112,565 |
| **# of Persons per HH** | 3.01 | 2.43 | 2.39 |
| **Average HH Income** | $69,021 | $84,968 | $96,826 |
| **Average House Value** | $209,122 | $285,476 | $320,079 |

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